

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	Katie Herrington
Application No.	20/00301/FULPP
Date Valid	15th May 2020
Expiry date of consultations	5th June 2020
Proposal	Erection of replacement part single storey, part two storey building for aerospace research and development ancillary to existing educational use
Address	Farnborough College Of Technology Boundary Road Farnborough Hampshire GU14 6SB
Ward	Knellwood
Applicant	Farnborough College of Technology
Agent	Mr Matthew Miller – ET Planning
Recommendation	GRANT planning permission

Description

The application site is located to the north western corner of the Farnborough College of Technology Campus, fronting Sycamore Road. The application site comprises 'Block C' and the car park to its front, which is located east of the University Centre building.

It is proposed to erect a part single storey part two storey building in the location of Block C to provide an Aerospace Research and Innovation Centre. The proposed building would be wider than the existing structure, resulting in a larger footprint (around 549.5sqm, compared to 490sqm as existing) and a larger floor area (820 sqm compared to 766sqm). It would have an overall height of around 9.5m (including plant). Due to its footprint, 3 visitor parking spaces – located to the front of Block C - would be lost.

Prior Approval has been granted for the demolition of the existing building – 'Block C' (19/00764/DEMOPP).

The proposal for an Aerospace Research and Innovation Centre reflects a recognised need to provide an exceptional regional educational and research hub. While some existing floor space has already been repurposed for this within Block D additional facilities are required in

the form of a purpose-built, state-of-the-art new building – the subject of this application.

Consultee Responses

RBC Employment And Skills	No objection
Environmental Health	No objection. The submitted Desktop Ground Investigation report has recommended that a limited site specific intrusive investigation be undertake. This can be secured by condition.
Hampshire County Council Highways	No objection.

Neighbour comments

In addition to posting a site notice, and press advertisement, 150 individual letters of notification were sent to neighbouring properties.

One response was received.

10 The Convent, Farnborough Road.	I have no objection to the above reference, the erection of part two storey building at the technology college.
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Policy and determining issues

The application site is located within the defined built-up area of Farnborough.

Local Plan Policies SS1 (Presumption in favour of Sustainable Development, SS2 (Spatial Strategy), IN2 (Transport), DE1 (Design in the Built Environment), DE10 (Pollution), and NE6-8 (Flooding & Drainage) are relevant. Also relevant is the Council's Car and Cycle Standards Supplementary Planning Document (SPD) adopted in 2017.

The main planning considerations in the determination of this application are;

- The principle of development
- Impact upon visual amenity
- Impact upon neighbours
- Highways considerations
- Flooding and drainage

Commentary

1. Principle

The proposal relates to the erection of a replacement building to function as an Aerospace Research and Innovation Centre. Prior Approval has been granted for the demolition of the existing building (19/00764/DEMOPP). There is no in principle objection to the erection of a new building.

It is intended that the proposed building would house a mixture of students and staff associated with the university (such as postgraduates and graduates) but also an element of start-ups working in the field of aerospace research and innovation. The existing use of the site - and Farnborough College as a whole – would fall within Use Class D1, however if considered in isolation, the use of a building by SMEs and students would not. However, in this case it is considered that the non-education element of the use would be ancillary to the D1 use of Farnborough College.

2. Visual Impact

The site is located within the grounds of Farnborough College and would be visible from Farnborough Road and Sycamore Road. The proposal would comprise a rectangular part single storey, part two storey building. It would be in the same position as the existing building but would have a larger footprint – extending to the front and the sides. The proposed building would be a similar height to the adjacent University Centre building.

The building has been designed to complement the contemporary University Centre building to the west, using bricks of a similar texture and colour and large areas of glazing. The building is rectangular with horizontal windows. There would be a full height glazed entrance area.

It is considered that the proposal would complement the character of this part of the street scene, and therefore would not result in harm to the character and appearance of the area, in accordance with policy DE1 of the Local Plan.

3. Impact upon neighbours

The closest residential occupier to the proposed building would be number 2 Sycamore Road. It is considered that given the scale and massing of the proposal and the distance between it and the closest residential occupiers that the proposal would not result in harm to residential amenity byway of loss of daylight and sunlight, overbearing or privacy issues.

A noise report by Mach Acoustics was submitted as part of this application. It is considered that subject to a condition requiring the soundproofing of plant, that the proposal would not result in harm byway of noise or other disturbance.

Subject to such condition, the proposal would not conflict with policy DE1 of the Local Plan in this respect.

4. Highways

The proposal would not result in any additional staff or students attending the site, but there is the potential for an increase in visitor numbers. The proposal would result in the loss of three visitor parking bays located outside of the existing building.

A car parking survey was submitted with this application. This demonstrates that in 2019 there was at worst a spare capacity for staff of 37 spaces (Wednesday 11am), and that therefore there is sufficient capacity within the site to accommodate additional visitor numbers despite the loss of three visitor bays.

The application was submitted with a Construction Management Plan. The County Highways Officer has reviewed this document and is satisfied with its recommendations. This is the subject of a recommended condition.

The proposal is considered to accord with Policy IN2 of the Local Plan and the Councils Car and Cycle Standards Supplementary Planning Document (SPD) adopted in 2017.

5. Flooding and drainage

The site is within Flood zone 1. Policy NE7 requires new buildings to achieve run-off rates and volumes equivalent to greenfield discharge rates. The application was submitted with a Flood and Drainage report by Hambleton Partnership Consulting Engineers which demonstrates how this would be achieved. This arrangement would be secured by condition. As a result, the proposal would accord with policy NE7 in this respect.

Conclusions –

The proposal is considered acceptable in principle, to have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, and to be acceptable in highway terms. The proposal is thereby considered acceptable having regard to Policies SS1, SS2, DE1, DE10, IN2, and NE6-8 of the adopted New Rushmoor Local Plan (2014-2032).

Full recommendation

Grant Planning Permission.

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 details
 - 1001, 1005, 2005, 2006, 2007, 4001, DR102 A, 3001 A.
 - Mach Group Environmental Noise Assessment dated 19/03/2020.
 - Hambleton Partnership Consulting Engineers Aerospace and Innovation Centre Drainage Strategy and SuDS Report March 2020.
 - The Construction & Traffic Management Plan by Stuart Michael Associated Ltd dated May 2020
 - 'Indigo Surveys Trees and Construction BS5837:2012 Tree Survey, Arboricultural Implications Assessment & Method Statement Ref: 19581/A2/AIA/AMS March 2020'.

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

3. Prior to the occupation of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport

to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section (Sustainable Transport) and Local Plan policy IN2.

4. Construction above ground level of the 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.

Reason - To ensure satisfactory external appearance.

5. 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.

6. The Construction & Traffic Management Plan by Stuart Michael Associated Ltd dated May 2020 so approved shall be adhered to at all times as specified within 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.

7. No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -
 - a. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.
 - b. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.*

8. 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

9. 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 the recommendations set out within Mach Group Environmental Noise Assessment dated 19/03/2020.

Reason - To protect the amenity of neighbouring occupiers.

10. Prior to use of the building hereby approved, the drainage system shall be constructed in accordance with the Recommendations and within the submitted Hambleton Partnership Consulting Engineers Aerospace and Innovation Centre Drainage Strategy and SuDS Report March 2020 and proposed Drainage Layout Plan Dr.102 Rev A. Any changes to the approved documentation must be submitted to and approved in writing by the Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To reflect the objectives of Policy NE8 of the Rushmoor Local Plan (2019)

11. During construction the existing trees and hedges which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the recommendations within 'Indigo Surveys Trees and Construction BS5837:2012 Tree Survey, Arboricultural Implications Assessment & Method Statement Ref: 19581/A2/AIA/AMS March 2020'.

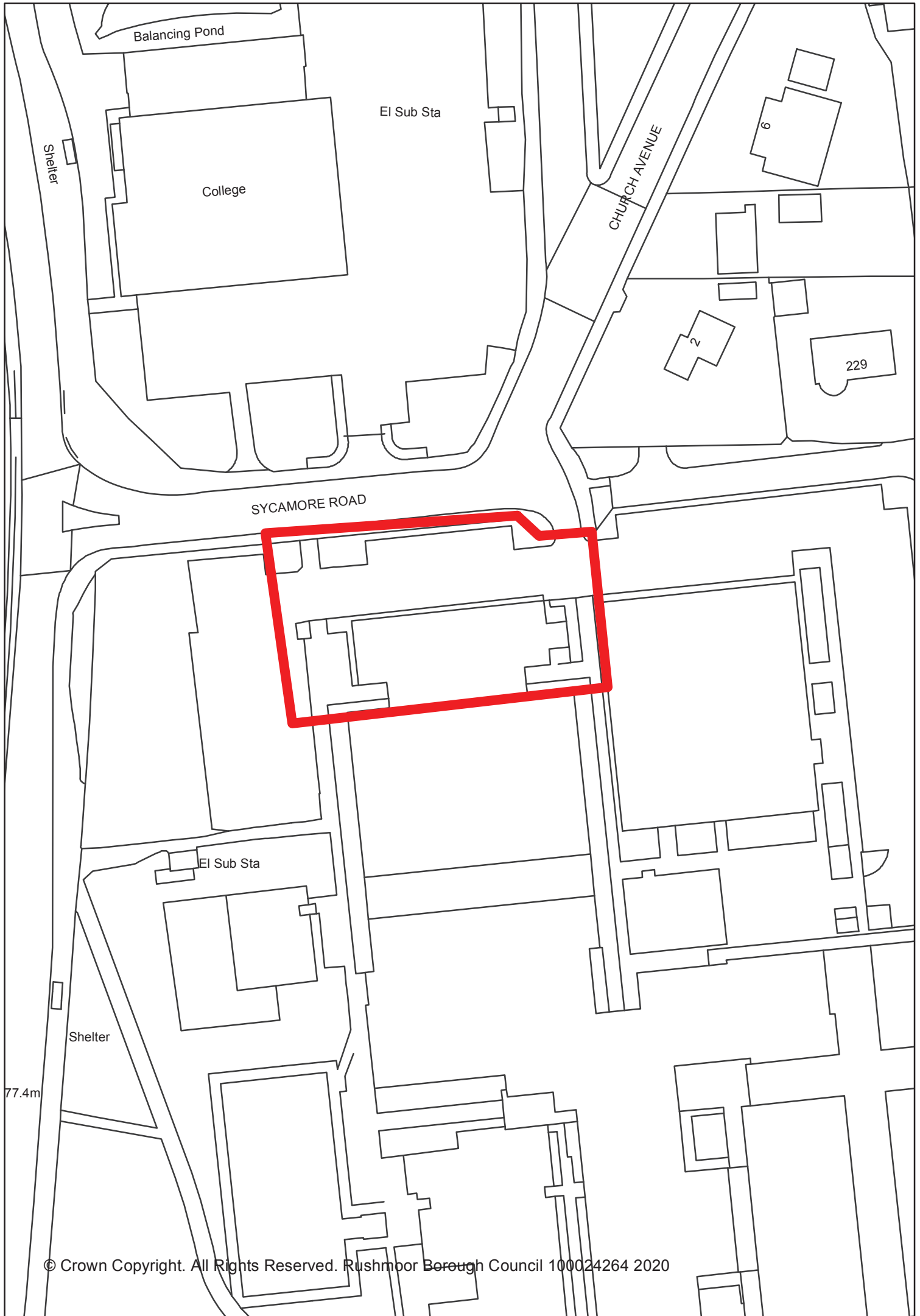
Reason - To preserve the amenity value of the retained tree(s) and shrubs.

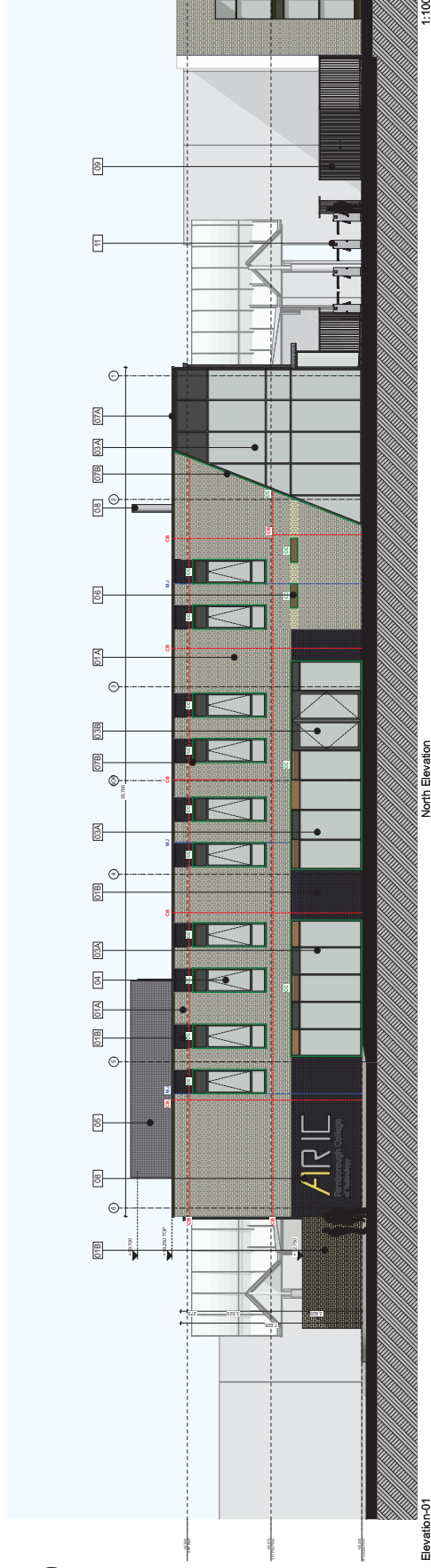
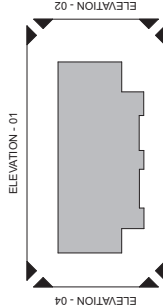
Informatives

1. **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.
2. **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because The proposals are considered acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, and are acceptable in highway terms. The proposals are thereby considered acceptable having regard to Policies SS1, SS2, DE1, DE10, IN2, and NE6-8 of the adopted New Rushmoor Local Plan (2014-2032). 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.

- 3 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.





MATERIAL KEY	
01A	Facing Blocks: Throughout, Stainless Steel Color Reference: TBC, Full Back
01B	Facing Blocks: Throughout, Stainless Steel Color Reference: TBC, Full Back
02A	Color Reference: TBC
02B	Color Reference: TBC
03B	Concrete Render to Match 'Charcoal Black' Color Reference: TBC
03A	Curtain Walling: Aluminum Clipped System Color Reference:RAL 7021 Dark Grey
03C	Curtain Walling: Aluminum Clipped System Color Reference:RAL 7021 Dark Grey
03D	Curtain Walling: Aluminum Reinforced Glass Color Reference:RAL 7021 Dark Grey
04	Color Reference:RAL 7021 Dark Grey
05	PPC Steel Mesh to Reinforce Color Reference:RAL 7021 Dark Grey
06	PPC Aluminum Louvre Color Reference:RAL 7021 Dark Grey
07A	PPC Aluminum Panel Color Reference:RAL 7021 Dark Grey
07B	PPC Aluminum Finishing to Window Reveal Color Reference:RAL 7021 Dark Grey
08	Color Reference:RAL 7021 Dark Grey
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rev	description	CN	EL	drawn	checked date
P01	Stage 4 First Issue				08.06.20

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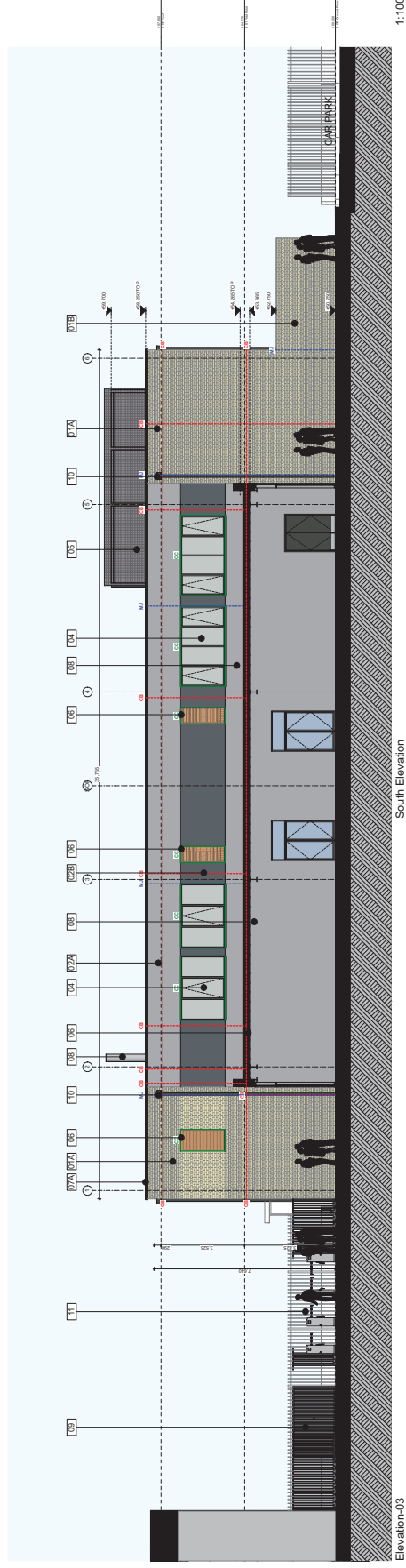
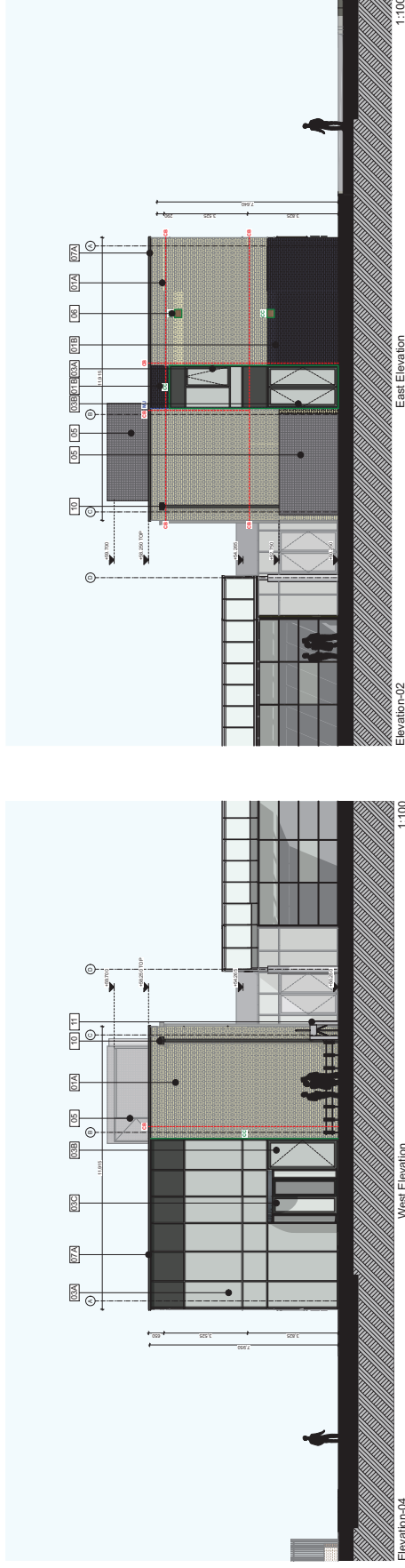
Farnborough College of Technology

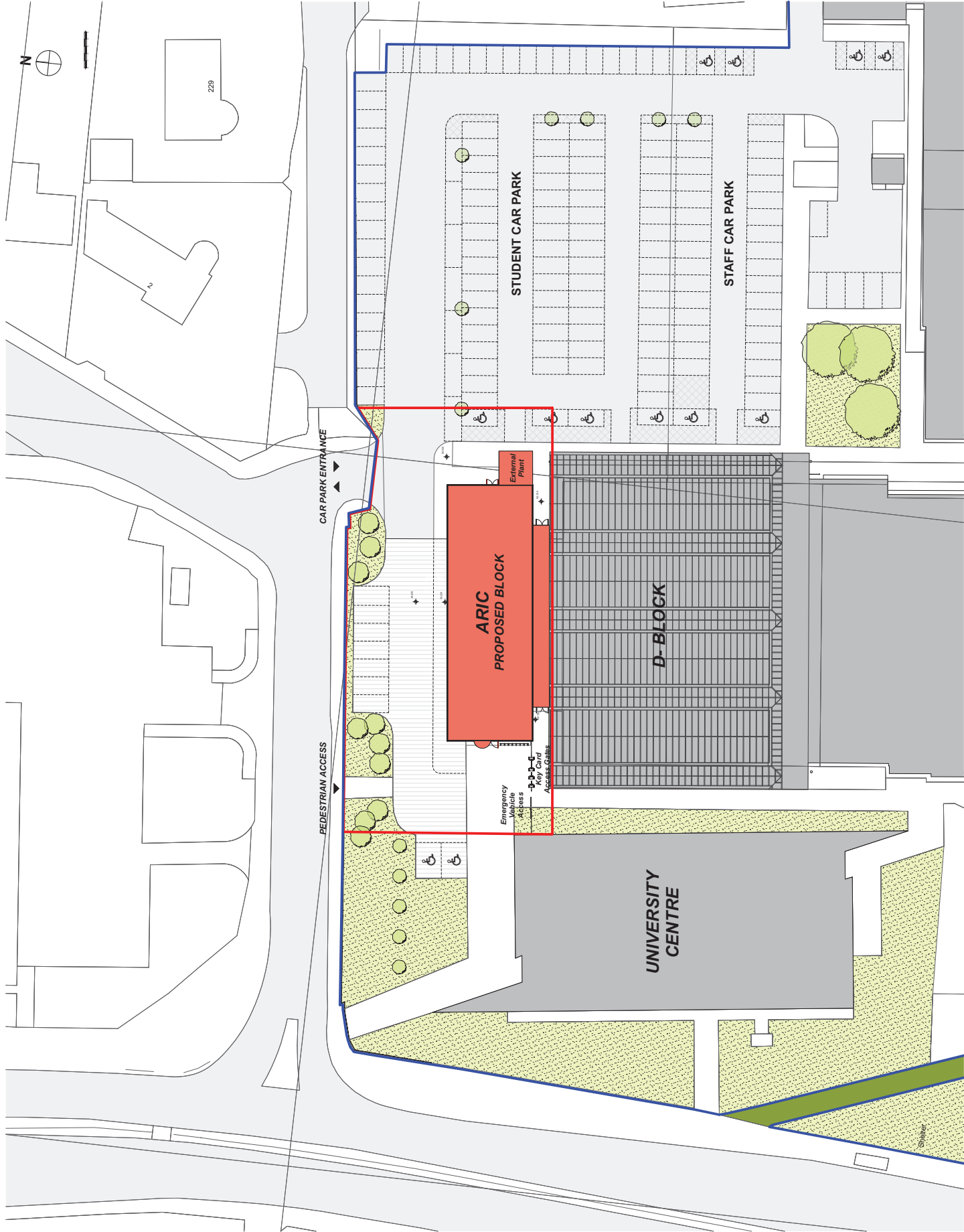
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status : suitability description :
S2 **SUITABLE FOR INFORMATION**
revision : revision description :
P01 **PRELIMINARY**

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Key

- Site Boundary Line
- Application line
- Proposed Areas of Works
- Public Right of Way

P05 Issued for Planning	CN	DS	20.03.20
P04 Amended foot print	ST	DS	13.02.20
P03 Issued for information	ST	DS	20.12.19
P02 Issued for comments	ST	DS	16.12.19
P01 First issue for comments	ST	DS	27.11.19
rev	description	drawn	checked date

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Farnborough College of Technology

PROPOSED SITE PLAN

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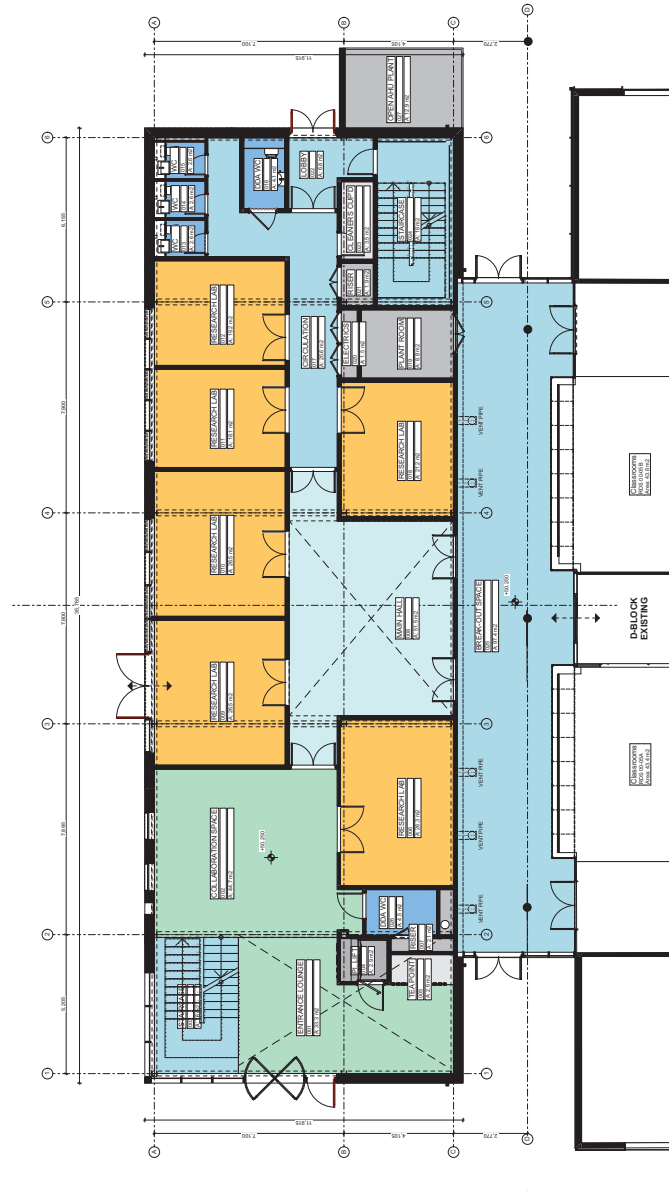
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STATUS	availability	description
FARIC	BBA	00 XX A DR A 1005

S8 SUITABLE FOR PLANNING APPROVAL

P05 PRELIMINARY

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Farnborough College of Technology

bba project ref	scale(s)	original paper size
19180	1:100	A1

status :	suitability description :
S8	SUITABLE FOR PLANNING APPROVAL
revision :	revision description :
P13	PRELIMINARY

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bba project ref	scale(s)	original paper size
19180	1:100	A1

status :	S8	SUITABLE FOR PLANNING APPROVAL	suitability description :
revision :	P13	PRELIMINARY	revision description :

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