

**Development Management Committee
10th April 2019**

Appendix "A"

Application No. & Date Valid: **18/00614/FULPP** **14th August 2018**

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 at **Randell House Fernhill Road Blackwater Camberley**

Applicant: Hamberley Development Ltd

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 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), Tree Survey & Impact Assessment Report (April 2019), Tree Constraints Plan (1144-KC-XX-YTREE-TCP01 Rev.0) & Tree Protection Plan (1144-KC-XX-YTREE-TPP01 Rev.0); 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), Bat Mitigation Strategy (10 April 2019) & Badger Monitoring Report (10 April 2019).

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 first occupation of the care home hereby approved, 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.

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- 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 first occupation of the care home hereby approved, 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 first occupation of the care home hereby approved, 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, including the retention of existing boundary screen planting adjoining neighbouring properties in Randell Close.

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 Further to the Bat Mitigation Strategy Report submitted to the Local Planning Authority on 10 April 2019, the following bat avoidance and mitigation measures shall be delivered and retained thereafter at all times on site:
- a six integrated bat boxes to be incorporated within the fabric of the buildings;
 - b one stand-alone bat box to be erected before demolition; and
 - c a brown long eared bat roost measuring a minimum of 20m x 4m.

Furthermore, no works on site pursuant to the development hereby permitted shall be undertaken outside November to February; and monitoring surveys of the bat boxes and roost shall be undertaken in years 1, 3 and 5 following the practical completion of the development hereby approved and shall be submitted to the Local Planning Authority.

Reason: To ensure that bat roosts are protected within the proposed development.

- 24 No construction work shall commence at the site pursuant to this planning permission until a Badger Mitigation Strategy has been submitted to, and approved in writing by the Local Planning Authority. The Strategy shall include, inter alia:-

a A badger walkover survey undertaken immediately prior to works commencing on site.

b Details of safety measures to be undertaken to ensure no harm to foraging badgers occurs during the construction period of the development; and

c Details of mitigation measures such as the provision of hedgerows and foraging habitat.

Those details as may be approved shall be

implemented in full and retained for the duration of the construction period of the development hereby approved.

Reason: To ensure badgers are protected during the implementation period of the approved development.

- 25 Further to the Keen Tree Survey & Impact Assessment Report (April 2019) hereby approved, no development shall commence until a site specific Tree Protection Method Statement incorporating measures for the monitoring and arboricultural supervision of works undertaken in proximity to trees and shrubs to be retained, has been submitted to and approved in writing by the Local Planning Authority. The means and measures so approved shall subsequently be implemented in full and retained as appropriate for the duration of works on site in respect of the development hereby approved.

Reason - In the interests of the amenities of the area and occupiers of adjoining residential properties and to ensure the health and stability of trees and shrubs on and adjoining the site to be retained having regard to the requirements of New Rushmoor Local Plan (2014-2032) Policy NE3.

**Application No.
& Date Valid:**

19/00048/FULPP

17th January 2019

Proposal:

Erection of a four storey office building (Use Class B1(a)), a four floor decked car park with associated access and landscaping and alterations to existing site layout at **Proposed Pinehurst 4 Development Site Pinehurst Road Farnborough Hampshire**

Applicant:

Farnborough Business Park Limited

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason - In the interests of the proper planning of the area and to reflect the particular circumstances of this application.

- 2 Construction of the following elements of the development hereby approved 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:

External walls
Roofing materials
Window frames.

Reason - To ensure satisfactory external appearance.*

- 3 Surfacing of access driveways, forecourts or other paths and hardsurfaces within the development hereby approved shall not start until a schedule and/or samples of the surfacing materials to be used for 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 and drainage arrangements.*

- 4 The development shall be completed in accordance with the site and building levels as shown on the approved plans.

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

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

Reason - To safeguard the amenities of neighbouring property.*

- 6 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 shall be used only for the purpose of B1a; and for no other purpose, including any other purpose within Class B1, without the prior permission of the Local Planning Authority.

Reason - To protect the strategic employment area and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 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 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. 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 building or the practical completion of the development, whichever is the sooner, and any trees or 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 - To ensure the development makes an adequate contribution to visual amenity.*

- 9 The existing trees and hedges 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 areas of the trees/hedges as identified in the tree protection measures as set out in the report prepared by Challice Consulting Ltd dated 17 December 2018 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 in the vicinity of the trees or hedges.

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

- 10 The development hereby approved shall not be occupied until the car and cycle parking facilities shown on the approved plans have been completed and made ready for use by the occupiers of the development, those at Pinehurst 1 and 2 and future occupiers of

Pinehurst 3. The car and cycle parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development, existing occupiers at Pinehurst 1 and 2 and future occupiers of Pinehurst 3). *

Reason - To ensure the provision and availability of adequate off-street parking and to promote sustainable transport.

- 11 The electric charging facilities shown on the approved plans shall be completed and made ready for use by the occupiers prior to first occupation of the development . The electric charging facilities shall be thereafter maintained and retained for their designated purpose. *

Reason - In the interests of sustainable development, energy efficiency and to promote alternative modes of transport.

- 12 No part of the development hereby approved shall be used or occupied until the means of vehicular access onto Pinehurst Road has been completed and made available for use.

Reason - To ensure adequate means of access is available to the development.

- 13 Unless otherwise allowed by this permission no display or storage of goods, materials, plant, or equipment shall take place other than within the buildings.

Reason - To protect the amenities of the area and adjoining occupiers.

- 14 Following completion of the measures identified in the submitted remediation and verification strategy prepared by Delta Simons dated September 2018 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.*

- 15 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, in the interests of amenity and pollution prevention, that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site and to prevent deterioration of water quality in the Windlesham Formation (Secondary A aquifer) that underlies the site

- 16 All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of neighbouring occupiers.*

- 17 No works shall start on site until a construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- i) programme of construction work;
- ii) the provision of long term facilities for contractor parking;
- iii) the arrangements for deliveries associated with all construction works;
- iv) methods and phasing of construction works;
- v) access and egress for plant and deliveries;
- vi) protection of pedestrian routes during construction;
- vii) location of temporary site buildings, site compounds, construction materials and plant storage areas;
- viii) controls over dust, noise and vibration during the construction period;
- ix) provision for storage, collection and disposal of

rubbish from the development during the construction period

Construction shall only take place in accordance with the approved method statement*

Reason - In the interests of amenity and highway safety.

- 18 Provision shall be made for services to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no overhead electricity, telecommunications or service lines shall be erected or placed above the ground of the site without the express written consent of the Local Planning Authority.

Reason - In the interests of the amenities and character of the area.

- 19 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are removed during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.

Reason - to prevent harm to breeding birds.

- 20 The development shall be undertaken in accordance with the Flood Risk Assessment and drainage strategy report prepared by Baynham Meikle Partnership Ltd dated December 2018 as supplemented by details submitted on 8 March 2019.

Reason - To reflect the objectives of policy NE8 of the Rushmoor Local Plan

- 21 Notwithstanding any details submitted with the application prior to the occupation of the development details of a lighting strategy for the site shall be submitted to and approved by the Local Planning Authority. Once approved the lighting strategy shall be implemented prior to the first use of any part of the development and thereafter retained unless otherwise agreed in writing.

Reason - In the interests of the visual amenities of the area

- 22 Prior to the removal of any existing parking provision that serves Pinehurst 1 and/or 2, the temporary car parking provision as shown on drawing number SK_35 shall be provided, made available for use and retained for parking purposes for the duration of the construction period.

Reason - To ensure appropriate parking provision is retained for existing occupiers of Pinehurst 1 and 2 in the interests of amenity and highway safety

- 23 Within 6 months of the first occupation of the development a verification report shall be submitted which demonstrates that the development has achieved a BREEAM Very Good standard overall and BREEAM Excellent standard for water consumption.

Reason - To confirm the target score as indicated in the BREEAM Pre-Assessment Report Issue 1 prepared by Watkins Payne and to meet the objectives of policy DE1 of the Rushmoor Local Plan.

- 24 The permission hereby granted shall be carried out in accordance with the following approved drawings - 050_00_PL01, 01_PL01, 02_PL02, 03_Masterplan_PL01, 10_PL01, 11_PL01, 12_PL01, 13_PL01, 14_PL01, 15_PL01, 20_PL01, 21_PL01, 30_PL01, 31_PL01, 32_PL01, 33_PL02, SK_35 and 18409_T rev 0

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

- 25 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.