

CABINET

Meeting held on Tuesday, 16th October, 2018 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr D.E. Clifford, Leader of the Council
Cllr K.H. Muschamp, Deputy Leader

Cllr Barbara Hurst, Planning and Economy Portfolio Holder
Cllr G.B. Lyon, Corporate and Democratic Services Portfolio Holder
Cllr M.L. Sheehan, Operational Services Portfolio Holder
Cllr P.G. Taylor, Customer Experience and Improvement Portfolio Holder
Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **29th October, 2018**.

43. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 16th September, 2018 were confirmed and signed by the Chairman.

44. **MEDIUM TERM FINANCIAL STRATEGY 2019-22 –**

(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Report No. FIN1829, which set out the Council's Medium Term Financial Strategy and sought endorsement of an updated Strategy for the three-year period 2019/20 to 2021/22.

The Cabinet was advised that this was the first of a series of reports that would support decisions for the budget recommendations to the Council. It was also confirmed that this document would be modified as updated information became available, before being submitted to the Council for adoption in February 2019. Members were informed that the Council continued to face significant financial challenges and would have to make some difficult decisions in order to set the budget over the following three years and beyond. The Report set out the four drivers of change that affected the Medium Term Financial Strategy, being population factors, the economy, policy decisions from Government, Hampshire County Council and Rushmoor Borough Council and Rushmoor 2020.

In response to a question, it was reported that there had been a reduction in the Council's exposure to risk in relation to business rate appeals following changes to the appeals process.

The Cabinet RESOLVED that the Council's Medium Term Financial Strategy 2019-22, including the two policy objectives to be achieved, as set out in Report No. FIN1829, be approved.

45. **REPAIR OF BOUNDARY WALL AT NO. 252 ASH ROAD, ALDERSHOT –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. LEG1810, which requested funding for urgent repair works to the boundary wall at No. 252 Ash Road, Aldershot, which was owned by the Council.

The Report explained that works costing up to £50,000 were required to repair the wall. Whilst the wall had been identified as being in poor condition when the premises had been acquired, a further survey had identified that there had been more movement in the wall than had been expected and that the repair works were required as a matter of urgency.

In response to a question, it was confirmed that, even after the repair works had been completed, the property would demonstrate a rate of return in excess of 5%. It was further confirmed that the projected rates of return of Council-owned properties would always build in allowances for maintenance.

The Cabinet RESOLVED that a variation in the Capital Programme of up to £50,000, to enable the necessary repairs to be carried out to the boundary wall at No. 252 Ash Road, Aldershot, as set out in Report No. LEG1810, be approved.

The Meeting closed at 7.14 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL

CABINET

Meeting held on Tuesday, 13th November, 2018 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr Barbara Hurst, Planning and Economy Portfolio Holder
Cllr G.B. Lyon, Corporate and Democratic Services Portfolio Holder
Cllr M.L. Sheehan, Operational Services Portfolio Holder
Cllr P.G. Taylor, Customer Experience and Improvement Portfolio Holder (in the Chair)
Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

Apologies for absence were submitted on behalf of the Leader of the Council (Cllr D.E. Clifford) and the Deputy Leader (Cllr K.H. Muschamp).

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **26th November, 2018**.

46. APPOINTMENT OF CHAIRMAN FOR MEETING –

The Cabinet RESOLVED that, in the absence of the Leader of the Council and the Deputy Leader, Cllr P.G. Taylor be appointed Chairman for the meeting.

47. MINUTES –

The Minutes of the meeting of the Cabinet held on 16th October, 2018 were confirmed and signed by the Chairman.

48. REVENUE BUDGET MONITORING AND FORECASTING 2018/19 - POSITION AT SEPTEMBER, 2018 –

(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Report No. FIN1832, which set out the anticipated financial position for 2018/19, based on the monitoring exercise carried out during September, 2018. Members were informed that, for the first time, the Report had provided savings tracking within the financial year. It was reported that, in order to achieve financial sustainability, the net cost of the Council's services would need to reduce by £323,000, either by reducing costs or increasing income. The Council was, however, on target to meet the current year's revised savings, though action to correct overspends was required to achieve the long-term sustainability of the organisation.

The Cabinet RESOLVED that

- (i) the latest Revenue Budget monitoring position, as set out in Report No. FIN1832, be noted; and

- (ii) the identification and implementation of measures to eliminate the forecast Quarter 2 overspend be approved.

49. **CAPITAL PROGRAMME MONITORING 2018/19 - POSITION AT SEPTEMBER, 2018 –**

(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet received Report No. FIN1833, which provided the latest forecast regarding the Council's Capital Programme for 2018/19, based on the monitoring exercise carried out during September, 2018. The Report advised that the approved Capital Programme for 2018/19, allowing for slippages and additional approvals, totalled £53,895,000. Members were informed that projects of major financial significance to the Council in the Capital Programme for 2018/19 had been scheduled to draw on the Capital budget in the latter part of the year. These projects included the finalisation of the accounts relating to the construction of the Council's new depot, Aldershot Town Centre Integration and Union Street, the finalisation of a loan to Farnborough International and the further acquisition of investment properties.

The Cabinet NOTED the latest Capital Programme monitoring position and the development of a gating process, as set out in Report No. FIN1833.

50. **COUNCIL PLAN 2018/19 - QUARTERLY UPDATE ON KEY ACTIONS JULY - SEPTEMBER 2018 –**

(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet received Report No. ELT1804, which set out the Council's performance management monitoring information for the second quarter of the 2018/19 municipal year.

The Cabinet NOTED the progress made towards delivering the Council Plan 2018/19, as set out in Report No. ELT1804.

51. **ANNUAL REVIEW OF FEES AND CHARGES –**

(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Report No. FIN1831, which set out a proposed revised scheme of fees and charges for Council services.

Members were informed that the document included a description of the methodology applied in each case. The Cabinet considered the document and, in particular, discussed issues around some Building Control fees now being described as 'individually determined' rather than fixed. It was explained that this had been a policy choice, made to allow more flexibility to the Council when negotiating and quoting to carry out new work. Members requested that this matter be kept under review, with a further update to be presented to the Cabinet six months after the introduction of the revised fees.

The Cabinet RESOLVED that approval be given to

- (i) the adoption of the various methodologies attached in Appendix A to Report No. FIN1831 as a basis for uplifting the Council's fees and charges;
- (ii) the continued application of RPIx as the measure of inflation, where an annual inflationary uplift was specified; and
- (iii) the fees and charges, as set out in Appendix A to the Report, for implementation on the applicable dates.

52. BUDGET 2019/20 - ROBUSTNESS OF ESTIMATES –
(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Report No. FIN1835, which set out the Executive Head of Finance's statement on the robustness of the estimates used in the preparation of the Council's budget.

The Cabinet was informed that this was a statutory requirement under Section 25 of the Local Government Act 2003. Members heard that the Report would also enable improved governance of the budget process and an earlier start to the budget process in 2019. It was also proposed to increase the number of officers with responsibility for managing the revenue and capital budgets to improve governance and deliverability.

The Cabinet RESOLVED that approval be given to

- (i) the level of risk and assumptions which underpin the revenue and capital budget decisions and planning for 2019-22, as set out in Report No. FIN1835;
- (ii) the consideration of starting the budget process earlier in 2019; and
- (iii) the formal designation of Responsible Budget Officers, for the purpose of managing the budget, as set out in paragraph 3.3 of the Report, and the inclusion of these provisions in the Council's Financial Procedure Rules.

53. BUDGET 2019/20 - ADEQUACY OF PROVISIONS AND RESERVES –
(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Report No. FIN1834, which set out the Executive Head of Finance's statement on the adequacy of provisions and reserves used in the preparation of the Council's budget.

The Cabinet was informed that this was a statutory requirement under Section 25 of the Local Government Act 2003. Appendix D to the Report provided a full list of earmarked reserves held by the Council. Members were informed that this list would be rationalised over time. Appendix B set out the risk level and it was suggested that the Budget Strategy Working Group should look at these in detail. In response to a question, Members were invited to challenge the assumptions in Appendix B if felt these were incorrect.

The Cabinet RESOLVED that

- (i) the policy on both earmarked and general balance reserves and provisions to cover issues such as bad debts and redundancies, as set out in Appendix C to Report No. FIN1834, be approved;
- (ii) based on current planning assumptions and risk forecasts, as set out in Appendix D to Report No. FIN1834, a minimum level of General Balances of £2 million for 2019/20, with a forecast minimum level for planning purposes of £2 million for 2020/21 and £2 million for 2021/22, be approved as part of the consideration of the budget plans for 2019-22, reflecting the transfer of risk from Central to Local Government and supporting recommendations; and
- (iii) further reviews by the Executive Head of Finance of the level of the Council's reserves and provisions, as part of closing the 2018/19 accounts in summer 2019, be approved.

54. REGENERATING RUSHMOOR - QUARTER 2 PROGRESS REPORT –
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet received Report No. RP1801, which set out progress towards the Council's Regenerating Rushmoor programme for the second quarter of 2018/19. The Report indicated that good progress was being made in most areas. In response to questions, it was confirmed that both the Farnborough Transport Package and Farnborough Civic Quarter projects were, currently, on track.

The Cabinet NOTED the progress made towards delivering the Regenerating Rushmoor programme, as set out in Report No. RP1801.

55. PROPOSED ADOPTION OF POST-CONSULTATION LICENSING POLICY –
(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. OS1827, which set out an updated statement of licensing policy, for submission to the Council.

Members were informed that the Council's licensing policy had been revised following various legislative changes and a review. The revised document had been subject to a public consultation exercise, which had attracted a single representation in support of the revised policy.

The Cabinet RECOMMENDED TO THE COUNCIL that approval be given to the Council's revised licensing policy.

56. FARNBOROUGH AIRPORT COMMUNITY ENVIRONMENTAL FUND –
(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. DSP1801, which sought approval to award a grant from the Farnborough Airport Community Environmental Fund, which had been set up to assist local projects.

The Operational Services Portfolio Holder had considered the application by Oak Farm Pre-school, Ballantyne Road, Farnborough for an award of £10,000 towards

the cost of developing a sensory garden. It was confirmed that this application met all of the agreed criteria.

The Cabinet RESOLVED that a grant of £10,000 be awarded from the Farnborough Airport Community Environmental Fund to Oak Farm Pre-school.

57. **REPORT OF URGENCY DECISION - UTILISATION OF COMMUTED SUM MONIES TO GRANT FUND AFFORDABLE HOMES TO RENT AT BIRCHETT ROAD, ALDERSHOT –**
(Cllr Barbara Hurst, Planning and Economy Portfolio Holder)

The Cabinet considered Report No. EPSH1801, which notified the Cabinet of an urgency decision that had been taken in respect of the approval of £100,000 of commuted sum funds to be invested in grant funding 50 units of affordable homes to rent in Aldershot town centre. The decision had been taken as a matter of urgency at the request of Homes England to support their internal decision-making process and timescales on capital grant funding this scheme in excess of £2.6 million. Members were informed that this decision had secured, in perpetuity, the Council's nomination rights in respect of 50 units at the site.

The Cabinet NOTED the actions taken, as set out in Report No. EPSH1801.

58. **INTERNATIONAL CULTURAL AND BUSINESS LINKS –**
(Cllr David Clifford, Leader of the Council)

The Cabinet considered Report No. DSP1802, which set out an overview to town twinning and the arrangements in Rushmoor.

Members were informed that the links with the twin towns of Meudon and Oberusel remained strong and active. In recent years, the Borough had experienced significant social and economic changes and this had led to consideration of whether the establishment of new cultural and business links would be appropriate. As a result, it was now proposed that the Council should establish new links with towns in Nepal, Poland and the United States. The background to each of these proposed links was set out in the Report. The Town Twinning Association had been consulted on the proposals and was in support.

The Cabinet expressed strong support for the establishment of these new links.

The Cabinet RECOMMENDED TO THE COUNCIL that

- (i) approval be given to seek to establish cultural and business links with the following places, as set out in Report No. DSP1802:
 - Gorkha Municipality, Nepal
 - Rzeszow, Poland
 - Dayton, Ohio, United States; and
- (ii) the Chief Executive and the Head of Democracy, Strategy and Partnerships, in consultation with the Leader of the Council, be authorised to make the necessary arrangements to establish the formal links.

The Meeting closed at 7.46 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL

LICENSING, AUDIT AND GENERAL PURPOSES COMMITTEE

Meeting held on Monday, 24th September, 2018 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr J.E. Woolley (Chairman)

Cllr Sue Carter
Cllr A.K. Chowdhury
Cllr Liz Corps
Cllr A.H. Crawford
Cllr A.J. Halstead
Cllr Marina Munro
Cllr M.D. Smith

Apologies for absence were submitted on behalf of Cllr Jacqui Vosper, Cllr M.S. Choudhary and Cllr B. Jones.

17. MINUTES

The Minutes of the Meeting held on 30th July 2018 were approved and signed by the Chairman.

18. ANNUAL AUDIT LETTER

The Chairman welcomed to the meeting Ms. Justine Thorpe of Ernst & Young who presented the external auditor's annual audit letter for the year ended 31st March 2018. The purpose of the annual audit letter was to communicate to Members and external stakeholders, including members of the public, the key issues arising from the work of the external auditor which it was felt should be brought to the attention of the Council. It was noted that the annual audit letter had to be published on the Council's website by the end of October, 2018

The Committee was advised that the areas of work covered by Ernst & Young had been:

- To provide an opinion on the Council's financial statements – where the auditor had given an unqualified opinion – The auditor was of the opinion that the financial statements gave a true and fair view of the financial position of the Council as at 31st March, 2018 and of its expenditure and income for the year then ended.
- To provide an opinion on the consistency of other information published with the financial statements – The auditor had stated that other information published with the financial statements was consistent with the Annual Accounts.

- To conclude on the Council's arrangements for securing economy, efficiency and effectiveness – The auditor had concluded that the Council had put in place proper arrangements to secure value for money in the use of its resources.

The annual audit letter also set out key areas of significant risk, which had been tested. These included:

- risk of fraud in revenue and expenditure recognition
- risk of management override
- property, plant and equipment valuation
- pension liability valuation

The auditor's testing had identified no mis-statements from revenue and expenditure recognition, no material weaknesses in controls or evidence of material management override and no material mis-statements from inappropriate judgements being applied to the property valuation estimates.

Areas of work where reports would be provided by exception included:

- Consistency of the Annual Governance Statement – The auditor was of the opinion that the Annual Governance Statement was consistent with the auditor's understanding of the Council.
- Public interest report – The auditor had no matters to report in the public interest.
- Written recommendations to the Council, which should be copied to the Secretary of State – The auditor had no matters to report.
- Other actions taken in relation to the auditor's responsibilities under the Local Audit and Accountability Act 2014 – The auditor had no matters to report.
- Reporting to the National Audit Office on review of the Council's Whole of Government Accounts return – The auditor had no matters to report.

The Committee was also advised that the Audit Results Report had been issued on 30th July, 2018 and a certificate of completion of the audit had been issued on 31st July 2018 in accordance with the requirements of the Local Audit and Accountability Act 2014 and the National Audit Office's 2015 Code of Audit Practice.

Members were informed that, in November 2018, the auditor would also issue a report to those charged with governance of the Council summarising the certification work undertaken on the 2017/18 housing benefits claim.

RESOLVED: That the Annual Audit Letter for the year ended 31st March, 2018 be noted.

19. **CONSULTATION ON PROPOSED REVISION TO THE COUNCIL'S STATEMENT OF LICENSING POLICY**

The Committee considered the Head of Environmental Health and Housing's Report No. EHH1824 regarding the preparation and publication of a revised Statement of Licensing Policy. Following various legislative changes and a review, a number of changes to the Council's licensing policy were proposed to ensure that the policy was current and up-to-date.

The Committee was advised that, following consideration by the Cabinet, the revised licensing policy had been approved for public consultation. Given its role and responsibilities, the views of the Committee were sought on the revised policy and any comments or recommendations would be reported to the Cabinet for consideration and determination, as appropriate.

In considering the proposed changes, the Committee was advised of the legislative updates including:

- The Police Reform and Social Responsibility Act 2011
- The Live Music Act, 2012
- The Anti-social Behaviour, Crime and Policing Act 2014
- The Deregulation Act 2015
- The Immigration Act 2016
- The Policing and Crime Act 2017

Under the Licensing Act, a licensing authority had to carry out its functions with a view to promoting the following licensing objectives. These were included in the proposed policy, namely:

- the prevention of crime and disorder
- public safety
- the prevention of public nuisance; and
- the protection of children from harm

The proposed policy also outlined the arrangements for the licensing authority to make recommendations in respect of the restriction of children to any exhibition of film which had not been classified by the British Board of Film Classification. This accorded with mandatory condition requirements applicable to the exhibition of films.

The Report then explained a change regarding neighbourhood notifications. It was proposed that the current policy of issuing neighbourhood notifications of applications should be withdrawn. This had been recommended on the basis that the Act placed the onus of advertising applications on the applicant.

The Committee noted that one of the key features of the 2010 policy review had been the implementation of a special policy concerning the cumulative impact of licensed premises. At the time, the policy had been implemented to restrict the grant and/or variation of premises licences in a defined area of Aldershot town centre and had been based on the request of, and evidence of cumulative impact provided by,

Hampshire Constabulary. This special policy had been subject to annual review and, whilst invoked on a handful of occasions, had lapsed after twelve months due to lack of continuing justification and evidence of an ongoing problem.

The Committee was advised that the Council had to consult a number of statutory stakeholders and individuals who might be affected by any changes (eg the licensed trade and residents in the area). It was proposed to run the consultation period until 19th October 2018. The Statement of Licensing Policy would be submitted to the Full Council for approval following consideration by the Cabinet.

Whilst subject to some discussion, Members made no substantive comments or suggested amendments on the contents of the proposed policy document.

RESOLVED: That the draft Statement of Licensing Policy contained in the Head of Environmental Health and Housing's Report No. EHH1825 be endorsed.

20. **FEES AND CHARGES (ANIMAL WELFARE LICENSING AND SKIN PIERCING REGISTRATION)**

The Committee considered the Head of Environmental Health and Housing's Report No. EHH1825 which sought approval for revised fees for animal welfare licensing and skin piercing registration provided by the Environmental Health Service.

The Committee was advised that The Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018 would come into force on 1st October 2018 and would consolidate animal licensing regimes into one piece of law. It was noted that, under the new regulations, a new licensing regime had to be put in place to control the licensable activities of:

- selling animals as pets (pet shops)
- boarding for cats or dogs (home, kennels, catteries, day care)
- hiring out horses
- breeding dogs
- keeping or training animals for exhibition

The new regulations replaced the licensing regimes under the Pet Animals Act 1951, Animal Boarding Establishments Act 1963, Riding Establishments Acts 1964 and 1970, Breeding of Dogs Act 1973 and the Breeding and Sale of Dogs (Welfare) Act 1999 and the Performing Animals (Regulation) Act 1925. It was noted that current licences issued under the previous legislation would continue to be valid until they expired. Licences would then need to be applied for under the new regime. The Report set out the proposed revised fee structure and the method of fee construction together with the new processes to be followed.

Members were also advised that the fees for skin piercing had last been uplifted on 1st April 2018 and that these should be uplifted again in line with inflation. The Committee was informed that the proposed fees in respect of skin piercing registration (acupuncture, tattooing, ear piercing and electrolysis) would be increased from £167 (per premises) to £173 and from £94 (per person) to £97, to take effect from 1st April 2019.

RESOLVED: The Committee approved the revised fees set out in the Head of Environmental Health and Housing's Report No. EHH1825, with fees in respect of animal welfare licensing taking effect from 1st October 2018 and the fees for skin piercing registration taking effect from 1st April 2019.

21. **APPOINTMENT OF INTERIM EXECUTIVE HEAD OF FINANCE**

The Chairman advised the Committee of an urgent executive decision which had been taken by the Chief Executive in consultation with the Portfolio Holder and Executive Director in August 2018 to appoint an Interim Executive Head of Finance and Section 151 Officer following the resignation of the previous post holder. The urgency related to the need for a statutory Section 151 Officer and the requirement to deal with the process for the following year's budget. Following interview, the Chief Executive, Portfolio Holder and Executive Director had appointed Mr. Peter Timmins to the role, pending recruitment in due course when the Committee would make an appointment. Members noted that the interim appointment was for 6-12 months. Prior to the appointment, the Chief Executive had informed the Leader of the Council, the Leader of the Labour Group and the Chairman of action to be taken. The Cabinet and all Members of the Council had also been informed of the appointment.

RESOLVED: That the urgent action taken by the Chief Executive, in respect of the appointment of an Interim Executive Head of Finance, be endorsed.

The meeting closed at 8.04 pm.

CLLR J.E. WOOLLEY (CHAIRMAN)

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 10th October, 2018 at the Council Offices,
Farnborough at 7.00 pm.

Voting Members

Cllr B.A. Thomas (Chairman)
Cllr J.H. Marsh (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr D.M.T. Bell
Cllr R.M. Cooper
Cllr P.I.C. Crerar
Cllr Sue Dibble
Cllr Jennifer Evans
Cllr Mara Makunura
Cllr A.R. Newell

Apologies for absence were submitted on behalf of Cllr C.P. Grattan.

Cllr P.F. Rust attended the meeting.

Non-Voting Members

Cllr Barbara Hurst (Planning and Economy Portfolio Holder) (ex officio)

25. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

26. **MINUTES**

The Minutes of the meeting held on 15th August, 2018 were approved and signed by the Chairman.

27. **PLANNING APPLICATIONS**

RESOLVED: That

- (i) permission be given to the following application, as set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

* 18/00566/FULPP (Ivy Road Recreational Ground, Ivy Road, Aldershot);

(ii) planning permission/consent be refused in respect of the following application as set out in Appendix "B" attached hereto for the reasons mentioned therein:

* 18/00580/FULPP (Nos. 36 and 40 and land to the rear of Nos. 26-54 Cove Road, Farnborough);

(iii) the applications dealt with by the Head of Planning, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Planning's Report No. PLN1826, be noted;

(iv) the following applications be determined by the Head of Planning, in consultation with the Chairman:

* 18/00506/FULPP (Nos. 1-5 Firgrove Parade, Farnborough);

* 18/00623/FULPP (Nos. 110-118 Victoria Road, Farnborough);

(v) the current position with regard to the following applications (as amended at the meeting) be noted pending consideration at a future meeting:

16/00981/FULPP (Aldershot Bus Station, No. 3, Station Road, Aldershot);

18/00140/FULPP (Meudon House, Meudon Avenue, Farnborough);

18/00225/LBCPP (Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot);

18/00367/OUTPP (Former Police Station, Pinehurst Avenue, Farnborough);

18/00466/FULPP (No. 117 Farnborough Road, Farnborough);

18/00481/FULPP (Old Warehouse and Star Yard, Aldershot);

18/00614/FULPP (Randell House, Fernhill Road, Blackwater, Camberley);

18/00657/FULPP (Farnborough Airport, Farnborough Road, Farnborough);

* The Head of Planning's Report No. PLN1826 in respect of these

applications was amended at the meeting

28. **SITE VISIT**

RESOLVED: That a site visit be undertaken in respect of the following planning application for the reason set out:

Application No.	Address	Reason for Site Visit
18/00614/FULPP	Randell House, Fernhill Road, Blackwater, Camberley	To assist in consideration of the application given the proximity to properties in Randell Close.

29. **REPRESENTATIONS BY THE PUBLIC**

In accordance with the guidelines for public participation at meetings, the following representations were made to the Committee and were duly considered before decisions were reached:

Application No.	Address	Representation	In support of or against the application
18/00580/FULPP	Nos. 36 and 40 and land to the rear of Nos. 26-54 Cove Road, Farnborough	Mr. M. Danaher	In support
18/00623/FULPP	Nos. 110-118 Victoria Road, Farnborough	Mr. S. Cater	In support

30. **APPLICATION NO. 18/00506/FULPP - NOS. 1-5 FIRGROVE PARADE, FARNBOROUGH**

The Committee considered the Head of Planning's Report No. PLN1826 (as amended at the meeting) regarding the demolition of existing buildings and erection of a new building comprising retail use at ground floor (flexible use of Use Class A1, A2, A3, A4 and/or A5) and 19 dwellings above (eight one-bedroom and 11 two-bedroom flats) with associated car and cycle parking, bin storage and amenity space and installation of an electricity substation.

It was noted that the recommendation was to grant permission subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990.

RESOLVED: That subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 to secure financial contributions towards open space, transport, SPA/SAMM mitigation and to vary the

2013 planning agreement as necessary, the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Report (as amended at the meeting).

31. APPLICATION NO. 18/00623/FULPP - NOS. 110-118 VICTORIA ROAD, FARNBOROUGH

The Committee considered the Head of Planning's Report No. PLN1826 (as amended at the meeting) regarding the demolition of five detached dwellings and erection of 42 apartments (26 one-bedroom and 16 two-bedroom) for the elderly (60 years of age and/or partner over 55 years of age), guest apartment, communal facilities, access, car parking and landscaping.

It was noted that the recommendation was to grant permission subject to any amendment to Condition 14 required to address any views received from Hampshire County Council as Lead Local Flood Authority, a financial contribution towards affordable housing as set out in the Report (as amended at the meeting) being satisfactorily addressed and the completion of an appropriate planning obligation under Section 106 of the Town and Country Planning Act 1990.

RESOLVED: That:

- (i) subject to any amendment to Condition 14 required to address any views received from Hampshire County Council as Lead Local Flood Authority and a financial contribution towards affordable housing as set out in the Report (as amended at the meeting), the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the completion of an appropriate 106 planning obligation by 6th December, 2018 in respect of Strategic Access Management and Monitoring Measures (SAMM), open space, affordable housing and highway matters as set out in the Report (as amended at the meeting) and the revised conditions and informatives set out in the Report (as amended at the meeting).
- (ii) in the event of failure to complete a satisfactory Section 106 planning obligation by 6th December, 2018, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails to make appropriate provision for open space, affordable housing and SAMM nor mitigate its impact in highway terms contrary to development plan policies and the provisions of the Council's supplementary planning document Planning Contributions – Transport 2008.

32. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 107 FERNHILL ROAD, FARNBOROUGH

The Committee considered the Head of Planning's Report No. PLN1827 regarding the building of a new boundary fence over one metre in height to the front of the property without permitted development rights. The property owners had been

invited to submit a planning application for the retention of the boundary fence. To date, no application had been submitted.

The Committee was advised that the new fence appeared similar in height to the previous fence, whilst the width had been reduced overall by approximately 30cm at each end, increasing the vehicular entrances at both neighbouring properties. Members were advised that Hampshire County Council would not object to any request for retrospective planning permission were one to be submitted.

RESOLVED: That no further action be taken.

33. APPEAL PROGRESS REPORT

(1) New / Withdrawn Appeals

Address	Description
Land affected by TPO 416A – within Links Way, Fox Heath and Randolph Drive, Farnborough	Against the refusal of consent for the removal of one oak tree located in woodland at the rear of No. 28 Randolph Drive. It was noted that this appeal was being dealt with by means of the written procedure.
No. 65 Cove Road, Farnborough	The appeal had been withdrawn by the appellant on 26th September, 2018.

(2) Appeal Decisions

Application / Enforcement Case No.	Description	Decision
18/00070/CONSRV	Against an enforcement notice requiring removal of unauthorised uPVC windows installed in a building converted to flats in a Conservation Area at No. 14 Church Circle, Farnborough.	Dismissed
16/00109/HOME	Against an enforcement notice requiring the owner to cease using any part of the land for the storage and sale of motor vehicles, and remove from the land all vehicles other than those owned by the residential occupiers of the land, which are stored in connection with and ancillary to the residential use of the land at No. 36 Mayfield Road, Farnborough.	Dismissed
18/00181/FUL	Against the Council's refusal of planning	Allowed

permission for a two-storey rear extension,
single storey front extension and rooflights
to front at No. 107 Fernhill Road,
Farnborough.

RESOLVED: That the Head of Planning's Report No. PLN1828 be noted.

The meeting closed at 8.10 pm.

CLLR B.A. THOMAS (CHAIRMAN)

**Development Management Committee
10th October 2018**

Appendix "A"

Application No. & Date Valid: **18/00566/FULPP** **24th July 2018**

Proposal: Removal of existing portacabin, replace with new pavilion for recreation/community use, extension of existing car park and provision of lamp columns/luminaires at **Ivy Road Recreation Ground Ivy Road Aldershot Hampshire**

Applicant: Rushmoor Borough Council

Conditions: 1 The development hereby permitted shall be begun before the expiration of three years 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.

2 The development shall be completed in the external and surfacing materials as set out in the submitted application

Reason - To ensure satisfactory external appearance and surface water drainage.*

3 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 occupiers and to prevent adverse impact on traffic and parking conditions in the vicinity.

4 Before the building is occupied details of satisfactory provision for the storage and removal of refuse from the premises shall be submitted and approved in writing by the Local Authority. The approved details shall be made available for use prior to the first occupation of the building.

Reason - To safeguard the amenities of the area.

- 5 The building shall not be occupied until the existing and additional car parking and cycle parking facilities have been provided and/or marked out in accordance with the approved plans. The overall parking facilities shall thereafter be retained solely for parking purposes, and made available to the occupiers and visitors to the premises *

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 No construction 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.*

- 7 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 and to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilized contaminants in line with paragraph 170 of the National Planning Policy Framework.

- 8 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the proposed potential piling does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.

- 9 The building shall not be occupied until the external lighting shown on the approved plans is installed and made available for use.

Reason - To provide an appropriate environment for users of the playing fields

- 10 The development hereby approved shall be undertaken strictly in accordance with the Arboricultural Impact

Assessment and BS 5837 Tree Survey prepared by Sapling Arboriculture Ltd dated August 2018 and referenced J1079.02.

Reason - To preserve the amenity value of the retained trees and shrubs.*

- 11 Ground floor levels within the building hereby approved shall be no lower than 600 millimetres (mm) above the estimated flood level.

Reason - In the interests of managing flood risk.

- 12 The permission hereby granted shall be carried out in accordance with the following approved drawings - D33858/RD/B, 6CT76 Lighting column, Kingfisher Lighting data sheet Italo Street, Italo 1 luminaire and Quarto luminaire information, existing floor plan, IVY/2 Rev A, IVY 4 and IVY /10

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

Appendix "B"

Application No. & Date Valid: **18/00580/FULPP** **27th July 2018**

Proposal: Re-development of land involving erection of 7 houses (comprising 1 x 2 bed and 6 x 3 bed dwellings) divided between two terraced blocks and associated works following demolition of existing buildings at **36, 40 And Land To The Rear Of 26 - 54 Cove Road Farnborough Hampshire**

Applicant: Block 88 Ltd

- Reasons:**
- 1 The proposed development, by reason of the ad hoc, piecemeal and constrained nature of the application land and the poorly-contrived design of the proposed development would be an incongruous form of development which would relate poorly and unsympathetically to its surroundings. Furthermore, the proposed development would be likely to prejudice the possible future development of adjoining land together with the application land in a more satisfactory and comprehensive manner. As such, allowing the current proposals to proceed would not be in the interests of the proper planning of the vicinity nor make the most efficient use of land. The proposed development is thereby contrary to adopted Rushmoor Core Strategy Policies CP1 and CP2, and emerging New Rushmoor Local Plan (2014-2032) Policies DE1 and SS1.
 - 2 It has not been demonstrated that the application land is suitable for residential re-development having regard to potential ground contamination. The proposals are thereby contrary to saved Local Plan Policy ENV49 and emerging New Rushmoor Local Plan (2014-2032) Policy DE10.
 - 3 The proposals would result in the loss of a tree worthy of retention. The proposals also fail to provide adequate justification for the removal of a substantial boundary screen hedge and has failed to consider the impact of the proposed development on a tree in the rear garden of No.24 Cove Road near the proposed Plot 7 house. The proposals are contrary to saved Local Plan Policies ENV13 and ENV20, and emerging New Rushmoor Local Plan (2014-2032) Policy NE3.

- 4 Inadequate consideration has been given to the relationships of the proposed development with existing immediately adjoining and nearby residential properties, the occupiers of which would suffer a material loss of privacy due to undue direct overlooking and loss of amenity due to noise, disturbance and activity arising from the use of the parking courtyards. The proposals are thereby unacceptable and contrary to adopted Rushmoor Core Strategy Policy CP2, saved Local Plan Policy ENV17 and emerging New Rushmoor Local Plan (2014-2032) Policy DE1.
- 5 The proposed development would provide a poorly contrived and inadequate living environment for potential future occupiers by reason of the potential for undue overlooking of proposed dwelling units from existing neighbouring properties and/or the likely noise, disturbance and cooking odours arising from the operation of nearby commercial uses. The proposals are thereby contrary to Rushmoor Core Strategy Policies CP1 and CP2, saved Local Plan Policy ENV17, and emerging New Rushmoor Local Plan (2014-2032) Policy DE1.
- 6 The proposed development makes no provision to address the likely significant impact of additional residential units on the objectives and nature conservation interests of the Thames Basin Heaths Special Protection Area. The proposals are thereby contrary to the requirements of retained South East Plan Policy NRM6, Rushmoor Core Strategy Policies CP13 and CP15, and emerging New Rushmoor Local Plan (2014-2032) Policies NE1 and NE4.
- 7 The proposal has failed to demonstrate, through adequate ecological surveys of the application land, that there would be no adverse impact on protected wildlife species having regard to the requirements of adopted Rushmoor Core Strategy Policy CP15 and emerging New Rushmoor Local Plan (2014-2032) NE4.
- 8 8. The proposals, would be likely to have a severe impact on the safety and convenience of highway users, including users of the adjoining pedestrian pavement due to:-
 - (a) the failure to propose improvements to the means of vehicular access to and from the site and the proposed intensification in the use of existing sub-standard and unsatisfactory driveways with poor pedestrian and vehicular sight-lines;
 - (b) the failure to provide adequate on-site parking to

meet the functional parking needs of the proposed development and the existing continuing requirements to provide parking for occupiers of adjoining properties outside the application land in an area with significant demand for very limited on-street parking with the consequent likelihood of significant indiscriminate overspill parking and additional demand on already limited on-street parking in the vicinity;

(c) inadequate on-site vehicle manoeuvring space; and

(d) the failure to consider the impact of the proposed development upon refuse collection arrangements;

the proposal would therefore be contrary to adopted Rushmoor Core Strategy Policies CP2 and CP16, saved Local Plan Policy TR10, emerging New Rushmoor Local Plan Policy IN2, and the Council's adopted Parking Standards SPD (November 2017).

- 9 The proposals fail to provide details of appropriate surface water drainage for the development as required by adopted Rushmoor Core Strategy Policy CP4 and emerging New Rushmoor Local Plan Policy NE8.
- 10 The proposals fail to provide details of sustainable energy performance measures as required by adopted Rushmoor Core Strategy Policy CP3 and emerging New Rushmoor Local Plan Policy DE1.

INFORMATIVE - THE FOLLOWING PLANS & DOCUMENTS WERE CONSIDERED IN MAKING THIS DECISION:- CDA Drawing Nos.CDA-249-010 REV.A, -011 REV.A, -012 REV.A, -015, -016 REV.A, -017 REV.A, -018 REVA, -019, and -020; Vail Williams PLANNING, Design & Access Statement (July 2018); Motion TRANSPORT STATEMENT (May 2018); Sapling Arboriculture Ltd. ARBORCULTURAL IMPACT ASSESSMENT (June 2018); Groundsure Review Report (5 July 2018); and Darwin Ecology Preliminary ECOLOGICAL REPORT (July 2018).

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 7th November, 2018 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr B.A. Thomas (Chairman)
Cllr J.H. Marsh (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr R.M. Cooper
Cllr Sue Dibble
Cllr Jennifer Evans
Cllr Mara Makunura
Cllr A.R. Newell

Apologies for absence were submitted on behalf of Cllr C.P Grattan and Cllr P.I.C. Crerar.

In the absence of Cllrs Grattan and Crerar, Cllrs Veronica Graham-Green and P.F. Rust attended the meeting.

Non-Voting Members

Cllr Barbara Hurst (Planning and Economy Portfolio Holder) (ex officio)

34. VOTE OF THANKS

The Committee was advised that Keith Holland, Head of Planning, was attending his last meeting of the Development Management Committee. The Committee formally thanked Mr Holland for his service to the Council and referred to his professionalism, knowledge and expertise.

35. DECLARATIONS OF INTEREST

There were no declarations of interest.

36. MINUTES

The Minutes of the meeting held on 10th October, 2018 were approved and signed by the Chairman.

37. PLANNING APPLICATIONS

RESOLVED: That

(i) permission be given to the following applications, as set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

* 18/00481/FULPP (Upper Union Terrace and Nos. 182 to 192 Victoria Road, Aldershot);

* 18/00657/FULPP (Farnborough Airport, Farnborough Road, Farnborough);

(ii) planning permission/consent be refused in respect of the following application as set out in Appendix "B" attached hereto for the reasons mentioned therein:

18/00466/FULPP (Pinehurst House, No. 117 Farnborough Road, Farnborough);

(iii) the applications dealt with by the Head of Planning, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Planning's Report No. PLN1829, be noted;

(iv) the following application be determined by the Head of Planning, in consultation with the Chairman:

* 18/00140/FULPP (Meudon House, Meudon Avenue, Farnborough);

(v) the current position with regard to the following applications be noted pending consideration at a future meeting:

16/00981/FULPP (Aldershot Bus Station, No. 3, Station Road, Aldershot);

18/00225/LBCPP (Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot);

18/00367/OUTPP (Former Police Station, Pinehurst Avenue, Farnborough);

18/00614/FULPP (Randell House, Fernhill Road, Blackwater, Camberley);

18/00709/FULPP (Land adjacent Green Hedges, Hawley Road, Blackwater, Camberley);

* The Head of Planning's Report No. PLN1829 in respect of these applications was amended at the meeting

38. REPRESENTATIONS ON APPLICATIONS

In accordance with the guidelines for public participation at meetings, the following representations were made to the Committee and were duly considered before decisions were reached.

The Committee also considered a request from Cllr G.B. Lyon to speak at the meeting in his capacity as an Empress Ward Councillor. The Committee agreed to this request, on the basis that there were no Empress Ward Members on the Committee.

Application No.	Address	Representation	In support of or against the application
18/00466/FULPP	Pinehurst House, No. 117 Farnborough Road, Farnborough	Cllr. G.B. Lyon Mr. D. Eyre Mr. D. Kemp	Against Against In support
18/00657/FULPP	Farnborough Airport, Farnborough Road, Farnborough	Mr. J. Drake	In support

39. APPLICATION NO. 18/00140/FULPP - MEUDON HOUSE, MEUDON AVENUE, FARNBOROUGH

The Committee considered the Head of Planning's Report No. PLN1829 (as amended at the meeting) regarding the demolition of existing structures and erection of 205 dwellings comprising 93 one-bedroom flats, 80 two-bedroom flats and 32 three-bedroom townhouses with associate access, parking and landscape arrangements.

It was noted that the recommendation was to grant permission subject to the completion of an appropriate Section 106 planning obligation by 19th December, 2018.

RESOLVED: That

- (i) subject to the expiry of the site notice advertising a departure from the development plan and no adverse comments being received which have not been previously addressed and subject to the completion of an appropriate Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 19th December, 2018 in respect of Strategic Access Management and Monitoring (SAMM), open space, affordable housing and highway matters, the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Head of Planning's Report No. PLN1829 (as amended at the meeting).

- (ii) in the event of failure to complete the appropriate Planning Obligation by 19th December, 2018 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails to make appropriate provision for open space, affordable housing and SAMM, nor mitigates its impact in highway terms contrary to development plan policies and the provisions of the Council's supplementary planning document Planning Contributions – Transport 2008.

40. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY - SEPTEMBER 2018**

The Committee received the Head of Planning's Report No. PLN1830 (as amended at the meeting) which provided an update on the position with respect to achieving performance indicators for the Development Management section of Planning and the overall workload of the section for the quarter from 1st July to 30th September, 2018.

RESOLVED: That the Head of Planning's Report No. PLN1830 be noted.

The meeting closed at 8.45 pm.

CLLR B.A. THOMAS (CHAIRMAN)

**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 AEWG 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 Innervation 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).