

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	David Stevens
Application No.	18/00614/FULPP
Date Valid	29th August 2018
Expiry date of consultations	14th February 2019
Proposal	Demolition of all buildings at Randell House, including the former All Saints Chapel, and erection of a new building to accommodate specialist nursing facility comprising 58 bedrooms and a 2-bedroom rehabilitation apartment to provide 24-hour care for people with a range of complex care needs (Use Class C2) with associated access, parking, and landscaping
Address	Randell House Fernhill Road Blackwater Camberley
Ward	Fernhill
Applicant	Hamberley Development Ltd
Agent	DLBP Ltd
Recommendation	GRANT subject to satisfactory consultee responses

This application was subject to a formal Members' Site Visit undertaken on Saturday 23rd March 2019.

Description & Relevant Planning History

The Randell House site is an irregular shape measuring approximately 0.5 hectares located in a corner position on the southern side of Fernhill Lane at the junction with Fernhill Road. To the east the site adjoins the rear garden boundaries of Nos.5-11 (inclusive) Randell Close. No.359 Fernhill Road (a semi-detached house) is to the south. Ground levels fall noticeably from the rear of the site towards Fernhill Road. On the opposite side of Fernhill Road are the 'Gracewell of Camberley' care home, the Hamilton Court sheltered apartments, and a pair of semi-detached houses, Nos. 388-390 Fernhill Road.

Randell House is a Victorian former convent building that has been extended and adapted for use as a care home for the elderly, historically accommodating approximately 40 residents. The building has been vacant and unused since 2016. Also within the site, adjoining Fernhill Lane and attached to the rear of Randell House itself, is a former Chapel building (the de-consecrated former All Saints Chapel, built in 1881) last used as a day centre for the elderly,

which has now been vacant for approximately 15 years. The Chapel is not 'locally listed' in the Council's Buildings of Local Importance SPD (2012).

Outline planning permission was granted in January 2006 for the redevelopment of Randell House as an assisted living scheme for the elderly, 05/00683/OUT. This planning permission was renewed in 2008 with the granting of a fresh outline planning permission for the redevelopment of property as an assisted living scheme for the elderly; 08/00188/OUT. A further outline permission was granted in August 2011 (11/00338/OUTPP) for the demolition of the existing buildings and re-development to provide 41 X 1-bedroom and 2 X 2-bedroom assisted living units (Use Class C2) with associated communal facilities. Unlike the previous outline permissions, the 2011 outline permission permitted the demolition of the former chapel building. This third outline permission expired unimplemented in August 2014.

The new 'Gracewell of Camberley' care home and sheltered apartments at Hamilton Court located opposite the current application site were permitted and built as part of a comprehensive phased re-development of a larger site including the current application site; the land now occupied by the Gracewell care home and some adjoining sheltered bungalows at Hamilton Court further to the south; and also the Abercorn House care home further to the north. Planning permission 13/00343/FULPP permitted the comprehensive phased re-development of the care homes at Abercorn House and Randell House and sheltered bungalows at Hamilton Court with new care-home buildings and facilities. The 2013 approved permission followed the Council's approval of a similar scheme in 2012, 12/00615/FULPP.

The 2013 planning permission has been partially implemented; with the new Hamilton Court and Gracewell care home buildings comprising Phase 1 of the 2013 permitted scheme. The current planning application arises from the sale of Randell House (to the current applicants, Hamberley Developments). The new proposals differ significantly from Phase 3 of the 2013 approved development, which was to demolish Randell House and erect a new building comprising 37 new close-care (Class C2) apartments. The significance of the 2013 approved scheme being partially implemented is that the further phases of the 2013 approved scheme remain implementable.

The Fairlie Healthcare proposals for the Abercorn House site were the subject of a Members' Site Visit on 23 February 2019. Planning permission was approved by the Development Management Committee at their meeting on 13 March 2019.

The 2013 approved scheme for the Randell House site (current application site) comprises the erection of a new building containing 37 new close-care apartments split over three floors and retention of the existing Chapel building. This approved building would be sited roughly in the same position as the existing Randell House care home and joined to the existing Chapel. However the approved building would be extended to occupy a tract of the existing open garden area at the southern end of the site. The approved building would be of a mixture of two and three-storey height, but making use of the fall in ground levels to seek to minimise the impact. The majority of the existing trees on the site would be retained intact, especially those trees forming a substantial screen to the site on its boundary with Randell Close properties, which, where necessary, would be enhanced by new tree/hedge planting. The approved scheme included the retention of the existing entrances from Fernhill Road; and the replacement of the existing limited on-site parking with an enlarged parking area providing 15 parking spaces, including 3 disabled spaces. An existing vehicular entrance to the site from Fernhill Lane (serving a small 6-space parking area for the Chapel and a servicing area for Randell House) was also to be retained. A lay-by primarily for refuse/service vehicles was to be provided on the Fernhill Lane frontage.

In August 2018 a non-material amendment (18/00530/NMA) was approved to the phasing plan for the approved 2013 development comprising the elevation of the Phase 3 works (re-development of the Randell House portion of the 2013 scheme) to be within Phase 2 alongside the re-development of Abercorn House. This approval paved the way for the submission of the Hamberley Developments proposals for a larger care home re-development of the Randell House site, whilst leaving intact the extant 2013 planning permission for the re-development of Abercorn House should the new owners wish to implement that scheme.

The current proposals the subject of this Note are for alternative re-development proposals for the Randell House site. Following the demolition of all of the existing buildings on the site, it is proposed to erect a new care home building comprising 58 bedrooms for the provision of 24-hour care for people with a range of complex needs, including dementia and long-term severe conditions resulting from strokes, acquired brain injuries or other neurological traumas. The age range of residents could be from as young as 18 years, through to elderly residents. The proposed care home would also include a 2-bedroom rehabilitation apartment.

The proposed new building would follow the same basic site layout as previous permitted schemes for the site, with an 'L'-shaped building footprint occupying a similar site position to that of the previous approved schemes. The building is shifted slightly further back on the site in order to accommodate a larger staff/visitors car parking area at the front containing 41 spaces. Vehicular access to the new parking area would continue to be from Fernhill Road. The proposed building would be part 2- and part 3-storey in height and have a total internal floorspace of 3,742 sqm.

The new building would be finished with a selection of facing brick and render, with a mixture of architectural features such as projecting elements with gable roofs and bay windows. Each floor is provided with dining rooms and there would also be a main lounge located centrally on the ground floor.

The application is accompanied by a Design & Access Statement; Planning Statement; Transport Statement incorporating an Interim Travel Plan; a Flood Risk Assessment; an Arboricultural Report; a Preliminary Bat Roost Assessment & Bat Emergence/Re-Entry Survey Report; a further Additional Ecological Information Report; and an Energy Strategy Report. As a result of requests for additional information from Hampshire County Council Highways, Hampshire County Council Lead Local Flood Authority and the Council's Arboricultural and Ecology & Biodiversity Officers, some significant additional/amended supporting material has subsequently been submitted seeking to address matters raised by these consultees. This includes an amended Topographic Site Survey Plan; an addendum to the Planning Statement; a new Tree Survey Report; a new Flood Risk Assessment & Surface Water Drainage Strategy; and an amended/additional plans and an amended Transport Statement.

Consultee Responses

HCC Highways Development Planning	No highway objections subject to conditions following receipt of additional information from the applicants.
Ecologist Officer	Holding Objection and more/amended information required in respect of bat mitigation and monitoring; and the further investigation of the site in terms of the possible presence of badgers and, if necessary, the submission of details for proposed mitigation measures. No objection subject to conditions in respect of reptiles and opportunities for the creation of on-site biodiversity gain.

[Officer Note: the applicants are aware of these matters. The Council's Ecology & Biodiversity Officer has met the applicants' Ecology Consultants on site to discuss what needs to be done to address those matters that are outstanding. This is work in progress and further submissions are expected imminently.]

Arboricultural Officer	More information required: although the submitted Tree Reports identify, describe and assess the condition of trees at and adjoining the application site, there is no assessment of the impact of the proposed development on these trees. An Arboricultural Impact Assessment is required. <i>[Officer Note: the applicants are aware of the need for an Arboricultural Impact Assessment and this is also work in progress and further submissions are expected imminently].</i>
Natural England	No objections in terms of potential impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area subject to conditions.
Lead Local Flood Authority	No objections following receipt of additional information culminating in amended/additional material received by the Council on 22/01/2019.
Thames Water	No objection subject to imposition of conditions. <i>[Officer Note: the requested condition, which relates to the possible need for off-site surface water drainage system improvements, has subsequently been rendered unnecessary as a result of the revised Drainage Strategy proposals submitted at the request of the Lead Local Flood Authority – see above.]</i>
Environmental Health	No objections subject to conditions (construction hours and unforeseen contamination) and standard informatives.
Hampshire Fire & Rescue Service	No objections and provides generic advice concerning fire safety requirements and precautions.
Environment Agency	No comments : The EA did not wish to be consulted on these proposals. EA Standing Advice applies to certain development types and should be used instead if appropriate.
Planning Policy	No planning policy objections in principle.

Neighbours notified

In addition to posting a site notice, 29 individual letters of notification were sent to properties in Randell Close, All Saints Crescent and Fernhill Road, including the 'Gracewell of Camberley' care home and Hamilton Court located opposite These written notifications have included all properties adjoining the application site.

Neighbour comments

7 Randell Close Objection : Our main concern is the size and height of the proposed new

building and how close it will be to our boundary line. Will it block out our sunlight? And will it impact our privacy? Will the hedges remain to help keep privacy and reduce noise? Where are designated smoking areas for staff and patients/visitors as we and 6/7 out of the 11 houses in Randell Close have young children, so don't want a smoking area at bottom of their gardens, where we would hear voices and be affected by cigarette smoke. Also, is the plant room going to be in constant use so there will be constant noise? How much disruption (i.e. demolition, noise, dust, the length of the project, approximately the hour in which the site will open ie start/finish times, Saturday/Sunday, lorries & deliveries and staff parking) would occur? We live in a small cul-de-sac, so not ideal for ten working vans trying to park there, obstructing our driveways and landscaping.

8 Randell Close Objection : Our property is directly behind the proposed site. Development of the site is likely to lead to a considerable lack of privacy into our residence. In addition, Fernhill Lane is already used as a cut-through for many non-residents, a number of whom drive extremely dangerously down this single track road. Adding more traffic to this is dangerous and likely to cause a considerable impact to residents along Fernhill Lane unless speed restrictions are put into place.

9 Randell Close Representation Neither in Support or Objecting : As a resident that backs onto this development I would like to request the council to consider putting conditions in place for contractor parking. When the Gracewell Healthcare was being built on the opposite side of Fernhill Road there wasn't any provision for the contractors to park their vehicles so they used the closest road which was Randell Close (which is only small), which in turn left no parking for residents.

[Officer Note: Although it is long-standing Government guidance that the likely impacts arising from the construction of a development cannot be taken into material account in determining planning applications, it would be usual practice with larger-scale development schemes such as this to impose conditions to restrict hours of work on site and to require the submission of a construction management plan.]

11 Randell Close Objection : Before approving this development we urge the Planning Committee to give serious consideration to the detrimental effect the size, height and proximity this will have to the residents of Randell Close.

Backing so closely to the boundary of our very small garden, the much wider two and a half storey building replacing the church/chapel will block our light as the sun moves westerly, as well as resulting in a lack of privacy to our property by being overlooked from the planned family room and activities room. If they are to be retained as planned then opaque glass should be an option. These rooms are intended for leisure time so surely they would benefit more facing into their main garden area.

Whilst the elevation drawings indicate a slight reduction in height compared to the existing church it does not show the increased height of the current single storey building attached on the north side. The proposed development on the far north east aspect bordering Fernhill Lane and Randell Close should be reduced in size at best; and at very least all rooflines altered to pitch sloping away from the affected properties.

If all the existing bordering shrubbery is removed to enable the

construction it will take years to regrow and in a gesture to the existing residents in the proximity it would be preferable if this boundary screening could be left in place until completion when the degree of privacy can be determined and screening adjusted accordingly.

[Officer Note: this neighbouring property was visited during the Members' Site Visit undertaken on Saturday 23 March 2019.]

Policy and determining issues

The site is located within the built-up area of Farnborough. It is not located within a Conservation Area and does not contain nor adjoin a Listed Building.

On 21 February 2019, the New Rushmoor Local Plan 2014-2032 was adopted by the Council as the new replacement component of the Development Plan for the area. As a result, although still subject to a legal challenge period from this date, Policies in the Rushmoor Core Strategy and saved old Local Plan policies have been superseded. New Rushmoor Local Plan, Policies SS2 (Spatial Strategy), IN2 (Transport), DE1 (Design in the Built Environment), LN4 (Specialist & Supported Accommodation), NE1 (Thames Basins Heaths Special Protection Area), NE3 (Trees & Landscaping), NE4 (Biodiversity) are considered relevant to the consideration of the current application.

The key consideration for the Council in this respect will be whether or not the differences between the extant 2013 re-development scheme approved with planning permission 13/00343/FULPP and what is now proposed for the Randell House site. In this context the following are the main determining issues for the current proposals:-

- (a) Principle;
- (b) Visual Impact upon the character and appearance of the area;
- (c) Impact on trees;
- (d) Impact on Neighbours;
- (e) Highways Considerations;
- (f) Drainage Issues;
- (g) Ecological Impacts : (a) On-Site; and (b) the Thames Basin Heaths Special Protection Area; and
- (h) Access for People with Disabilities.

Commentary

1. Principle - Planning permission is not required for the retention of the existing Randell House building; or for the continued use of the building as a care home falling within Use Class C2. Since Phase 1 of the 2013 permission (the Gracewell care home) has been implemented, there is no time limit for the commencement of Phase 2 of these previously approved works, involving the re-development of both Randell and Abercorn Houses with new care home buildings. The extant and still implementable 2013 planning permission in respect of Randell House is therefore a fallback position for the applicants in the current case. The Council cannot require the implementation of the approved Phase 2 works, since there is no obligation for approved developments to be implemented. It is legitimate for a developer to partially implement an approved development and for a successor developer to pursue alternative proposals.

In this case, the alternative proposals involve alternative proposals for a different care home. Planning Policy does not specify a numerical value or values to define a level of development of any given site that is acceptable or unacceptable in planning terms. Instead it is necessary

to identify whether or not, having regard to the specific circumstances of each individual case, the proposed development would be likely to give rise to material harm to matters of relevance to planning. As a general principle, and within reason, it is an objective of the planning system to seek to make the most efficient use and re-use of existing developed land, such as the current application site. This is supported by the Council's Development Plan Policies and supplementary documents. In the circumstances it is considered the current proposals are acceptable subject to all other relevant planning issues being satisfactorily addressed.

2. Visual Impact upon the character and appearance of the area – There have been no material changes to the site or the nature, visual character and appearance of the area and surrounding property and uses since the 2013 planning permission was granted.

The current proposal is for a different type of care home to that previously approved in 2013. This would involve the employment of more staff, thereby needing a larger on-site car park. As a result the new building would be set back approximately 5 metres further from the Fernhill Road frontage. The 2013 permission approved a replacement care home building comprising 37 new close-care apartments, whereas the current alternative scheme is for a specialist nursing facility care home containing 58 bedrooms and a single rehabilitation apartment. Nevertheless, the current proposed building itself would be of overall similar mass, bulk and height to that already approved : the current proposed building would generally be slightly lower in maximum height compared to the 2013 approved building. The current proposed building would be of three-storey height facing Fernhill Road and set into the rising ground levels to the rear so that only two storeys would rise above ground level at the rear. The 2013 approved development retained the existing Chapel building, the current scheme proposes its removal and replacement with a two-storey 'wing' projecting east and fronting Fernhill Lane. This new wing would be some 1.4 metres lower in than the Chapel building it would replace, it would however be wider and would extend to a point slightly closer to the north-east corner of the site.

The proposed new building would be similar in external design to that approved in 2013. It would be of entirely acceptable conventional design and use of external materials. Indeed, it would be similar to the external design and materials of the 'Gracewell of Camberley' care home on the opposite side of Fernhill Road. It is considered that the site can accommodate, at least in part, a three-storey building. Given that the proposed building would be sited generally in the same position as the building approved in 2013 and continue to make use of the change in levels to accommodate its mass and bulk. It is considered that the overall effect on the visual character and appearance of the area would remain acceptable.

3. Impact on trees –

The site is not the subject of a Tree Preservation Order. Nevertheless, as with the 2013 approved scheme, the applicants consider that the visual impact and impact on neighbours of the proposed development would be softened by the retention of significant existing trees, hedges and shrub vegetation around the margins of the site that they consider would be unaffected by the proposed development. Although there would be some minor loss of trees and shrubbery within the site, the majority of these are insignificant fruit trees, holly and laurel shrubs, and it is argued that the removal would have little impact on the appearance of the site. The proposals, as with the 2013 scheme, show the retention of the prominent mature Beech tree located on a corner position adjacent to the Fernhill lane junction.

The Council's Arboricultural Officer has considered the submitted plans and the Tree Survey Report that has been submitted with the application, but has noted that this does not then include an Arboricultural Impact Assessment (AIA) to assess the impact of the proposed tree

losses and the impact upon adjoining and nearby trees to be retained. Whilst, in the light of the 2013 approved scheme, it is considered likely that trees, hedges and other shrubbery to be retained around the margins of the site would not be materially affected by the proposed development subject to appropriate tree protection measures (which can be the subject of appropriately worded conditions). There are some material differences from the previous scheme. It is now proposed to remove the Chapel and erect a section of the new building in this part of the site. The Arboricultural Officer has therefore requested that an AIA be produced and submitted for consideration to assess the impact of the current proposals.

An updated AIA is being prepared. Subject to the Council's Arboricultural Officer being satisfied with the content and conclusions, it is considered that the proposals would meet the requirements of New Rushmoor Local Plan (2014-2032) Policy NE3. The Committee will be updated in respect of the consideration of this matter at the meeting.

4. Impact on Neighbours – It is considered that there has been no material change in circumstances in respect of the relationships of the site with neighbouring properties since 2013. Given the proposed new building would be a care-home, the existing long established lawful planning use of the site, it is considered unlikely that the activities of care-home residents would give rise to any material and adverse impact on the amenities of neighbours.

Neighbour representations have been received from the occupiers of Nos.7, 8, 9 and 11 Randell Close that back onto the site. Nos.9-11 Randell Close are built at a higher ground level than the application site, although ground levels are more equal with the application site in respect of Nos.6 & 7. Due to the position of the application site to the west or north-west of these Randell Close properties, it is considered that neither the 2013 approved building nor the current proposed building (or indeed any means of boundary enclosure or screen planting) could cause any material loss of sunlight to any of these adjoining properties. In the case of Nos.8-11 Randell Close, this is not to mention the existing substantial trees, hedges and other shrubbery that screen and/or otherwise soften views into the application site proposed to be retained intact. Whilst there are fewer mature trees within the site adjoining the rear boundaries of Nos.6 & 7 Randell Close, there is existing substantial screen conifer hedge located within the site boundary with these neighbouring properties that is also to be retained.

The proposed siting of the new building would be similar to the footprint of the approved 2013 scheme building and would generally be of slightly lower building height. Although the front elevation of the proposed building would be set back further from the Fernhill Road frontage to accommodate the larger on-site car park, this does not translate into the building being correspondingly closer to the rear of the neighbouring Randell Close properties because the current proposed building is of reduced depth. The rear elevation of the current proposed building would be in an almost identical location to that of the 2013 approval. Where the proposed building would replace the existing Chapel building, this additional bulk of building would be angled away from the residential properties to the rear, with the main additional bulk located closer to the Fernhill Lane frontage of the site.

Concern has been raised by occupiers of some neighbouring properties about loss of privacy arising from upper floor windows in the proposed building. The proposed siting would result in minimum wall-to-wall separation distances of 20 metres or more. Even without the existing extensive screening, this would normally be accepted as sufficient separation to provide adequate mutual privacy. The proposed siting of the new building has been arranged to ensure no significant loss of trees and shrubs screening neighbouring properties. There are also opportunities for the provision of new tree and shrub planting to enhance existing screening, especially in proximity to the portion of the site boundary adjoining Nos.6 & 7 Randell Close.

Residents in Randell Close have objected on privacy grounds with particular reference to 'activity' and 'visitor' rooms (i.e. lounge areas) with larger windows at the end of the projecting building 'wing' which would replace the chapel. This wing also contains a number of upper floor windows to bedrooms. Given the orientation of these windows and the separation distance, together with the substantial existing tree screening, it is considered unlikely to give rise to significant or harmful overlooking or loss of privacy to the extent that refusal of planning permission or amendments to the scheme could be justified.

In the case of the adjoining residential property to the south at No.359 Fernhill Road, a combination of the degree of separation and/or orientation of this property to the proposed development is considered to be such as to ensure that an acceptable relationship would arise.

It is considered that there are no other nearby properties that could, conceivably, be materially and adversely impacted by the proposed development.

Due to the scale of the proposed development it is inevitable that occupiers of adjoining residential properties would be subject to some change to their outlook and environment. The existing Randell House site has not been occupied for some time and, even when occupied, was not used particularly intensively. Whether with the approved 2013 scheme or the current proposals, the proposed new care home building is larger and taller than the existing Randell House building and, notwithstanding the existence screening from intervening trees and hedging that could also be enhanced, it is likely to be more visible to neighbours. Planning permission cannot however be withheld on the basis that neighbours would experience change to their outlook. It is necessary to identify clear-cut planning harm in the new relationships between a proposed development and neighbours in order to sustain reasonable grounds for refusal. In this case, having analysed the relationships with neighbours in comparison with what is already approved as a result of the 2013 scheme, it is considered that the current proposed development is neither materially different in terms of potential impact on neighbours than the approved 2013 scheme, nor to give rise to any new and materially harmful planning impacts on neighbours.

5. Highways Considerations – It is proposed that the existing vehicular entrances from Fernhill Road are retained to serve the proposed on-site car parking. These have adequate visibility sight-lines and are considered to be acceptable.

41 on-site spaces would be provided, a significant increase on the 16 provided in the 2013 scheme. This arises because the staffing requirements of the specialist nursing facility care home are higher than for the type of care home facility previously approved. The applicable car parking standard for Care Homes according to the Council's adopted Parking Standards SPD (November 2017) is calculated on the basis of spaces to be provided for visitors, plus spaces for full-time equivalent resident and non-resident staff. In this case, it is not proposed that any staff are resident on site and care for residents would be provided around the clock using a shift system. It is anticipated that there would be approximately 90 staff employed by the care home, but divided into shifts. Evidence has been submitted by the applicants to demonstrate that the peak staff and visitor parking requirement at the site would unlikely to exceed the 41 parking spaces that are proposed. Following the provision of additional information by the applicants in this respect, the Highway Authority (Hampshire County Council Highways) raise no highways objections to the proposals. It is considered that the overall parking provision for the proposed care home would be adequate, subject to a condition to require that the indicated quantum of parking spaces is provided and retained at all times for parking purposes for the use of staff and/or visitors to the care home.

At present there are two existing vehicular entrances from Fernhill Lane, one of which is the Randell House service entrance and the other a disused route to the chapel forecourt area. As a result of the proposals, both of these would be closed. Servicing of the building would take place in the on-site parking area. This is considered to be a safer arrangement similar to the service arrangements adopted at the care home opposite. Hampshire County Council Highways consider the proposed servicing arrangements to be satisfactory.

Hampshire County Council also request imposition of a condition requiring the submission of a Construction Management Plan. In this respect the scale of the works involved is significant in a vicinity where there are existing highway parking congestion problems associated with the nearby Hawley Hurst School. Residents in Randell Close have expressed concerns about the potential for construction contractor parking. Furthermore, planning permission has also very recently been granted for the extension and refurbishment of the nearby Abercorn House. In the circumstances it is therefore considered reasonable to require the submission of a Construction Management Plan.

It is considered that the proposals are acceptable in highway terms.

6. Drainage Issues –

The application is accompanied by a Drainage Strategy Report incorporating a Flood Risk Assessment. The site is located within Flood Zone 1, which is land at the lowest risk of fluvial flooding. Accordingly, although a care home use is defined as being 'more vulnerable in flood risk terms, the Environment Agency raise no objections as standing advice and no mitigation measures are indicated as being necessary. It is therefore considered that the proposals are acceptable having regard to New Rushmoor Local Plan Policy NE6.

New Rushmoor Local Plan Policy NE8 requires all new buildings and the development of car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). In this particular case, it has been established that the on-site ground conditions preclude the use of soakaways to dispose of surface water on-site : the ground at the application site has insufficient permeability because the water table at the site is high. For this reason the applicants' submitted Drainage Strategy Report proposes that new storm water drainage systems be installed throughout the site as part of the development and that surface water would be discharged into the existing off-site public surface water drainage network. The discharge off-site would be at a reduced controlled rate, thereby requiring provision of some on-site surface water attenuation storage to be installed under the new parking area. The applicants' original proposals in this respect have been subject to some amendments and additional information (received at the request of both the Lead Local Flood Authority (Hampshire County Council) and Thames Water. Discussions between these authorities has determined the discharge rate that the public surface water sewer system can safely accommodate and the on-site surface water drainage attenuation sized accordingly. As amended there is no objection to the proposed surface water drainage measures. Accordingly, subject to a condition to require the implementation in full of the revised proposed on-site drainage system to be incorporated into the development, it is considered that the requirements of New Local Plan Policy NE8 would be met.

7. Ecological Impacts –

(a) On-Site Ecology: The application site has been unused for approximately 3 years and contains a variety of potential wildlife habitat: the buildings, grassland, scrub, and some woodland. The site also adjoins larger tracts of mature woodland to the north of the Borough. Accordingly the ecological surveys undertaken with past applications and the current

application have identified the presence or potential presence of a number of protected wildlife species : bats, badgers and reptiles.

Protected wildlife species are subject to legislative protection entirely separate from the Planning system: primarily with the Wildlife & Countryside Act. Badgers are additionally protected from harm under the Protection of Badgers Act 1992. Undertaking works within 30 metres of an active badger sett requires a developer to obtain a licence from Natural England. There are also separate licencing arrangements with Natural England in respect of bat roosts.

The Council's Ecology & Biodiversity Officer has inspected the application in the company of the applicants' ecology consultants. The consideration of this application has, in part, been delayed for some time as a result of the need for the applicants to have up-to-date ecological surveys undertaken this spring; and this is work that could not commence in earnest until within the last month.

In terms of bats, three separate bat roosts have been identified on site either located within the building or within trees on site. The Council has received a draft bat mitigation strategy that the Council's Ecology & Biodiversity Officer considers to be a good start, but requires amendment in terms of the details of the proposed mitigation measures to ensure that they can be retained for the long term. Additionally, the mitigation strategy should incorporate a method statement detailing how the bats safety is to be assured during demolition of the existing buildings. It is further necessary for monitoring to be incorporated into the mitigation strategy to establish whether or not the mitigation has been successful. The Strategy specifies that six bat boxes be erected, which the Ecology Officer recommends are integrated into the proposed building. The applicants' suggestion that the bat boxes be installed in trees at the site instead is considered to leave them at greater risk of being disturbed later, such as when tree pruning works may be undertaken. The applicants additionally suggest that a roost of Brown Long-Eared Bats be provided with a bat loft within the roofspace of the new building, however the Ecology Officer advises that the 5 X 5 metre space suggested by the applicants falls short of the recommended 20 metre length by 4 metre depth dimensions. The applicants have been asked to re-design this proposed bat loft accordingly. Additional and amended details in respect of bat mitigation are awaited from the applicants. If acceptable, the implementation and retention of such details could be secured by condition and would inform the separate bat licencing process with Natural England. An update on this matter will be provided to Members at the meeting.

An ecological survey undertaken in 2011 noted that there was a disused badger sett located within the site and a number of possible signs of badger foraging were also seen. Badgers are extremely mobile and can re-use old setts. The Ecology & Biodiversity Officer has therefore requested that a badger walkover survey of the site be undertaken and that, if signs of badger use/occupation are evident, appropriate mitigation measures are specified to ensure that badgers and their foraging habitat come to no harm during site clearance and construction periods, and also when the proposed development is operational. This information must be received and considered acceptable by the Council before a decision can be made on the application; implementation and retention secured with an appropriate planning condition; and would also determine whether or not a Badger licence would be required from Natural England. The walkover survey could not be undertaken until recently and the results of the survey are currently awaited. An update on this matter will be provided to Members at the meeting.

Although sub-optimal, all habitat requirements for reptiles are present within the application site. Accordingly the Ecology & Biodiversity Officer has requested that a detailed reptile survey of the site be undertaken and an appropriate translocation, mitigation management and

monitoring strategy be formulated. The Ecology Officer considers that planning conditions can be imposed to require the undertaking of a reptile survey and the submission of a survey report and proposed mitigation strategy as appropriate to the Council. It was noted at the Members' Site Visit that the reptile survey work was already underway.

The Council's Ecology & Biodiversity Officer additionally notes that the site contains some invasive plant/shrub species that are either removed or controlled. As such it is recommended that a condition be imposed to require the submission of a strategy to achieve this aim. Additionally, it is considered that there are opportunities for the development to incorporate general mitigation for all the protected species on site and also provide an element of biodiversity gain as required by New Rushmoor Local Plan Policy NE4. It is considered that these enhancements could include:-

- All rhododendron, cherry laurel and other non-indigenous shrubs to be removed, taking care to ensure that any protected species are not disturbed in the process;
- Non-indigenous plant species should be replaced by indigenous shrub species and a species rich hedgerow. This can be done in phases if screening needs to be maintained on the boundary. This will provide mitigation and enhancement of bats, reptiles, birds and invertebrates
- Grassland to be enhanced by species rich meadow creation or acidic grassland. To ensure access by the residents paths can be mown or built within the grassland with seating areas amongst the meadow.
- One section of grassland should be mown more regularly to ensure foraging habitat for the resident badgers.
- Bat boxes and swift, house sparrow, house martin and swallow boxes and bricks incorporated into the new build.
- Bird boxes for common garden species, bird feeding stations and bird baths should be erected around the grounds. Residents could look after these enhancements and could watch the birds feeding.
- Hibernacula, log piles, loggaries and insect boxes incorporated into the landscaping to provide shelter for invertebrates and reptile species.

It is also suggested that a green or brown roof should be erected on the new building, although this would require a significant re-design of the proposed building roof. Nonetheless, it is considered appropriate to impose a condition requiring the submission of proposals for biodiversity gain.

(b) Thames Basin Heaths Special Protection Area: the application property is located in a sensitive position with regard to the Thames Basin Heaths Special Protection Area (TBHSPA or SPA), since it is wholly located within the 400-metre buffer zone from the nearest component part of the SPA at Hawley Woods. Within this zone it is Natural England's view that there can be no means of satisfactorily mitigating for the impact of any proposed new general needs (Use Class C3) residential development, either alone or in combination, upon the integrity and nature conservation interest of the SPA. In respect of institutional residential accommodation falling with Use Class C2, it is Natural England's policy to consider very carefully the likely mobility of residents in order to assess whether or not there would be any likelihood of any recreational use of the SPA by residents and, if so, to raise objection to those proposals.

In this case, Natural England advises that they are satisfied that residents of the proposed new care home would have sufficiently limited mobility that recreational impact on the SPA is most unlikely. Residents of the proposed care home would only be admitted on the basis of their need for full time nursing care. The proposed rehabilitation unit would be used for residents

with acquired brain injuries or a neurological brain condition whom, whilst possibly gaining some improvements in their mobility over time, would still have limited mobility that would be insufficient to be likely to have any significant recreational impact upon the SPA.

The approved 2013 care home scheme for this site permits provision of 37 close-care apartments and the planning permission restricts the nature of the use to Use Class C2 only. Nevertheless, Natural England are now concerned about the possibility of the nature of C2 care homes uses changing over time and, as such, have requested that permission be granted subject to condition(s) restricting the nature of the C2 care home use, namely:-

- Residents to have limited mobility and require full-time nursing;
- Ancillary staff accommodation not to be allowed on site;
- Car parking to be restricted exclusively to staff and visitors; and
- No pets (except assisted living dogs) to be kept on site.

The applicants have been consulted in respect of this requested condition and have confirmed that they are willing to accept these restrictions. Subject to suitably-worded condition(s) being imposed in these respects it is therefore considered that the proposed development would be unlikely to have any significant impact upon the integrity and nature conservation interests of the Thames basin Heaths Special Protection Area.

8. Access for People with Disabilities –

The proposed development should provide access for people with disabilities at least in accordance with Building Regulation requirements. Indeed, care homes are specifically designed to enable the movement of people with mobility difficulties. They are also subject to a range of standards and requirements enforced separately by the Care Quality Commission and those organisations referring residents to the care home. It is considered that adequate means and measures would be incorporated into the development to achieve a good standard of access for people with disabilities.

Conclusions –

The consideration of this application has necessarily been delayed awaiting the appropriate time to undertake ecology surveys. It is considered that, provided satisfactory arboricultural impact assessment and ecological reports are received, the proposals are acceptable in principle, visual, flood risk and highway terms; have no material and harmful impacts upon neighbours; have no material and harmful ecological impacts; give rise to no significant impact, alone or in combination, upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to the requirements of Policies SS2, IN2, DE1, LN4, NE1, NE3, NE4 and NE6-8 of the New Rushmoor Local Plan (2014-2032) (adopted February 2019).

Full Recommendation

A. It is recommended that subject to receipt by 26 April 2019 of satisfactory:-

- (a) Arboricultural Impact Assessment;
- (b) Badger Survey Report and appropriate Badger Mitigation Strategy; and
- (c) Updated Bat Mitigation Strategy incorporating satisfactory amended details in respect of new bat roost facilities to be incorporated within the development;

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 material not being submitted and/or considered satisfactory by the relevant consultees by 26 April 2019, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not satisfactorily address arboricultural and ecological impacts contrary to New Rushmoor Local Plan Policies NE3 and NE4.

B. The Head of Planning be authorised to amend the deadline in Recommendation A. above should the circumstances be considered appropriate.

- 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 permission hereby granted shall be carried out in accordance with the following approved drawings and documents - Harrison Irwin Architects Drawing Nos.2406-HIA-ZZ-ZZ-DR-A-01001; 2406-HIA-ZZ-ZZ-DR-A-01002; 2406-HIA-01-00-DR-A-02001; 2406-HIA-01-01-DR-A-02002; 2406-HIA-02-01-DR-A-02003; 2406-HIA-01-03-DR-A-02004; 2406-HIA-02-01-DR-A-02006 (GF); 2406-HIA-02-01-DR-A-02006 (FF); 2406-HIA-ZZ-ZZ-DR-A-04001; 2406-HIA-ZZ-ZZ-DR-A-04002; 2406-HIA-ZZ-ZZ-DR-A-04003; 2406-HIA-ZZ-ZZ-DR-A-04004; 2406-HIA-ZZ-ZZ-DR-A-01-003; CGI 01; CGI 02 & CGI 03; Harrison Irwin Architects Design & Access Statement; Dominic Lawson Planning Statement (August 2018) and Planning Statement Addendum (November 2018); WA Engineers Amended Flood Risk Assessment & Surface Water Drainage Strategy received 22 January 2019 and Appendices incorporating Global Surveys annotated Topographic Survey Plan and Drawing Nos.SL(4)400, SL(4)401 & SL(5)500; White Young Green Transport Statement and Interim Travel Plan; Ian Keen Arboricultural Report (2012) and Tree Survey Report (November 2018); Harnis Energy Strategy Report; Crestwood Preliminary Bat Roost Assessment and Bat Emergence/Re-Entry Survey Report (25 October 2017) & Additional Ecological Information : Preliminary Bat Roost Assessment of Chapel and Continuation of Bat Emergence/Re-Entry Surveys Report (8 August 2018).

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

- 3 Notwithstanding any indication of details 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, 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 satisfactory external appearance. *

- 4 Prior to occupation or use of the development hereby approved, any new 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 new boundary treatment shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property. *

- 5 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.

- 6 No works of construction of the building hereby approved shall start until plans showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the height of any retaining walls within the application site have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure a satisfactory form of development in relation to neighbouring property. *

- 7 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any other Order revoking or re-enacting that Order), the land and/or building(s) shall be used only for the purpose of a Use Class C2 care home and be occupied solely by persons whom are mentally and/or physically frail; have mobility problems; suffer from paralysis or partial paralysis; or are in need for assistance with the normal activities of life. The care home hereby permitted shall not be used for any other purposes, including any other purpose within Use Class C2, without the prior permission of the Local Planning Authority.

Reason - For the avoidance of doubt; to ensure no harm arises to the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; to protect the amenities of neighbouring residential properties; and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 8 The care home shall provide a maximum of 58 client bed spaces and a single two-bedroom rehabilitation apartment only unless with the prior written permission of the Local Planning Authority.

Reason - For the avoidance of doubt; to ensure no harm arises to the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; and in the interests of the safety and convenience of highway users.

- 9 For the avoidance of doubt, there shall be no self-containment or staff accommodation provided within the care home the subject of this permission.

Reason - To ensure that there is no creation of self-contained and/or ancillary staff residential accommodation to ensure that no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise.

- 10 There shall be no dogs or cats kept at the care home hereby approved at any time (other than assisted living dogs).

Reason - To ensure that no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise.

- 11 The care home the subject of this permission shall not be occupied until the 41 parking spaces shown to be provided and/or made available for care home staff and/or visitors as shown on the approved plans have been constructed and/or made available for such use. Thereafter the parking spaces shall be kept available at all times for such parking purposes and 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 and retention of adequate off-street car parking to serve the development at all times.

- 12 The development hereby approved shall be implemented and completed in full incorporating the on-site surface water drainage measures as specified by the revised Drainage Strategy received by the Council on 22 January 2019. The approved surface water drainage system shall subsequently be retained and kept fully operational at all times in accordance with the approved details.

Reason - To ensure adequate surface water drainage having regard to the requirements of adopted New Rushmoor Local Plan (2014-2032) Policy NE8.

- 13 Prior to the re-occupation of the care home the subject of this permission, notwithstanding the indications for landscape planting shown by the Landscape Proposals Plan hereby approved, a fully detailed landscape and planting scheme (to include landscape and boundary screening enhancement) shall be first submitted to and approved in writing by the Local Planning Authority. This shall, in particular, include landscape planting proposals in respect of the visual screening of the neighbouring residential properties adjoining the west boundary of the application site.

Reason - To ensure the development makes an adequate contribution to visual amenity and adequate screening of the site to/from adjoining residential properties to the west of the application site is provided. *

- 14 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 re-occupation of the building the subject of this permission or the practical completion of the development hereby approved, whichever is the sooner.

Reason -To ensure the development makes an adequate contribution to visual amenity and the amenities of occupiers of adjoining residential properties are adequately protected.

- 15 Prior to the re-occupation of the care home the subject of this permission details of all external lighting to be installed within the site and/or on the exterior of the care home building shall be submitted to and approved by the Local Planning Authority. The submitted details shall indicate the purpose/requirement for the lighting proposed and specify the intensity, spread of illumination and means of controlling the spread of illumination (where appropriate). The external lighting proposals as may subsequently be approved shall be implemented solely in accordance with the approved details and

retained thereafter solely as such unless otherwise first agreed in writing by the Local Planning Authority. With the exception of lighting identified and agreed as being necessarily required solely for maintaining the security of the site/building during night-time hours, no other external lighting shall be used/operated during night-time hours (2300 to 0700 hours daily) unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of the amenities of nearby residential properties; and to ensure that there is no unnecessary use of lighting at the site.

16 Prior to the commencement of development a Construction & 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 arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
- (c) the provision to be made for any storage of building and other materials on site;
- (d) measures to prevent mud from being deposited on the highway;
- (e) the programme for construction; and
- (f) 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 safety and convenience of adjoining and nearby residential properties and the safety and convenience of highway users. *

17 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.

18 The existing trees, hedges and shrubbery on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the following:-

- (a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of the trees/hedges as identified in the Tree Survey Report submitted with the application hereby approved;
- (b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;
- (c) no burning of materials shall take place on site; and
- (d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.

These measures shall be put in place before any excavation, construction, vehicle parking or storage of building materials commences.

Reason - To preserve the amenity value of the retained tree(s).

- 19 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.

- 20 Before any construction works in connection with the development hereby approved commences, a 10-year landscape management plan shall be submitted to, and approved by the Local Planning Authority. Two years after the landscaping has been completed a monitoring visit will be undertaken by a representative of the Local Planning Authority and the site ecologist to monitor management.

Reason - To ensure that the requirements of NPPF para 170-178, and Policies NE2, and NE4 of the adopted New Rushmoor Local Plan (2014-2032) are being delivered throughout the site.

- 21 Before any works commence on site, a full reptile survey will be carried out, with the results submitted to Rushmoor Borough Council. If reptiles are present on site a Translocation, Mitigation, Management and Monitoring Strategy shall be submitted to, and agreed by Rushmoor Borough Council. The Strategy as may subsequently be approved shall be implemented in full and measures maintained or retained as appropriate thereafter.

Reason:- To ensure that reptiles are protected.

- 22 Before any works commence on site an Invasive Non-Native Species (INNS) Strategy shall be submitted to and agreed by the Local Planning Authority. The Strategy as may subsequently be approved shall be implemented in full and measures maintained or retained as appropriate thereafter.

Reason: To ensure that INNS are eradicated from the site.

- 23 Bat Survey and Mitigation Condition.

- 24 Badger Survey and Mitigation Condition.

INFORMATIVES

1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

It is considered that the proposals are acceptable in principle, visual, flood risk and highway terms, have no material and harmful impacts upon neighbours, have no material and harmful ecological impacts, give rise to no significant impact, alone or in combination, upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to the requirements of Policies SS2, IN2, DE1, LN4, NE1, NE3, NE4 and NE6-8 of the New Rushmoor Local Plan (2014-2032) (adopted February 2019).

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

2 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

3 **INFORMATIVE -** The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:

- a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
- b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.

4 **INFORMATIVE -** Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.

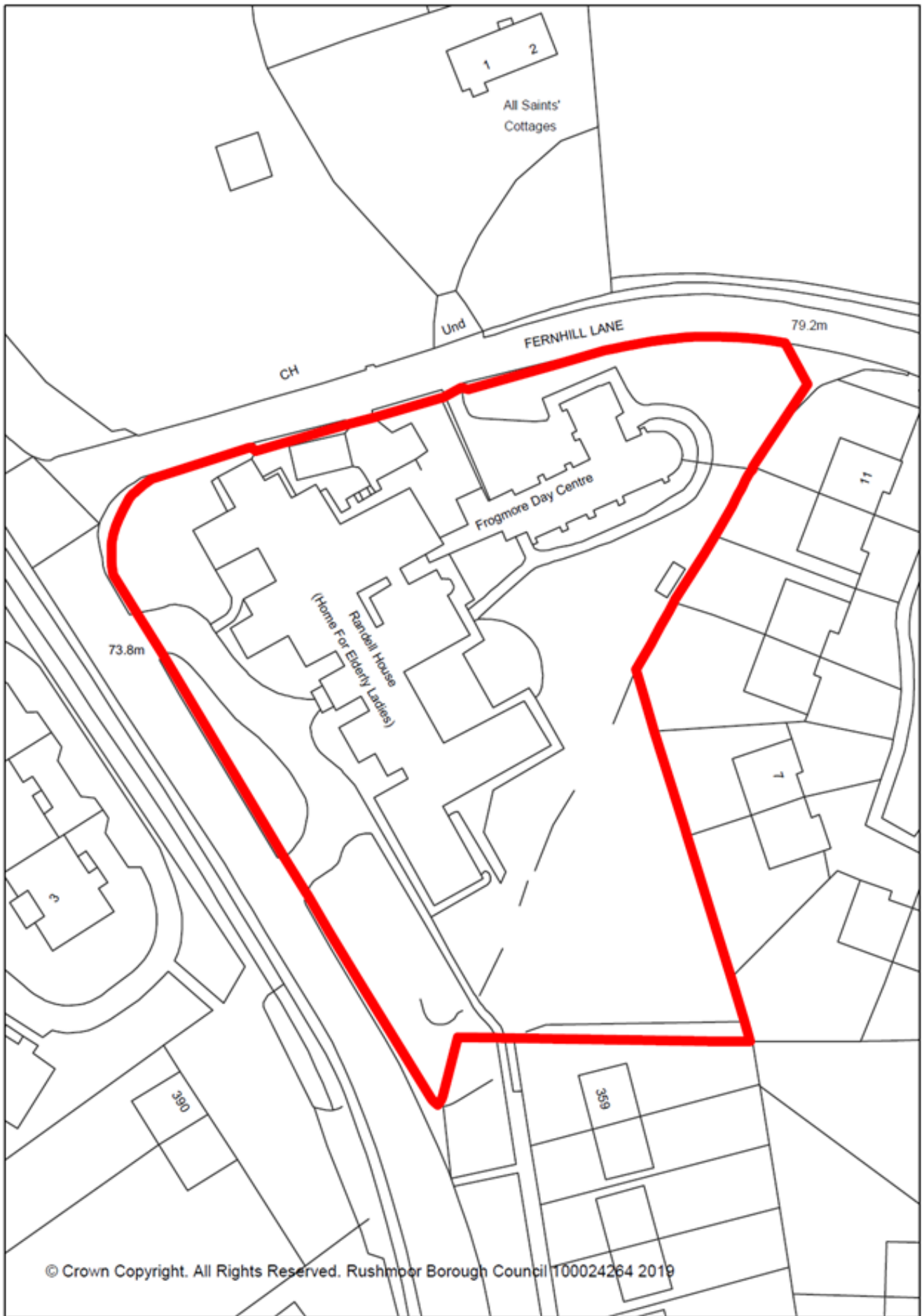
5 **INFORMATIVE -** No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.

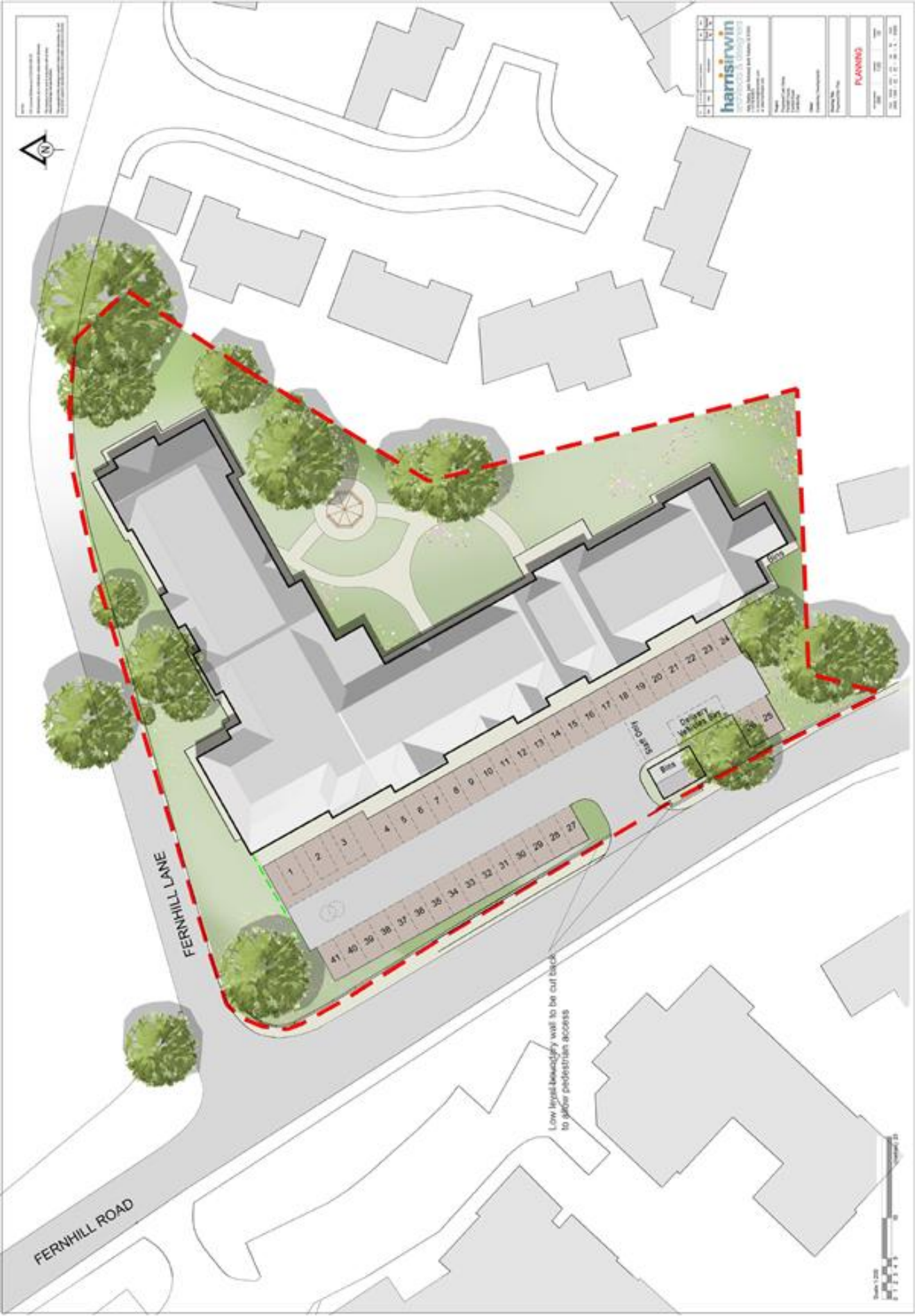
6 **INFORMATIVE -** The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.

7 **INFORMATIVE -** It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If

a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.

- 8 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 9 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. Other species are also subject to statutory protection. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats, or any other protected species, are encountered at any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed.
- 10 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 11 INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.





1:1000
 Scale
 Date: 20/11/2023
 Project: 23/0103
 Location: Fernhill Lane, Fernhill
 Client: [Redacted]



hamisrwin architects & interior designers	
100 Fernhill Lane, Fernhill, Dublin 15	
01 856 1234 info@hamisrwin.com	
www.hamisrwin.com	
Project No.	23/0103
Scale	1:1000
Date	20/11/2023
Client	[Redacted]
Phase	PLANNING
Sheet No.	1 of 1

FERNHILL LANE

FERNHILL ROAD

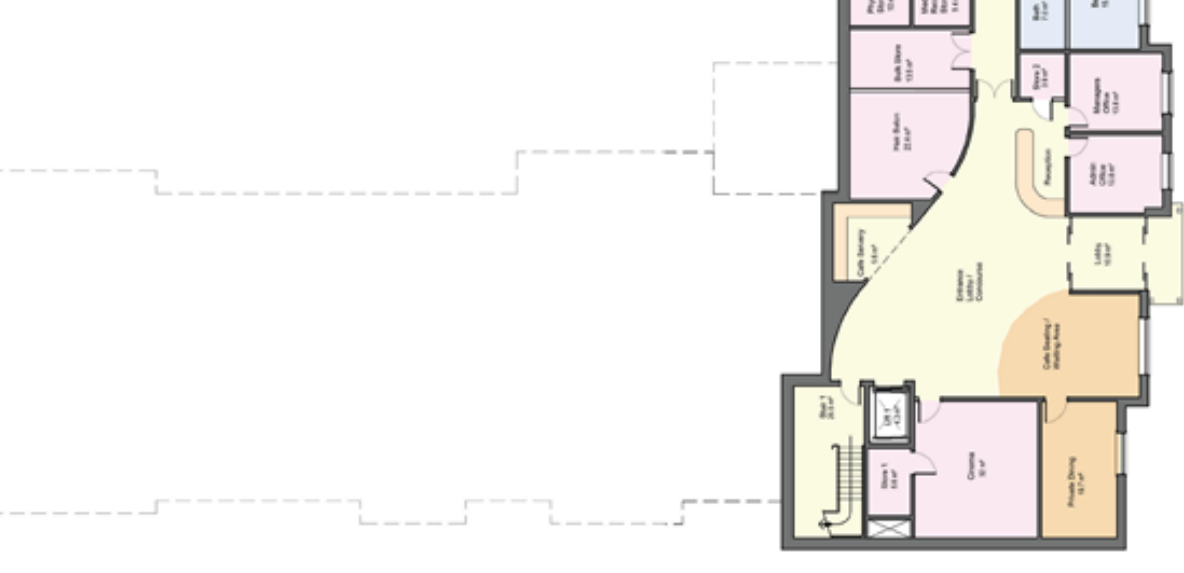
Low level boundary wall to be cut back to allow pedestrian access





PROJECT: 1000 N. ...
 LOCATION: ...
 DATE: ...
harrisirwin
ARCHITECTS & DESIGNERS
 1000 N. ...
 ...
 ...
PLANNING

NO.	DESCRIPTION	SQ. FT.
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0000
 ARCHITECT: HARRISIRWIN ARCHITECTS & DESIGNERS
 10000 W. 16th Ave., Suite 100, Golden, CO 80401
 303.440.1111
 www.harrisirwin.com

NO.	DATE	DESCRIPTION
1	10/15/18	SCHEMATIC
2	11/15/18	CONCEPT
3	12/15/18	PRELIMINARY
4	01/15/19	FINAL

harrisirwin
 architects & designers
 10000 W. 16th Ave., Suite 100, Golden, CO 80401
 303.440.1111
 www.harrisirwin.com

Title: _____
 Designer: _____
 Architect: _____
 Project No.: _____
 Date: _____

PLANNING

NO.	DATE	DESCRIPTION
1	10/15/18	SCHEMATIC
2	11/15/18	CONCEPT
3	12/15/18	PRELIMINARY
4	01/15/19	FINAL



hamisirwin ARCHITECTS & DESIGNERS	
180, Jalan Tunjungan, No. 10, Singapore 117602 Tel: +65 (0) 4343 8888 Fax: +65 (0) 4343 8889 Email: info@hamisirwin.com.sg	
PLANNING	
NO. OF FLOORS	01
TOTAL AREA	11,138.20 m ²
NO. OF ROOMS	50
NO. OF CAR PARKING SPACES	38
NO. OF STAIRS	2
NO. OF LIFTS	3



DATE: 11/19/2024
 DRAWN BY: J. HARRISWIN
 CHECKED BY: J. HARRISWIN
 PROJECT: 1000 S. 10TH AVE. #1000



Proposed South-West Elevation



Proposed South-East Elevation

- KEY:**
- Existing Building Volume
 - Proposed Structure
 - Site Area
 - Proposed Parking Structure
 - Proposed Landscaping
 - Proposed Paved Area
 - Proposed Sidewalk
 - Proposed Street
 - Proposed Utility
 - Proposed Stormwater
 - Proposed Stormwater
 - Proposed Stormwater

harriswin
 ARCHITECTURE & INTERIORS
 1000 S. 10TH AVE. #1000
 TULSA, OK 74106
 TEL: 918.438.1111
 WWW.HARRISWIN.COM

NO.	REV.	DATE	DESCRIPTION
1	0	11/19/2024	ISSUED FOR PERMITTING

PLANNING

DATE	BY	REVISION
11/19/2024	J. HARRISWIN	ISSUED FOR PERMITTING



1. All elevations are shown in perspective.
 2. All elevations are shown in perspective.
 3. All elevations are shown in perspective.



Proposed North-East Elevation
 Scale - 1:100



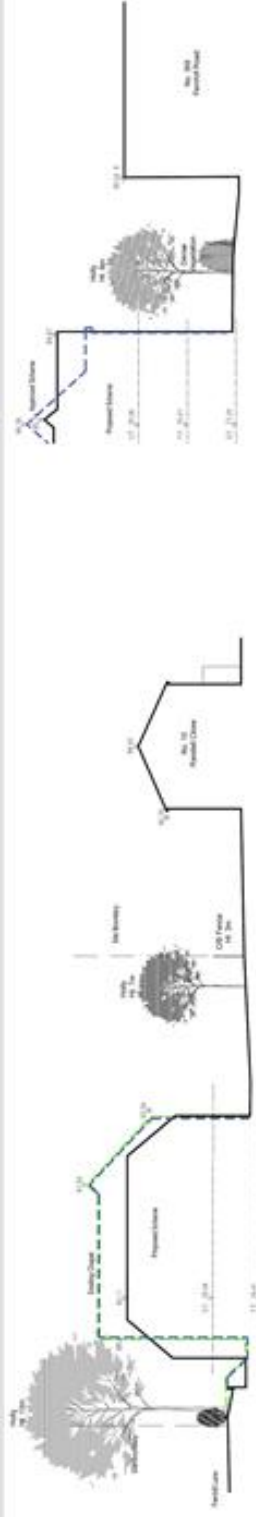
Proposed North-West Elevation
 Scale - 1:100

KEY

- Existing Building Fabric
- Proposed Structure
- Site Area to be Retained
- Proposed Building Footprint
- Existing Site
- Proposed Site
- Proposed Structure
- Proposed Structure

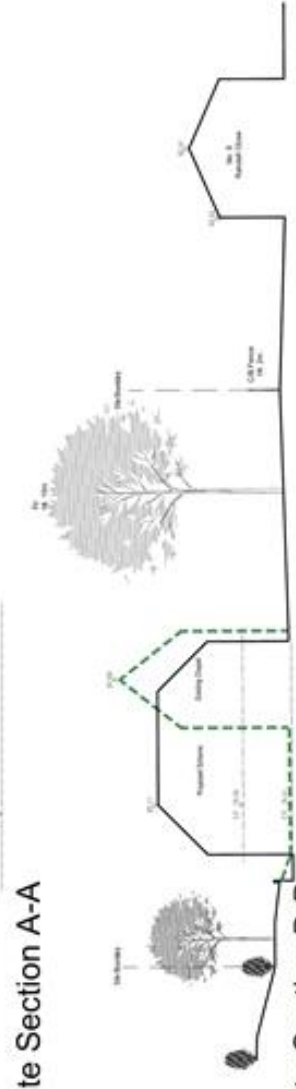
hamsirwin	
ARCHITECTS & DESIGNERS	
10000 10th Street, Suite 1000 Denver, Colorado 80202 Tel: 303.733.1100	
Project No.	10000 10th Street, Suite 1000
Client	10000 10th Street, Suite 1000
Scale	1:100
Date	10/10/2023
PLANNING	
Sheet No.	10000 10th Street, Suite 1000
Scale	1:100
Date	10/10/2023





Site Section A-A

Site Section E-E



Site Section B-B

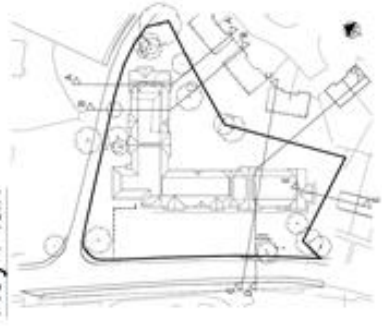


Site Section C-C



Site Section D-D

Key Plan



- Extent of Existing Buildings
- Extent of Approved Scheme
- Extent of Proposed Scheme

Site Name: [Blank]
 Project Name: [Blank]
 Project Address: [Blank]
 Project Reference: [Blank]

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 ARCHITECTS & PLANNERS
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

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