

AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
5 December 2018

Section A – Future Items for Committee

Additional Item 3A:

Item	Reference	Description and address
3A	18/00818/FULPP	<p>Demolition of existing bungalow and erection of a two storey extension to existing doctors surgery with provision of additional car and cycle parking</p> <p>68-70 Giffard Drive Farnborough</p> <p>This is a new application submitted following the withdrawal of a similar proposal, 18/00489/FULPP which was due to be considered by the Development Management committee on 12 September 2018. The application has only recently been received. Consultations and neighbour notifications are in progress and the application will be presented to the Development Management committee in due course.</p>

Section C – Items for Determination

Item 5; Page 27

Application No. 16/00981/FULPP

Proposal Demolition of existing bus station and re-development of site with the erection of a mixed use building comprising three ground floor commercial units with flexible use falling within Use Classes A1, A2, A3, A4, A5 or laundrette (sui generis); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 X 1-bedroom, 12 X 2-bedroom & 2 X 3-bedroom units) with associated on-site servicing and parking areas

Address **Aldershot Bus Station 3 Station Road Aldershot**

Updates to report:

(a) Neighbour Comments (Page 30) : Representation from No.206 Holly Road, not No.200.

(b) Missing 4th Paragraph; Page 34:

Seven individual trees in the vicinity of Aldershot Railway Station forecourt are subject to Tree Preservation Order (TPO) No.450, which was last reviewed and re-served in 2009. At that time all seven trees were re-assessed and considered to merit continued TPO status on account of their physical condition and, in particular, their amenity value at a very public location within the town. This TPO includes three trees [comprising T4 (lime), T5 (horse chestnut) & T6 (lime)] that directly adjoin the Bus Station boundary and are within the ownership of the applicant. These three trees are proposed to be removed in their entirety as a result of the proposed development and no arboricultural assessment has been submitted with the application seeking to justify the loss on grounds of poor condition etc. As such the Council would ordinarily consider that adopted planning policies would justify the refusal of planning permission on the basis of the proposed development failing to appropriately consider and allow for the site constraint of the trees in the scheme design. However in this case it is apparent that the applicants have followed advice on the proposed re-development of the application site and the adjoining Railway Station forecourt area as shown in the Council's adopted Aldershot Town Prospectus SPD (January 2016). The SPD envisages the application site occupied by a new building creating a new continuous frontage along the west side of the Station forecourt area. The existing trees on this side of the Station forecourt are not shown; and provision of new tree planting as part of the wider Railway Station improvement works are indicated. The Council's Regeneration Team have confirmed that replacement tree planting is to be incorporated into the new Station forecourt improvement works. Furthermore, s206 of the Town & County Planning Act 1990 imposes an obligation for the provision of new tree planting in the vicinity on a one-for-one basis to replace any TPO tree that is removed – and that the TPO would transfer to the replacement trees. In these specific circumstances, subject to the imposition of a condition to require the submission of details and provision of the proposed replacement trees that would become the subject of the TPO, it is considered that, on balance, the loss of the three TPO trees from the margins of the application site can be supported.

Amended Conditions Nos.1 and 20:

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; and at the discretion of the Head of Planning in recognition of the special circumstances applying in this particular case within which a longer implementation period is considered appropriate as set out in Appendix 4 of the adopted Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (May 2018).

20. In the event of a ground floor commercial use being used for purposes falling within Use Classes A3, A4 or A5 the premises shall not be open to customers outside the following times:
Mondays to Saturdays: **0700** – 2400 hours;
Sundays: **0700** – 2300 hours.

Reason – As set out in the report.

Additional Condition Nos.27 & 28:

27. Prior to first occupation of the development hereby approved details of the species, planning size/maturity, location, timing/schedule for planting, method of planting, means of support, protection and maintenance/aftercare of three trees to be planted in the vicinity of the application site to replace the TPO trees to be removed as a result of the development hereby approved shall be submitted to and approved by the Local Planning Authority. The replacement tree planting as may subsequently be approved shall be implemented at the time specified and retained thereafter solely in accordance with the approved details.

Reason - In the interests of the visual character and appearance of the area and in order to comply with the requirements of s206 of the Town & Country Planning Act 1990.

28. No development shall commence on site until alternative provision to the Bus Station for bus stopping and drop-off stops and facilities in the vicinity of Aldershot Railway Station has been provided and brought into use.

Reason – At the request of the Highway Authority (Hampshire County Council) to ensure that adequate interconnectivity between bus services and other modes of transport is maintained.

Additional Informative (No.14):

14 INFORMATIVE – In connection with meeting the requirements of Condition No.28, the applicants are advised to remain in dialogue with the Council's Regeneration Team (Fao: Nick Irvine, Regeneration Delivery Manager) at the Council Offices, Farnborough Road, Farnborough concerning progress with the design, approval and implementation of the adjoining Railway Station forecourt improvement works.

Item 6; Page 57

Application No.	18/00683/FULPP
Proposal	Erection of extension to front of existing building to provide additional workshop area and a mezzanine office
Address	Unit 10 Springlakes Industrial Estate Deadbrook Lane Aldershot Hampshire GU12 4UH

Amended Condition No.2:

2 The permission hereby granted shall be carried out in accordance with the following approved drawings – Dawson Group Drawing Nos.4381G 00 REV05 GROUND FLOOR PLAN; 4381G 01 REV.03 SECTION; 4381G 04 REV04 MEZZANINE PLAN; 4381G 03 REV03 PROPOSED SITE PLAN; 4381G 08 REV00 CAR PARK

EXISTING; 4381G 09 REV00 CAR PARK PROPOSED; 4381G 05 REV03 S-E ELEVATION; 4381G 06 REV04 S-W ELEVATION; 4381G 07 REV03 N-E ELEVATION; & 4381G 02 REV02 EXISTING SITE PLAN; BLUE JET 1:500; and BLUE JET 1:1250.

Reason – As set out in the report.

Item 7; Page 73

Application No.	18/00709/FULPP
Proposal	Re-development of site with 10 dwellings (comprising 6 X 2-bedroom and 4 X 3-bedroom units) with associated vehicular access road, parking and acoustic fence following demolition of existing buildings
Address	Hawley Yard, Land adjacent Green Hedges Hawley Road Blackwater Camberley

Update to report:

A second consultation response letter has been received today from the Lead Local Flood Authority (HCC), which considers the additional surface water drainage information submitted by the applicants on 22 November 2018 is inadequate. As a consequence the LLFA repeat their request for more information. Suggested revised Condition No.19 (below) is recommended to deal with this matter.

A letter has been received from Hart District Council confirming that the Bramshot Farm SANG financial contribution of £70,347.40 has now been paid in full.

Accordingly....

Amended Recommendation:

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 23 December 2018 to secure the SPA SAMMS and Public Open Space contributions as set out in the report the Head of Planning in consultation with the Chairman be authorised to GRANT planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 23 December 2018, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for a public open space contribution in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4; and a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

Conditions and informatives as set out in the report, but...

Amended Condition Nos.12, 19 and 21:

- 12 No **development** works shall start on site until existing trees and shrubs/hedges to be retained on and adjoining the site have been adequately protected from damage during site clearance and works in accordance with the details that are set out in the TMC Arboricultural Consultants Arboricultural Impact Assessment and tree retention and removal plans hereby approved with the application. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason – as set out in the report.

- 19 Notwithstanding the site surface water drainage scheme information submitted with the application, no development works pursuant to this permission shall take place until means and measures to incorporate Sustainable Drainage Systems (SuDS) into the new built development have been submitted to and approved in writing by the Local Planning Authority. The details to be submitted in this respect shall include:-

- (a) Detailed plans of the proposed surface water drainage system and any SuDS features in the scheme, including cover and invert levels of all new manholes, SuDS features and gradients on any pipes used;
- (b) Where infiltration drainage is to be used, evidence that a suitable number of infiltration soakage tests have been completed undertaken across the whole site and within different geologies (should they exist) and to a similar depth to the proposed infiltration devices proposed to be used in order to determine the true infiltration rate(s) for the site. In this respect tests must be completed in accordance with the BRE 365 method or another recognised method, including British Standard BS 5930: 2015;
- (c) Details of the maintenance regime to be operated for the entire surface water drainage system including any individual SuDS features. These details shall include provision of a plan identifying the organisation(s)/bodies responsible for each element of the drainage system and evidence that those responsible/adopting organisations/bodies are in substantive discussion with the developer in this connection;
- (d) Details of measures to be taken to protect and ensure continued operation of any site drainage features during the construction period of the development;
- (e) Details of the phasing/timing of the surface water drainage and SuDS system drainage works in conjunction with the construction of the development hereby permitted.

Such details as may subsequently be approved shall be implemented in full prior to the first occupation of the development and the means and measures retained thereafter as approved in perpetuity.

Reason - To reflect the objectives of Policy CP4 of the Rushmoor Core

Strategy and to protect the water environment. *

- 21 Prior to the commencement of development (~~including any demolition~~) a Construction, Environmental & Traffic 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) details of temporary filtration methods used to ensure excellent water quality of surface water run-off leaving the site;
 - (d) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
 - (e) the provision to be made for any storage of building and other materials on site;
 - (f) measures to prevent mud from being deposited on the highway;
 - (g) the programme for construction; and
 - (h) 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 – as set out in the report.

Agenda Item No 6

Land at Guillemont Park Sun Park Minley Road Farnborough

Update to report

No views have been received from Hart District Council.