

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.	19/00229/FUL
Date Valid	16th April 2019
Expiry date of consultations	8th May 2019
Proposal	Construction of new access road across part of existing car park area at No.17 Invincible Road to link with Elles Road at a new road junction with highway signage, extension to central reservation and white-lining, re-arrangement of parking layout and vehicular access to the reduced curtilage of No.17 Invincible Road, and creation of additional parking area to south side of No.17 Invincible Road
Address	17 Invincible Road Farnborough
Ward	Empress
Applicant	Rushmoor Borough Council
Agent	Mr Ammar Ahmed, RBC
Recommendation	GRANT

Description

No.17 Invincible Road is a commercial unit partially occupied by a Magnet Kitchens showroom adjoining the boundary of the Invincible Road Industrial Estate with Elles Road. The other current occupier of part of this building is Tancia Ltd. To the north-east is the Think Ford car dealership site, which fronts Elles Road on the approach to the Sulzers Roundabout. No.17 Invincible Road is located between other industrial units within the Estate.

The application site relates to a 6 metre wide strip of the existing concrete-surfaced car park of No.17 Invincible Road leading from the adjacent cul-de-sac spur end of Invincible Road that also serves the main entrance into the adjacent Think Ford car dealership. This strip of land extends beyond the car park across the grassed amenity verge and combined pedestrian/cycleway to the edge of Elles Road. At this point Elles Road is a dual carriageway divided by a central reservation. The application site also incorporates part of an existing grassed area within the 17 Invincible Road plot and the boundary with Elles Road.

The proposal is for the formation of a new section of road to link Invincible Road with Elles

Road at a conventional 'T'-Junction. This junction would not be signalised and would only allow left-turning into the new road from the east-bound carriageways of Elles Road; or left-turns out of the new road onto the same carriageway of Elles Road. Right-turns out of or into the new road into Elles Road would be prohibited. The central reservation of Elles Road would be extended further to the west of the proposed new junction to prevent right-turn manoeuvres and discourage 'U'-turning around the end of the central reservation.

The new road link and junction is proposed to alleviate traffic congestion and queuing on Solartron Road and at the junction of Invincible Road and Solartron Road by providing an alternative inlet/outlet from the Industrial Estate.

The proposed new road junction would continue to demarcate the line of the Elles Road combined pedestrian/cycleway across the junction, which would have priority over traffic entering or leaving the new road as a result of the provision of 'Give-Way' white lining. The road link would also provide a section of pavement on the west side into which new vehicular entrances for the Magnet and Tancia Units would be formed. In this way, both Units would retain service bays and on-site parking. Elles Road would be subject to some changes to white-lining and signage; and a splitter island provided to separate the 'In' and 'Out' lanes at the new junction. The east-bound carriageway of Elles Road would be narrowed to a single lane only, with the current nearside lane converted into a deceleration or acceleration slip-lane to serve the new junction.

An additional area of parking (8 spaces) would be formed with a grasscrete surface to the side of the Magnet unit between the building and Elles Road. This would necessitate moving the boundary fence out approximately 1 metre onto the adjoining grassed verge. There are a small number of semi-mature ornamental trees planted on the Elles Road verge, of which two would have to be removed to make way for the new junction and additional parking spaces. Some replacement tree planting and landscaping is indicated.

Consultee Responses

RBC Regeneration Team No response received yet.

Arboricultural Officer No objections subject to conditions.

Parks Development Officer No objections.

HCC Highways Development Planning More information required concerning sight-lines, traffic flows and footway/cycleway crossing of proposed junction.

Environmental Health No objections.

Neighbours notified

In addition to posting a site notice and press advertisement, 20 individual letters of notification were sent to properties in Invincible Road and Elles Road, including all properties adjoining the application site.

Neighbour comments

No comments have been received from neighbouring properties, however the following representations have been received as a result of the wider application publicity:-

- | | |
|--------------------|--|
| 59 Highgate Lane | Support : Whilst the development of the access road is warranted for an area increasingly congested by motor traffic, the design of the new junction with clear priority for cyclists and pedestrians is a real benefit to an already useful SUP from the Elles Rd roundabout up to Sulzers roundabout. Moreover, it's an important design shift towards making walking and cycling in Rushmoor easy, safe and enjoyable. |
| 102 Reading Road | Support : I am largely supportive of these plans because they are not to the detriment of those wishing to ride a bike or walk. Cycle riders and pedestrians will have priority when travelling along Elles Road. We need more of this style of infrastructure in Rushmoor that gives priority to riders and pedestrians at side roads. |
| 55 Newfield Avenue | Objection : I work on Invincible Road and whilst I support the idea of another exit off of Invincible Road, making it only one way to exit would create more chaos. Nowadays drivers are quite selfish, especially in the morning and evenings about letting other vehicles join from a side road. If the exit on to Elles Road was both right and left with traffic lights controlling the traffic this would I believe help traffic move more freely and alleviate the congestion. |

Policy and determining issues

The Invincible Road Industrial Estate is defined as a strategic employment site and Elles Road is identified as a 'green corridor'. 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, policies in the Rushmoor Core Strategy and saved old Local Plan policies have been superseded. In this respect New Rushmoor Local Plan Policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), PC1 (Economic Growth & Investment), PC2 (Strategic Employment Sites), DE1 (Design in the Built Environment), NE2 (Green Infrastructure – including 'green corridors'), NE3 (Trees & Landscaping) and IN2 (Transport) are relevant to the consideration of the current application.

Also relevant is the Council's adopted Supplementary Planning Documents (SPDs) 'Parking Standards' (December 2017). Since this document was subject to extensive public consultation and consequent amendment before being adopted by the Council, some significant weight can be attached to the requirements of this document. The advice contained in the National Planning Policy Framework (NPPF) is also relevant.

The main determining issues are considered to be the principle of the proposals, visual impact upon the character and appearance of the area, impact on neighbours, and highways considerations.

Commentary

1. Principle –

Adopted New Rushmoor Local Plan Policy PC2 states that small-scale changes of use or re-development to non-B-Class uses will be supported where they would provide complementary use(s) that are not detrimental to the function and operation of a Strategic Employment Site. In this case, the proposals result in the use of a small piece of land within the Industrial Estate to improve vehicular accessibility to and from the Estate. Since the only vehicular route in and out of the Estate is currently via the roundabout junction with Solartron Road, which is frequently congested, it is not unusual for queuing to take place on these roads at busy times, thereby having a negative impact upon the operation of businesses within the Estate. The proposed new road link and junction with Elles Road would provide an alternative inlet and outlet from Invincible Road that would help alleviate congestion at busier times, making a positive contribution to the function and operation of the Estate. It is therefore considered that the proposal is to be welcomed and is acceptable in principle.

2. Visual Impact –

The location of the proposed new access and road link is readily visible. Elles Road is a busy arterial road and part of the strategic road network in Farnborough : it is a road used by many hundreds of people daily. The adjoining pedestrian and cycleway is also well used by the public. It is not considered that the construction of the proposed new road link would have any material and harmful visual impact upon the character and appearance of the Industrial estate as a whole. The Estate contains much existing development of utilitarian appearance and the proposed works to create the new road link would involve relatively limited works to build-up a new roadway and pavements across an existing car park area.

The proposal would have some visual impact upon the character and appearance of Elles Road and the Elles Road 'green corridor'. It would necessitate the loss of two young trees planted along the amenity verge margin of Elles Road where the proposed road link would emerge; and would also result in the opening up of a less obstructed view into the Industrial Estate from Elles Road at this point. New Rushmoor Local Plan (2014-2032) Policy NE2 states that *"Development proposals within or adjoining green corridors.....will be expected to enhance their landscape and amenity value"*. Policy NE3 indicates that the Council *"will not permit development which would affect adversely existing trees worthy of retention, particularly those subject to Tree Preservation Orders..."* Additionally, *"New development will be expected to make provision for tree and general planting in appropriate situations...."* Neither of the trees to be lost are the subject of a Tree Preservation Order, the application indicates that replacement tree planting would be undertaken, tree protection measures to protect those trees to be retained can be secured by conditions, and it is also considered appropriate to require the provision of some additional landscape planting. It is considered that the proposals would be consistent with the requirements of adopted policy.

Although the proposed additional car parking adjoining the Magnet Kitchens showroom would result in the incursion of the parking spaces onto the existing amenity verge, this aspect of the proposals would not involve the loss of existing trees and the extent of the land lost from the verge would not be readily discernible. Furthermore, it is also considered that the provision of some landscape planting to be required by condition would soften the visual appearance of the proposals.

The proposals have been submitted by the Council and involve land over which the Council

has ownership and control. The Council's Arboricultural and Parks Development (the trees are located on amenity land owned and maintained by the Council) Officers both raise no objections to the proposals.

The relatively minor visual impacts upon the Elles Road street scene and 'green corridor' would be adequately offset by provision of some new planting and the alleviation of traffic congestion and queueing on Invincible Road and Solartron Road. It is therefore considered that the proposals are acceptable in visual terms.

3. Impact Upon Neighbours –

All of the adjacent properties to the application site are commercial. The proposals are intended to improve vehicular access for the entire Industrial Estate, thereby improving the operating conditions of all businesses operating therein. No objections have been raised by commercial operators within the estate or occupiers of any premises immediately adjoining or close to the proposed works. Both the Magnet and Tancia units would retain adequate on-site parking and servicing arrangements as a result of the proposals. It is considered that there would be no material and harmful impacts on neighbours arising from the proposals.

4. Highways Considerations –

The Highway Authority (Hampshire County Council) has been consulted in respect of the application. They would be responsible for the consideration and approval of the details of the design and construction of the proposed new road junction separately under Highways legislation. As a result, it is neither necessary nor appropriate for the consideration of the current planning application to be concerned with the details of the proposed works and junction design. At the time of writing this report, the Highway Authority has informally indicated that they are content with the proposals in principle. They have, however, raised a number of queries concerning the detailed design of the proposals in respect of the dimensions of the sight-lines, projected traffic flows, and the pedestrian and cycleway crossing of the junction. There is no reason to believe that these matters cannot be resolved satisfactorily; or that the proposed new vehicular access would function in any way that would be detrimental to the safety and convenience of highway users. An update will be provided to Members at the meeting in respect of the Highway Authority consultation response.

It is considered that the existing Magnet and Tancia Units would retain adequate on-site parking as a result of the proposals.

Whilst one objection has been raised to the proposals on the ground that the proposed road junction should be designed to operate all ways (i.e. incorporating both right- and left-turn movements) the Council must consider the proposals as submitted on their relevant planning merits. The Highway Authority has indicated that they consider the proposals to be acceptable in highway terms, subject to confirmation of some details.

Ultimately the purpose of the proposed new road link and junction is to reduce traffic congestion on nearby roads to benefit the safety and convenience of highway users.

Conclusions –

It is considered that the proposals are to be welcomed and that they would be acceptable in principle, visual and highways terms. Furthermore, the proposals would have no material and

harmful impacts on neighbours. The proposals are considered to be acceptable having regard to adopted New Rushmoor Local Plan (2014-2032) Policies PC1, PC2, DE1, NE2, NE3 and IN2.

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

- 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 - Drawing numbers: 001, 001 Site Block, 007 Visibility Splay, 008, 1001 Section A, 1001 Section B, 1001 Section C, 1001 Section D; and Design & Access Statement.

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

- 3 The proposed works shall be undertaken entirely in accordance with the following tree protection measures :-

- (a) No machinery shall be used anywhere within the root protection area of any tree to be retained;
- (b) No material shall be piled-up/stored and no building materials, plant or equipment shall be stored within the identified root protection area;
- (c) All post holes and/or excavation of ground to be dug within the identified root protection area of any tree to be retained shall be dug with hand tools only;
- (d) Should any roots in excess of 25mm in diameter be encountered when a post hole is being dug, the post hole shall be re-positioned to avoid and retain intact any tree roots of in excess of 25mm in diameter; and
- (e) Concrete contamination of the root protection area shall be avoided by lining all post holes within the root protection area of any tree to be retained with polythene.

Reason - To protect the amenity value of trees to be retained with the development hereby permitted in the interests of the amenities of the area.

- 4 Notwithstanding the indications of replacement planting shown on the plans hereby approved, prior to first use of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) shall be first submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the development makes an adequate contribution to visual amenity having regard to the 'green corridor' position of the proposed development. *

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the

buildings or the practical completion of the development, whichever is the sooner and shall be so retained.

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

- 6 The development hereby approved shall not brought into use until the modified and additional on-site parking and servicing/turning facilities shown on the approved plans to be provided for use by the occupiers of, and visitors to, the units at No.17 Invincible Road have been marked out and made available in accordance with the approved plans. The parking and servicing facilities shall be retained solely for their intended purposes at all times thereafter. *

Reason - To ensure the provision and availability of adequate off-street parking and servicing for the premises at No.17 Invincible Road.

Informatives

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

It is considered that the proposals are to be welcomed in alleviating traffic congestion on Invincible Road and Solarton Road; and that they would be acceptable in principle, visual and highways terms. Furthermore, the proposals would have no material and harmful impacts on neighbours. The proposals are considered to be acceptable having regard to adopted New Rushmoor Local Plan (2014-2032) Policies PC1, PC2, DE1, NE2, NE3 and IN2.

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 either the submission and approval of details, information, drawings etc.by the Local Planning Authority **BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING.**

Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION.**

The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 3 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.
- 4 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Operational Services for advice.
- 5 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.



