

**Development Management Committee
7th November 2018**

Appendix "A"

Application No. & Date Valid: **18/00481/FULPP** **25th June 2018**

Proposal: Retention of 6 retail units on the ground floor and conversion of the upper floors and a two-storey extension range to the rear into a total of 7 flats (comprising 4 X 1-bedroom and 3 X 2-bedroom units) at 182-192 Victoria Road; conversion of existing warehouse building into 4 X 1-bedroom flats on upper floors and provision of a parking and bin-store area on the ground floor with vehicular access opened up to Union Terrace at the Old Warehouse; demolition of the single-storey garage block adjoining the Old Warehouse backing onto Union Terrace and erection of a new-build 4-storey extension attached to the side of the Old Warehouse building to provide a further 3 X 2-bedroom flats, one each on the upper floors (14 flats in total); and provision of parking spaces, bin stores and landscape planting in Star Yard at **Upper Union Terrace And 182 To 192 Victoria Road Aldershot Hampshire**

Applicant: Jepsam Properties Limited

Conditions: 1 The development hereby permitted shall be begun before the expiration of one year from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2 The permission hereby granted shall be carried out in accordance with the following approved drawings - C T Foo Associates Drawing Nos. 1/30 REV.D, 2/30 REV.D, 3/30, 4/30, 5/30, 6/30, 7/30, 8/30, 9/30 REV.A, 10/30 REV.A, 11/30 REV.A, 12/30 REV.A, 13/30 REV.A, 14/30 REV.B, 15/30 REV.A, 16/30, 17/30, 18/30 REV.B, 19/30 REV.B, 20/30 REV.D, 21/30 REV.D, 22/30 REV.D, 23/30 REV.D, 24/30 REV.C, 25/30 REV.B, 26/30 REV.B, 27/30 REV.B,

28/30 REV.A, 29/30 REV.A, 30/30, & 31/31; and Design, Access & Heritage Statement; Protected Species Walkover Survey; Bat Survey Report; Surface Water Strategy Report; and Site Investigation Report.

Reason - To ensure the development is implemented in accordance with the permission granted.

- 3 Notwithstanding any indication of materials which may have been given in the application, or in the absence of such information, construction of the following elements of the development hereby approved [the external walls, roofing materials, window frames/glazing, decorative window and balcony balustrade railings, rainwater goods, and any new external hard-surfacing materials] shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained.

Reason - To ensure a satisfactory external appearance to the development. *

- 4 Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property. *

- 5 The dwelling units hereby permitted shall not be occupied until the parking spaces, bicycle storage and bin storage areas shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development; in the case of parking spaces in accordance with the scheme of allocation indicated on the approved plans. Thereafter these facilities shall be kept available at all times for their intended purposes and allocation as shown on the approved plans. Furthermore, the parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate off-street

car and bicycle parking, servicing, and bin storage within the development. *

- 6 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

- 7 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 8 Prior to the first occupation of the flats hereby permitted, details for a communal aerial/satellite dish/fibre-optic system shall be submitted to and approved in writing by the Local Planning Authority. The new flats hereby permitted shall not be occupied until the approved scheme has been installed and made operational.

Reason - In the interest of the visual amenity of the area by avoiding the unnecessary proliferation of aerial/satellite dish installations on the building.

- 9 Prior to the commencement of development (including any demolition) a Construction Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:

- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
- (b) the means and measures to be taken to control noise, dust, vibration, smoke and other emissions arising from the implementation of the development;
- (c) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
- (d) the provision to be made for any storage of building and other materials on site;
- (e) measures to prevent mud from being deposited

- on the highway;
- (f) the programme for construction; and
 - (g) the protective hoarding/enclosure of the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests of the amenity, safety and convenience of adjoining and nearby residential properties and the safety and convenience of highway users. *

- 10 Site clearance and works to implement the permission hereby permitted shall be undertaken in accordance with the recommendations of the AEWL Ltd. Protected Species Walkover Survey and Bat Survey Reports dated 14 June 2018 hereby approved.

Reason - In the interests of protected wildlife.

- 11 11 No construction works pursuant to this permission, including the excavation and installation/construction of foundations for the new building hereby approved, shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.

iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee

and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.*

- 12 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.

- 13 Prior to the installation of drainage, details of measures to incorporate Sustainable Drainage Systems (SUDS) into the new built development in accordance with the proposals and recommendations outlined in the Innervision Design Surface Water Strategy Report dated May 2018 hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the new-build dwelling units hereby permitted and retained in perpetuity.

Reason - To reflect the objectives of Policy CP4 of the Rushmoor Core Strategy. *

- 14 Prior to the first occupation of the development hereby permitted a bat box shall be installed integrated into the

new development in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. Furthermore, any scheme of external lighting to be installed shall be bat friendly. The installations in this respect shall subsequently be retained thereafter.

Reason - To ensure biodiversity gain in line with emerging Policy NE4 of the New Rushmoor Local Plan (2014-2032). *

- 15 Prior to the first occupation of any of the new-build dwellings hereby permitted, details of measures to achieve the energy performance standards in accordance with Code Level 4 of the Code for Sustainable Homes or equivalent for each of these dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the dwelling(s) to which they relate and retained in perpetuity.

Reason - To reflect the objectives of Policy CP3 of the Rushmoor Core Strategy. *

- 16 The development hereby approved shall not be occupied until measures to protect the dwellings from internal and external noise (as appropriate) have been implemented in accordance with a scheme to include, for example, acoustic double-glazing and ventilation and acoustic insulation which has been first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of the occupiers of the development. *

**Application No. 18/00657/FULPP
& Date Valid:**

6th September 2018

Proposal: Construction of a new hangar for maintenance, repair and overhaul of aircraft and ancillary offices with associated works including aircraft apron, connection to taxiway, vehicle parking, new access roads and an amended access connecting to Trenchard Way, security fencing, gatehouse, drainage, remediation works and lighting together with associated landscaping at **Farnborough Airport Farnborough Road Farnborough Hampshire**

Applicant: Gulfstream Aerospace, Ltd

Conditions: 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Notwithstanding any indication which may have been given in the application, or in the absence of such information, no works shall start on site until details of a method statement for demolition and construction works (including works to the hangar apron) have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved method statement. *

Reason - To secure a satisfactory development.

3 No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by the Local Planning Authority. This strategy will include the following components: *

(i) The results of the site investigation and detailed risk assessment referred to in the Phase 1 and 2 report and, based on these, an options appraisal and

remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(ii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (1) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason - To prevent deterioration of water quality within the Windlesham Formation, which is a Secondary A aquifer, during development.

- 4 If, during development, contamination not previously identified is found to be present at the site then no further development (unless agreed in writing with the Local Planning Authority) shall be carried out until remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason - To prevent a deterioration in water quality within the Windlesham Formation, which is a Secondary A aquifer, during development

- 5 The development hereby permitted shall not be occupied until the car parking facilities have been provided and marked out in accordance with the approved plans. The parking area shall thereafter be retained solely for parking purposes, and made available to the occupiers and visitors to the premises unless otherwise first agreed in writing by the Local Planning Authority. *

Reason - To ensure that provision for vehicle parking clear of the highway is available for users of and visitors to the development in the interests of highway safety.

- 6 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 Monday to Friday and 0800-1300 on Saturdays. No works at all shall take place on Sundays and Public Holidays unless otherwise first agreed in writing by the Local Planning Authority.

Any pile driving shall be restricted to 0800-1800 Monday to Friday only, unless otherwise first agreed in writing.

Reason - To protect the amenities of neighbouring residential properties and other occupiers, and to prevent adverse impact on traffic and parking conditions in the vicinity

- 7 A Construction Traffic Management Plan shall be submitted to and approved by the Local Planning Authority in writing before development commences. This should include construction traffic routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The agreed details shall be fully implemented before the development is commenced. *

Reason - In the interests of highway safety.

- 8 Prior to first occupation or use of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) shall be first submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the development makes an adequate contribution to visual amenity and habitat creation.

- 9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner, and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - In the interests of amenity and to achieve a satisfactory standard of landscaping.

- 10 Notwithstanding any information given on the approved drawings, the security gatehouse at the entrance to the site from Trenchard Way shall be constructed in accordance with full details of its precise location, size, design, appearance and external materials which shall

be submitted to and agreed in writing by the Local Planning Authority before any work on it commences. The structure shall be thereafter retained in accordance with the details so approved *

Reason - The gatehouse will be within a Public Safety Zone, and the Local Planning Authority will need to take account of advice and guidance given in Department for Transport Circular 01/2010: Control of Development in Airport Public Safety Zones.

- 11 Prior to occupation of the site, the access road from Trenchard Way shall be constructed as shown in principle in drawing no. 184040/A/03, including adequate visibility splays in accordance with the appropriate design standards. *

Reason: In the interests of highway safety.

- 12 The barrier associated with the security gatehouse hereby approved shall be set back a minimum of 35m from Trenchard Way to allow an appropriate stacking capacity for queuing vehicles waiting to access the site.

Reason - To accord with the terms of the application and in the interests of highway safety.

- 13 Prior to occupation of the development hereby approved, a travel plan co-ordinator shall be appointed to monitor travel to and from the facility based on an agreed process and a travel plan, details of which shall be first submitted to, and approved in writing by the Local Planning Authority. The requirements and obligations contained within the Travel Plan shall be implemented and complied with as approved.

Reason - In the interests of preventing undue reliance on the use of the private car.

- 14 No storage of parts, materials, plant or equipment shall take place other than within the hangar or inside the screen wall of the external plant area.

Reason - In the interests of the visual amenities of the area and to safeguard the operation of the service yard.

- 15 No activity outside the proposed hanger during the hours of 22:00 to 07:00 Monday to Friday and 20:00 to 08:00 hours on weekends and on Bank Holidays, shall

involve the running of aircraft engines, the use of an aircraft's auxiliary power unit, the use of ground power units and the use of air tools for the purposes of metal forming, unless otherwise first agreed in writing with the Local Planning Authority.

Reason - To safeguard the amenities of neighbouring occupiers and minimise the impacts of the development.

- 16 Prior to occupation of the site, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall identify the type and location of operational and other activities likely to cause disturbance to nearby sensitive receptors and set out means to minimise noise arising from these activities. It shall set out a process for the recording and investigation of complaints received pertaining to noise and how such complaints will be dealt with. It shall include a strategy for monitoring noise to ensure the effectiveness of measures implemented and identify a process for regular review of the Plan. The Noise Management Plan shall be adhered to throughout the lifetime of the development. *

Reason - To protect the amenities of neighbouring occupiers.

- 17 Within six months of the date of this permission, a Habitat Mitigation Plan to address the loss of habitat (SINC) to additional apron shall be submitted to and approved by the Local Planning Authority in writing.

The scheme of mitigation shall include habitat creation, management and monitoring methodology for wildflower habitats to be created around the car park; and additional habitat creation, management and monitoring methodology for acid grassland/heathland to be provided. The scheme of mitigation shall be carried out strictly in accordance with the details and timescale so approved.

Reason - To provide mitigation for neutral and acidic grassland lost to development on the Site of Nature Conservation Interest (SINC) and for biodiversity gain, in accordance with Policy CP15 of the Rushmoor Core Strategy 2011.

- 18 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents - Drawing numbers:

1224-00-GA-904-000001 v3; 1224-XX-GA-200-000106 v2;
1224-00-GA-200-000101 v3; 1224-XX-GA-200-000107 v2;
1224-XX-GA-200-000102 v3; 1224-XX-SE-200-000108 v2;
1224-RF-GA-200-000103 v2; 1224-XX-SE-200-000109 v2;
1224-XX-SE-200-000104 v2; 1224-XX-GA-200-000110 v2;
1224-XX-SE-200-000105 v2; 1224-00-GA-200-000111 v1
and 184040/A/03, together with the document 'Ownership and Adoption of Drainage Systems' dated 17/10/2018.

Reason - To ensure the development is implemented in accordance with the permission granted

Appendix "B"

Application No. & Date Valid: **18/00466/FULPP** **19th June 2018**

Proposal: Erection of extensions and alterations to existing office building (Use Class B1) to facilitate conversion and change of use to residential use (Use Class C3) to provide 113 flats (comprising 7 X studio, 52 X 1-bedroom, 52 X 2-bedroom and 2 X 3-bedroom units); retention/provision of 199 on-site parking spaces and use of existing vehicular access to Farnborough Road; and landscaping including creation of new landscaped podium amenity courtyard at **117 Farnborough Road Farnborough Hampshire GU14 7JG**

Applicant: Pinehurst Investments Ltd

- Reasons:**
- 1 The proposal, by virtue of the design, mass, bulk, and height of the additions to the building and the proximity of windows of new residential units, would have a detrimental effect on the amenities of neighbouring residential properties within The Convent, 115 Farnborough Road by virtue of enclosure and loss of privacy due to actual and perceived overlooking. The proposal is therefore contrary to adopted Rushmoor Core Strategy Policy CP2; saved Local Plan Policy ENV16; and emerging New Rushmoor Local Plan (2014 to 2032) Policy DE1. The proposal further fails to address the requirement for high quality design set out in the National Planning Policy Framework and Planning Practice Guidance.
 - 2 In the absence of a s106 Planning Obligation, the proposal fails to make provision for an appropriate Special Protection Area Mitigation and Avoidance contribution towards strategic access management measures in order to address the impact of the proposed development upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby contrary to the requirements of retained South East Plan Policy NRM6; Policies CP13 and CP15 of the adopted Rushmoor Core Strategy (October 2011); and Policies NE1 & NE4 of the emerging New Rushmoor Local Plan (2014 to 2032).
 - 3 In the absence of a s106 Planning Obligation, the

proposal fails to make provision for public open space in accordance with the requirements of Policies CP11 and CP12 of the adopted Rushmoor Core Strategy (October 2011); saved Local Plan Policies OR4 and OR4.1; emerging New Rushmoor Local Plan (2014 to 2032) Policy IN2; and the Council's continuing Interim Advice Note (dated August 2000 and updated July 2006) "Financial Contributions towards Provision of Open Space in Association with New Housing Development".

- 4 In the absence of a s106 Planning Obligation, the proposal fails to make provision for appropriate transport contributions to address the impact on local highway infrastructure as required by Policies CP16 and CP17 of the adopted Rushmoor Core Strategy (October 2011); saved Local Plan Policy TR10; emerging New Rushmoor Local Plan (2014 to 2032) Policy IN2; and the Council's adopted "Planning Contributions : Transport" Supplementary Planning Document, April 2008.

1. INFORMATIVE:

THE FOLLOWING PLANS & DOCUMENTS WERE CONSIDERED IN MAKING THIS DECISION:- OSEL Architects Drawing Nos. E17- 005/SITEX001 REV.A, -EXP001 REVB, -EXP002 REV.B, -EXP003 REV.A, -EXP004 REV.A, -EXP005 REV.A, -EXP006 REV.A, -EXE001, -EXE002, -EXS001, -SIT001 REV.E, -PRP001 REV.B, -PRP002 REV.C, -PRP003 REV.G, -PRP004 REV.E, -PRP005 REV.E, -PRP006 REV.F, -PRP007 REV.E, -PRP008 REV.F, -PRE001 REV.D, -PRE002 REV.D, -PRS001 REV.C, -PRS002 REV.B, -PRS003 REV.A, -DET001, -DET002, -PRE003 REV.A & -SCHE000 REV.A; Open Spaces Drawing No. OS 1495-17.1; and Motion Drawing No.170807-02 Rev.A; and DRK Planning Statement (June 2018), OSEL Architecture Design Statement (May 2018), Motion Transport Statement Rev.B (May 2018) & Revised Framework Travel Plan Rev.D (25/09/2018), Open Spaces Arboricultural Impact Assessment Rev.A (October 2018), Chine Consultancy Advice Ltd. Public Consultation Statement (June 2018), JNP Group Flood Risk Analysis & Drainage Report (August 2017), Hann Tucker Associates Environmental Noise Survey & Noise Impact Assessment (19/10/2017), Open Spaces Preliminary Ecology Appraisal & Bat Survey Inspection (October 2017), Waterman Air Quality Assessment (May 2018), Waldrams Daylight/Sunlight Report (September 2017), JMS Preliminary Structural Report (June 2018), Aspinal Verdi Economic Viability Assessment (May 2018) and Method Consulting Energy & Sustainability Strategy Report (August 2017).