

Appeals Progress Report

1. New Appeals

- 1.1 One new appeal has been received and 'started' by the Planning Inspectorate since the last Committee meeting on 14 August 2019. There is also an update on an appeal previously reported to the Committee.
- 1.2 **Willow House 23 Grosvenor Road, Aldershot** : Against the refusal of planning permission for: Demolition of existing building and erection of part 3, part 4 and part 5-storey building containing 23 flats (2 x studios, 13 x one bedroom and 8 x two bedroom) and 2 retail units, with associated bin and cycle storage. This appeal is being dealt with by means of the written procedure. The Planning Inspectorate declined a request from the Appellant that it should be dealt with as a Public Hearing.
- 1.3 **206 Sycamore Road, Farnborough** : Against the refusal of planning permission for: Demolition of existing buildings and erection of a new building part 3 part 4 storey with a mix of 11 dwellings with associated parking, access, cycle and bin provision . The Planning Inspectorate initially advised that this appeal would be dealt with by means of the written procedure but have since advised that it will proceed by way of a hearing to be held at the Council Offices on 12 November 2019.

2. Appeal decisions

- 2.1 **165 North Lane, Aldershot**
- 2.2 In February 2019 the Development Management Committee refused planning application (18/00734/FULPP) for: Change of use from Retail (A1) to Hot Food Takeaway (A5) (Rooster Shack) on the following grounds:
 1. The proposed development, by virtue of the absence of on-site parking, limited availability of on-street spaces during the evening and the corner location of the site, would be likely to attract indiscriminate and obstructive short term customer parking in the vicinity to the detriment of highway safety in the local area, contrary to Policies CP16 of the Rushmoor Core Strategy (2011) and Policy IN2 of the draft submission Rushmoor Local Plan (2017).
- 2.3 The site is located at the southern end of the North Lane shopping parade designated as a Local Neighbourhood Facility by Policy LN6 of the Local Plan (2019). The unit had been a secondhand furniture shop for a number of years. Vacant since July 2017, the application was for a change of use from retail to a Hot Food Takeaway.

- 2.4 The Inspector did not share the Council's view that the proposed use would generate hazardous and inconsiderate short-term parking close to the site entrance given the number of parking bays and a range of uses with different operating times in the street. Under Paragraph 109 of the National Planning Policy Framework (2019) the application should not be refused as the cumulative impact on the road network would not be severe, and the scheme would not be contrary to Policy CP16 of the Core Strategy or IN2 of the Local Plan. Noting the concerns about the health impact on local residents and school children the Inspector felt that the introduction of one more takeaway would not significantly alter the existing availability in the parade and gave that issue limited weight in the determination of proposal.

DECISION : APPEAL ALLOWED

3. Recommendation

- 3.1 It is recommended that the report be NOTED.

Tim Mills
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