

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	Louise Davies
Application No.	19/00599/FULIA
Date Valid	20th August 2019
Expiry date of consultations	17th September 2019
Proposal	Erection of building for office use together with business and hospitality accommodation to be used in connection with the biennial Farnborough International Airshow
Address	<b>Farnborough International Exhibition and Conference Centre, ETPS Road, Farnborough, Hampshire GU14 6FD</b>
Ward	St Marks
Applicant	ADS Group Limited
Agent	Terence O'Rourke Limited
Recommendation	<b>GRANT</b>

## Description

### The Application Site & Context

This application relates to land forming part of the Farnborough Airport site that is used in connection with the biennial Airshow in the south and eastern part of the airport. Four main terraces house the Airshow exhibition halls and chalets, which increase in elevation from northwest to southeast. To the west of the terraced area is another area of hard standing and a semi-permanent exhibition facility known as 'Hall Five'.

Each terrace comprises an area of hard standing upon which temporary exhibition halls are erected for the duration of the Airshow. Viewing and hospitality chalets are located on the western edge of each terrace.

The site the subject of this application is 0.64ha in area, located adjacent to Top Terrace Road and the existing Lockheed Martin Chalet approved under planning consent

15/00487/FULPP, which is linked by a pedestrian bridge across Top Terrace Road to the Lockheed Martin Pavilion. The proposed site for the ADS Chalet is located immediately to the south of the Lockheed Martin Chalet in Chalet Road D.

## **The Proposals**

This application is for the erection of a three storey building to be used in connection with the biennial Farnborough International Airshow. The applicant has stated that the ground floor of the building will be permanently used as office accommodation for ADS Group, while the two upper floors will provide business and hospitality accommodation. There will be a viewing terrace at the third floor level, extending the width of the building providing a view of the runway and display area.

This new facility will replace ADS Group's temporary structure that is erected at this location biennially in connection with the Farnborough International Airshow.

The proposals were amended shortly after submission, and comments received relate to these amended plans. The floorspace that would be created by this proposal totals:

Ground Floor GIFA (B1 Office)	524sq.m
First Floor GIFA (D1 Chalet)	524sq.m
Second Floor GIFA (D1 Chalet)	514sq.m

Total B1 = 524sq.m (34%)

Total D1 = 1038sq.m (66%)

The supporting documentation submitted states that ADS staff currently share office accommodation within the existing Showcentre with Farnborough International Ltd staff. It is stated that this is no longer fit for purpose and that the proposed development would allow ADS to relocated approximately 50 staff members within the Farnborough site.

## **Relevant Planning History**

This site has been used for the siting of temporary exhibition halls in connection with the biennial Farnborough International Airshow for many years.

Supporting information submitted with the application states that the current temporary facilities on site are increasingly uneconomic to erect and fit out and fall short of customer expectations. The Airshow remains a temporary event with some 50,000sqm of exhibition halls and more than 100 business chalets being erected and then dismantled at each show. These facilities require urgent upgrade and this application seeks to replace ADS group's temporary chalet with a higher quality permanent structure.

## **Consultee Responses**

Environmental Health	Environmental Health have no objections to this application.
Ecologist Officer	There was some difficulty, due to the size of the SINC, in ascertaining its boundaries.  Although there is to be no direct impact on the SINC

there is still the risk that the grassland may be damaged within the build, and floristic abundance could decline with time due to the grassland being in shadow permanently. No objection subject to imposition of a condition as follows.

*Before construction commences a Construction Environment Management Plan (CEMP) and a Habitat Creation Management and Monitoring strategy will be submitted to and agreed by Rushmoor Borough Council.*

*The CEMP will contain details regarding how the adjacent Farnborough Airport SINC will be protected from harm due to compaction and pollution due to runoff and fuel and chemical spills.*

*The Habitat Creation Management and Monitoring Strategy will contain details of how Areas 1, 4 and if possible 3 will be managed to ensure the longevity and species richness of the neutral grassland within and adjacent to the SINC*

**Reason:** *To ensure that the Farnborough Airport SINC is not damaged and if possible enhanced due to the proposed development*

TAG No objections

Hampshire Highways Authority No objections

## **Neighbour Consultation**

In addition to posting a site notice, individual letters of notification were sent to neighbouring properties. No comments were received.

## **Policy and Determining Issues**

Section 38(6) of the *Town and Country Planning Act 1990* (as amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. The *Rushmoor Local Plan* was formerly adopted by the Council on 21st February 2019. In addition to the *Rushmoor Local Plan*, the *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019, is also a material consideration.

The site lies within the defined Farnborough Airport Planning Policy Boundary (APPB). Rushmoor Local Plan policies SP4 (Farnborough Airport), IP1 (Infrastructure and Community Facilities), IP2 (Transport), DE1 (Design in the Built Environment), NE4 (Biodiversity) are of particular relevance in the consideration of this application.

The main determining issues are the principle of development, the design and impact on amenity, the impact on adjoining neighbours, highways considerations, and the impact upon nature conservation and biodiversity.

## **Commentary**

### **The principle of development**

The site falls within the Airport Planning Policy Boundary. The building would be sited on land previously used to house structures in connection with the Biennial Airshow. There is no objection to the principle of development, subject to the proposal being found to be satisfactory in addressing the following matters in the context of the relevant policies of the development plan:

### **Design and Impact on Amenity**

Whilst the proposal relates to a substantial structure on elevated land, the main public views of the site would be from points across the expanse of the airfield and would be seen in this overall context. The closest buildings are the Lockheed Martin buildings, and the nearest residential properties are some distance away on the Queensgate development.

The height of the proposed structure will be approximately 12 metres above existing finished ground level, with a ridge level to match the adjacent Lockheed Martin Chalet.

The design of the building and choice of external finishes is considered consistent and sympathetic with the existing Lockheed Martin buildings and others on the wider airport site. The chalet will comprise a steel framed structure clad with insulated metal wall panels with a contrast in colour at the third floor level. This will match the design and colour of the adjacent Lockheed Martin building.

The proposal is broadly consistent with the footprint of the existing temporary chalets used by ADS Group.

Pedestrian access will be from the existing Top Terrace Road footpath, allowing level access directly into a central reception area within the building. For access by mobility-impaired individuals to the upper levels during the Airshow, a platform lift will be provided in addition to the main central stair.

It is considered that the proposal will be in keeping with surrounding buildings and would have no adverse impact on visual amenity.

### **Highway Considerations:**

The application is supported by a Transport Statement. Hampshire County Council (the Highway Authority) have been consulted. Following clarification on specific matters regarding proposed trip rates, they have concluded that having reviewed the transport statement Highways Development Planning 'are satisfied that there would not be a severe detrimental impact on the local highway network as a result of the proposals'.

## **Car and Cycle Parking**

The applicant has stated that the relocated staff will use the existing parking and cycle provision.

It is considered that the proposal will have an acceptable impact on highway safety.

## **Ecology and Biodiversity**

Initial concerns have been raised in view of the proximity to the Farnborough Airfield SINC. The initial assessment highlighted a concern that the development as proposed may lead to a loss of habitat. For this reason, it was recommended that a biodiversity offsetting Metrix was used to determine if any mitigation and/or a compensation package would be required. Further survey work was undertaken on behalf of the applicant by Lindsay Carrington Ecological Services and an Ecological Survey was submitted.

The conclusion of no direct impact on the Farnborough Airfield SINC is accepted however there remains a risk that the grassland may be damaged within the build, and floristic abundance could decline with time due to the grassland being in shadow permanently rather than just during the Airshow period every two years. For this reason, a condition stating that no development shall take place until a Construction Environment Management Plan (CEMP) and a Habitat Creation Management and Monitoring Strategy has been submitted to and agreed by Rushmoor Borough Council has been requested, to ensure the protection, maintenance and enhancement of the Farnborough Airport SINC.

It is considered that the subject to the above, the proposal would have an acceptable impact upon nature conservation and biodiversity.

## **Conclusion**

The proposal would have an acceptable impact on the character of the area and on adjoining non-residential and residential occupiers, is of an acceptable design, is acceptable in highway terms and subject to the submission of a satisfactory CEMP and Habitat Creation Management and Monitoring Strategy will have an acceptable impact upon nature conservation and biodiversity.

The proposal complies with the relevant Rushmoor Local Plan policies and the National Planning Policy Framework.

## **FULL RECOMMENDATION**

**GRANT** planning permission 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: Site Location Plan ADS Chalet 158901B2–TOR–XX-XX-DR-A-P001 B; Revised Building Sept 19 Site Plan 158901B2–TOR–XX-XX-DR-A-sk004; Revised Building Sept 19 Site Elevation/Section Plan 158901B2–TOR–XX-XX-DR-A-sk006; Proposed Site Plan ADS Chalet 158901B2–TOR–XX-XX-DR-A-P003 B; Proposed Roof Plan ADS Chalet 158901B2–TOR–XX-XX-DR-A-P004 B; Proposed Site Section ADS Chalet 158901B2–TOR–XX-XX-DR-A-P005 C; Ground Floor Plan ADS Chalet 158901B2–TOR–XX-XX-DR-A-P010 B; First Floor Plan ADS Chalet 158901B2–TOR–XX-XX-DR-A-P0011 B; Second Floor Plan ADS Chalet 158901B2–TOR–XX-XX-DR-A-P012 B; Longitudinal Section ADS Chalet 158901B2–TOR–XX-XX-DR-A-P021 C; Elevations 1 ADS Chalet 158901B2–TOR–XX-XX-DR-A-P030 C; Elevations 2 ADS Chalet 158901B2–TOR–XX-XX-DR-A-P031 C; Proposed 3D View ADS Chalet 158901B2–TOR–XX-XX-DR-A-P040 C.

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

- 3 No development shall take place until a Construction Environment Management Plan (CEMP) and a Habitat Creation Management and Monitoring Strategy has been submitted to and agreed by Rushmoor Borough Council.

The CEMP will contain details regarding how the adjacent Farnborough Airport SINC will be protected from harm due to compaction and pollution due to runoff, fuel and chemical spills.

The Habitat Creation Management and Monitoring Strategy will contain details of how Areas 1, 4 and if possible 3 will be managed to ensure the longevity and species richness of the neutral grassland within and adjacent to the SINC.

Reason: To ensure the protection, maintenance and enhancement of the Farnborough Airport SINC.

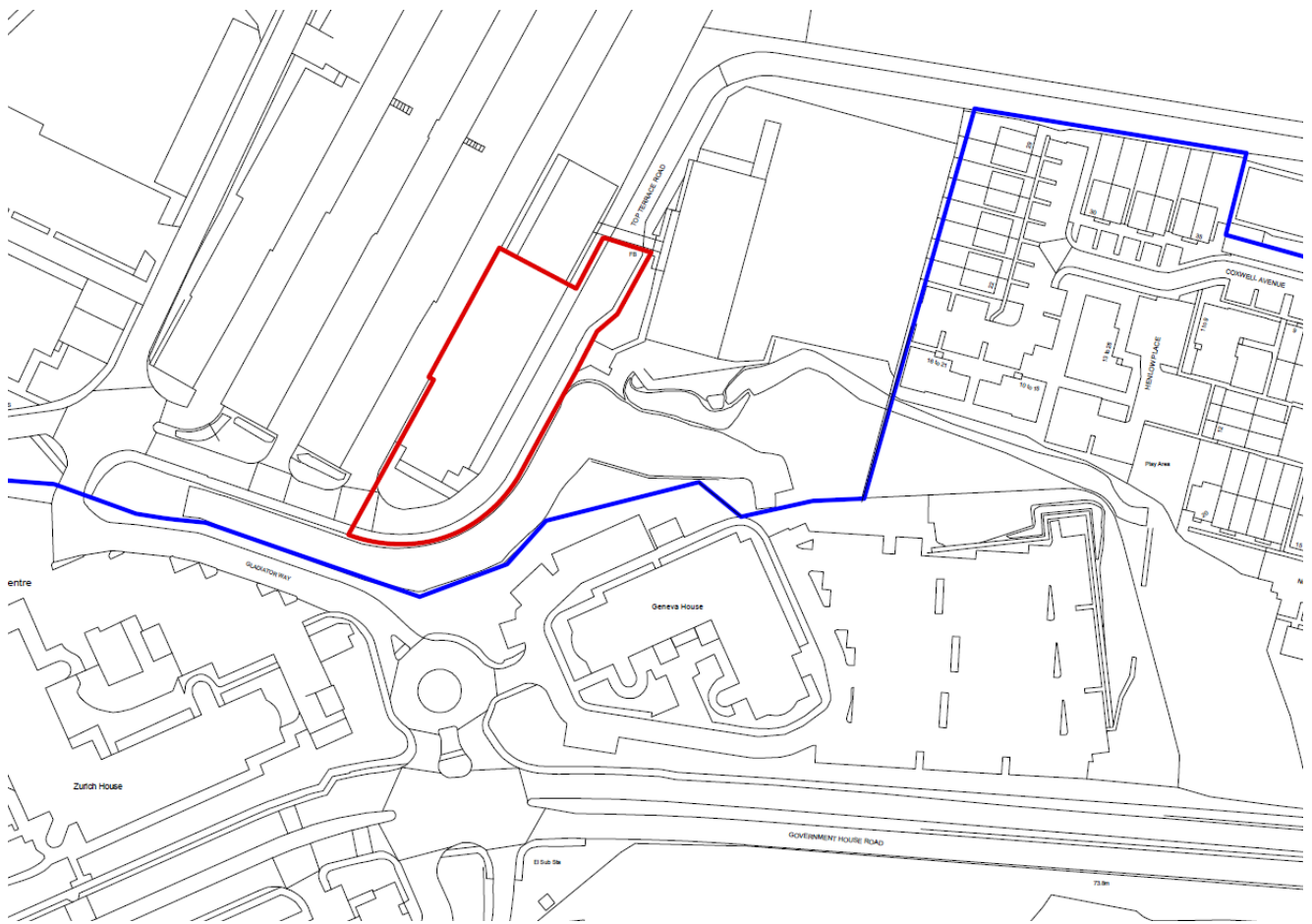
### **Informatives**

- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal would have an acceptable impact on the character of the area and on adjoining non-residential and residential occupiers, is of an acceptable design, is acceptable in highway terms and subject to the submission of a satisfactory CEMP and Habitat Creation Management and Monitoring Strategy will have an acceptable impact upon nature conservation and biodiversity.

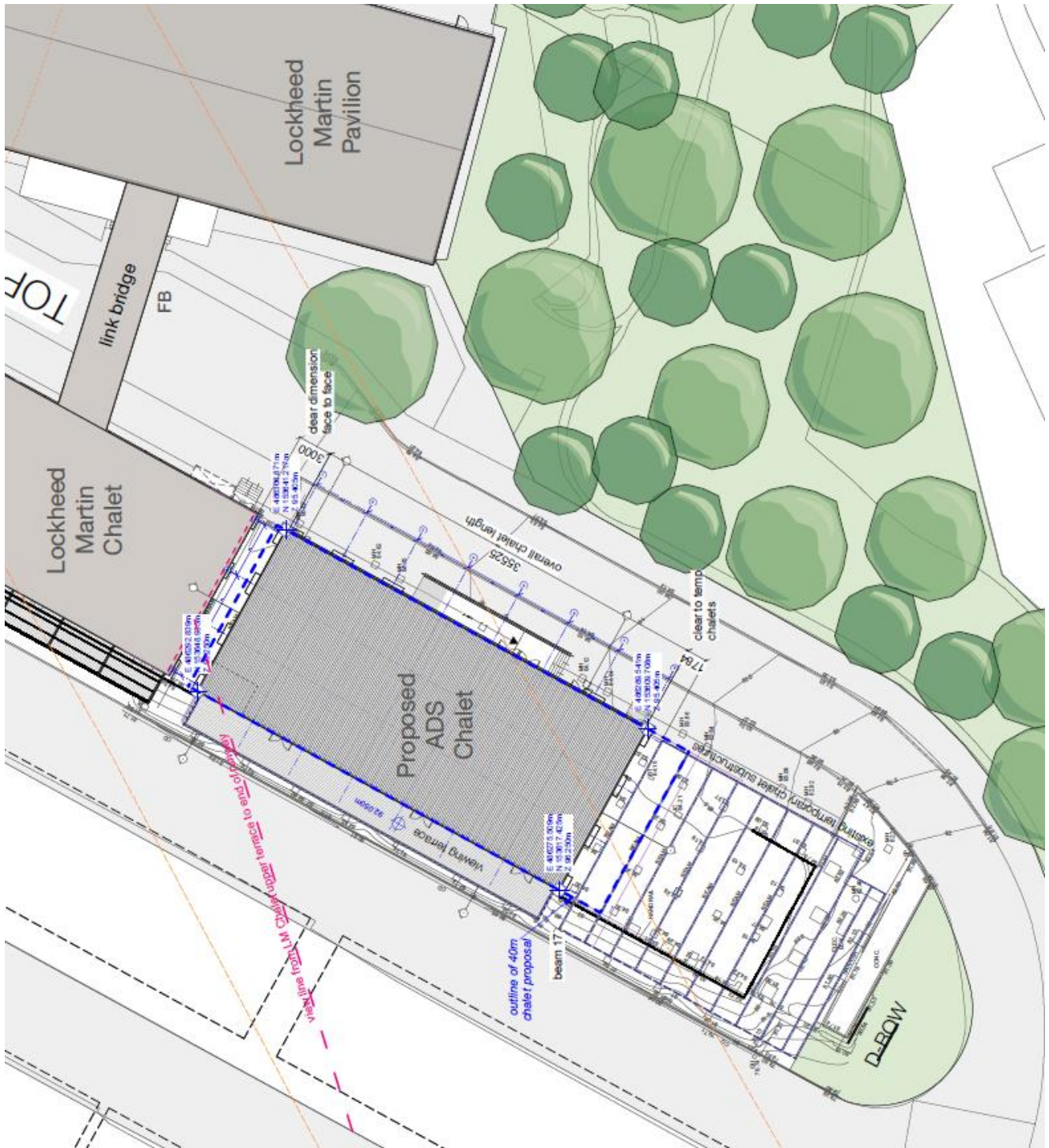
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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

- 2 **INFORMATIVE –** 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.

# Site Location Plan

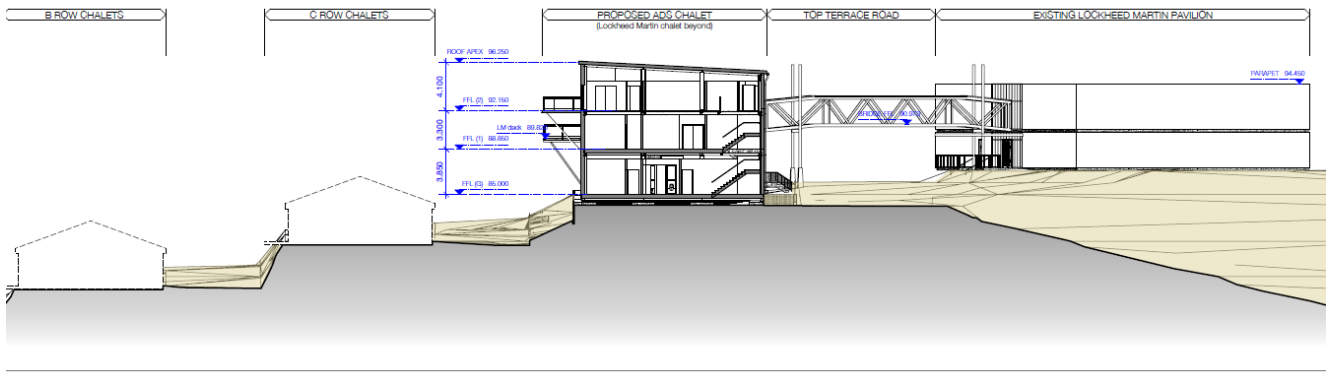


# Block Plan

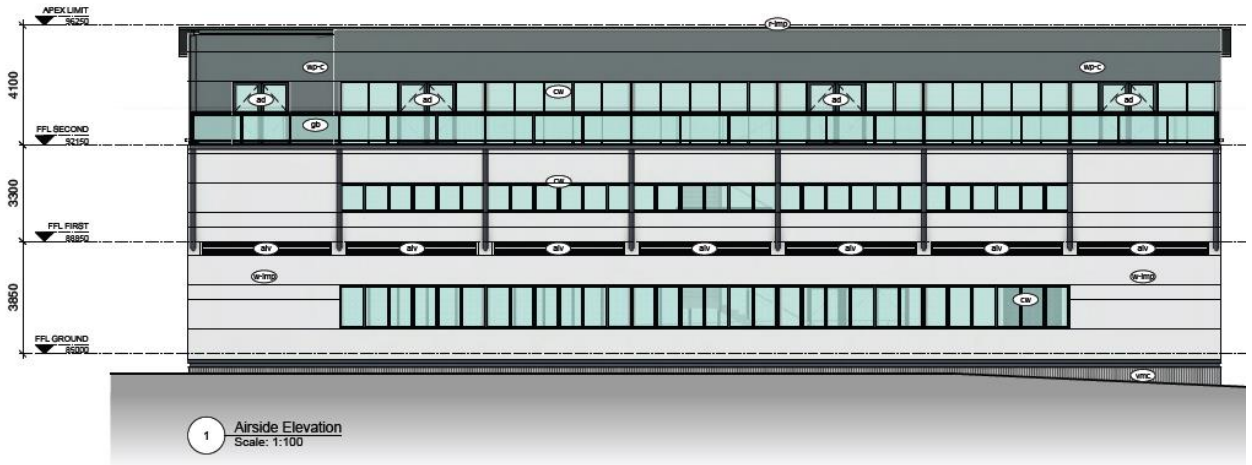
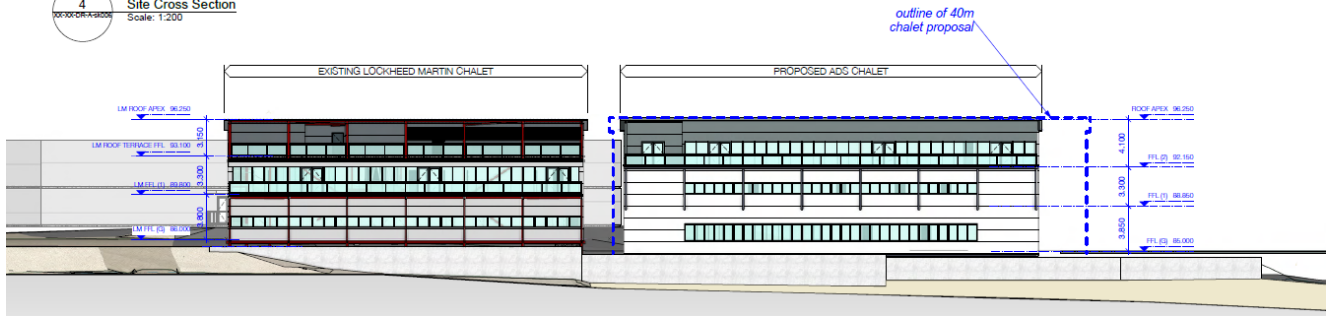




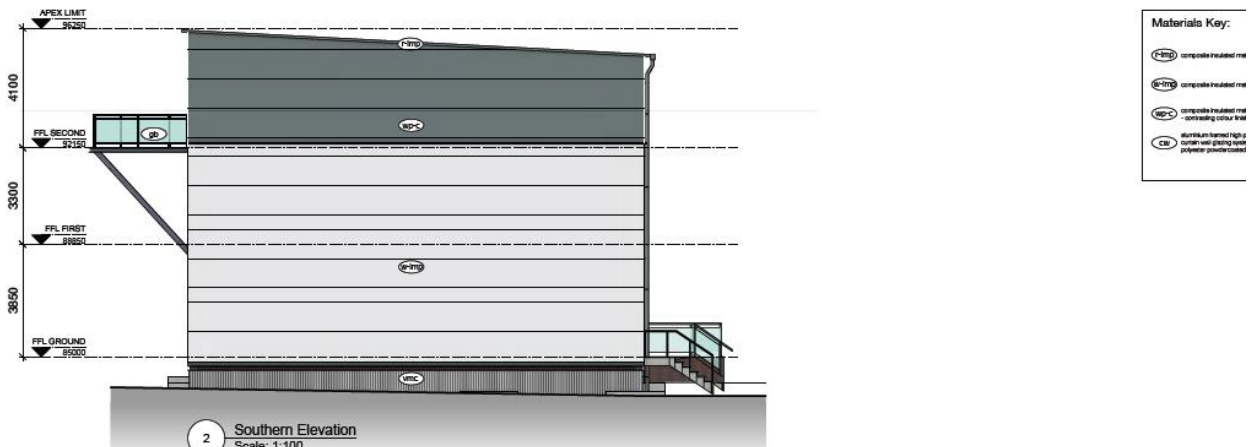
# Proposed Elevation Plans



4 Site Cross Section  
Scale: 1:200



1 Airside Elevation  
Scale: 1:100



2 Southern Elevation  
Scale: 1:100

**Materials Key:**

- composite treated m/c
- composite treated m/c
- composite treated m/c - contrasting colour finish
- aluminium framed high carbon steel glazing with polycarbonate powder coated
- aluminium framed high carbon steel glazing with polycarbonate powder coated

**Proposed 3D View**

