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.

APPLICATION NO. 08/00619/FULPP
DATE REGISTERED 2 September 2008
EXPIRY OF CONSULTATIONS 26 September 2008
PROPOSAL Realignment of the northern end of Kingsmead, amendment to
layout for the signalised junction with Victoria Road together with
alterations to the car park layout, alterations to access and egress
from Kingsmead and associated landscaping. (Amendment to
planning application 04/00080/FUL)

LOCATION Kingsmead the Mead Firgrove Court & Land at Queensmead
Farnborough
WARD Empress
APPLICANT Sainsbury's Supermarkets Ltd and Key Property Investment Ltd
AGENT White Young Green Planning
RECOMMENDATION SUBJECT to the completion of a variation to the legal agreement
dated 22 November pursuant to 04/00080/FUL and no adverse
comments being received either from the Environment Agency,
Thames Water or as a result of the neighbour consultation period
that the Head of Planning, in consultation with the Chairman, be
authorised to GRANT planning permission subject to the following
conditions and informatives

DESCRIPTION

This irregular shaped site (0.97 hectares) is located to the south of Victoria Road at its
junction with Kingsmead, which runs south from this junction. It is within Farnborough town
centre and comprises road, pavement, grassed/landscaped areas and undeveloped land
enclosed by hoardings around the now demolished Firgrove Court. To the east there is
Firgrove Parade, a three storey building comprising retail/food and drink uses on the ground
floor with flats above and the remainder of the demolished Firgrove Court site. To the west
and south is undeveloped land, enclosed by hoardings following the demolition of the
majority of the buildings located in the northern part of the town centre, and a parade of
shops with flats above, 14-22 Victoria Road. Service access to the parade is from the rear
from Kingsmead. To the north there are detached houses and flats.
The site is a component part of the mixed use comprehensive regeneration scheme for the area which was granted planning permission in November 2004 to provide retail (A1/A2/A3) space including new superstore, commercial leisure (D2), office (B1a), a 77 bedroom hotel (C1) and 129 residential units together with associated provision for access, servicing, parking and landscaping, 04/00080/FUL. This permission is subject to a legal agreement which includes the following provisions:

a) to secure 20% affordable housing in accordance with Policies H6, H6.1 of the Rushmoor Local Plan Review (1996-2011) and in accordance with the Supplementary Planning Guidance on affordable housing adopted by the Council in February 2003;

b) ensure that Firgrove Court is not demolished until either:
   (i) Development of the 30 residential dwellings in the Solartron works site granted Planning Permission under reference 03/00406/FUL has been constructed and 24 of such residential dwellings made available for the residents of Firgrove Court; or
   (ii) Alternative replacement accommodation has been provided for the residents of Firgrove Court in accordance with a timetable and program that have first been approved by the Head of Planning Services of the Council;

c) the provision of a financial contribution for public open space in accordance with Policies OR4 and OR4.1 of the Rushmoor Local Plan Review (1966-2011);

d) additional screening and the provision for servicing for the retained buildings at Nos. 15-23 Victoria Road to meet the requirements of Policy ENV16 of the Rushmoor Local Plan Review (1996-2011); and

e) the provision in accordance with Policy IMP1 of the Rushmoor Local Plan Review (1996-2011) for
   * an enhanced Shopmobility scheme
   * public conveniences
   * re-cycling facilities within the surface car park
   * a CCTV system that is compatible with the Council's system
   * public art
   * a management agreement for the use of the car park.

The residential dwellings on the Solartron works site are complete and occupied.

As approved the principal vehicular access to the site was from a realigned Kingsmead as it runs south from a traffic light controlled junction with Victoria Road. Surface level parking comprising 119 spaces on the western side of Kingsmead and 156 spaces on the eastern side would have four “in” and “out” access points (two to the east, two to the west). A new pedestrian crossing and bus stops were also approved.

Block 5 works comprising phase 1 of the redevelopment have been completed. All demolition works for the scheme have been completed with the services realignment for Blocks 1-4 currently being carried out.

In September, the Council formally confirmed that the development of the site as currently proposed was not Environmental Impact Assessment (EIA) development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. This was on the basis that it was concluded the proposed development
would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

As background to this proposal, Sainsbury’s Supermarkets Ltd, who are one of the applicants, are going to occupy the new foodstore, which fronts the western side of the surface car park. This application has been submitted to amend the road layout to enable the provision of more customer parking closer to the store and the access route through to Firgrove Parade.

The proposal relates to engineering works only and seeks a variation to the highway and parking layouts approved in 2004. It is proposed to straighten the approved realigned Kingsmead. As a consequence of this the car park layout will be amended so that there will be more spaces to the west of Kingsmead (150 spaces) with the remainder being to the east (105 spaces) giving a total of 255 spaces. A dedicated pedestrian walkway is also proposed running along the middle of the car parks in an east-west orientation with a signalised crossing over Kingsmead. New access points have been proposed with one “in” and “out” access to each car park off Kingsmead. Pedestrian pavements are proposed along both lengths of the straightened Kingsmead with bus stops on either side. The recycling centre is to be relocated from the north of the site to the south adjacent to the multi storey car park. The existing entrance into Firgrove Parade from Victoria Road will be closed with access being taken through the eastern car park. Access to 14-22 Victoria Road will be to the rear through the western car park. Amended plans have been received which show disabled spaces in accordance with the adopted standard (5% of spaces) resulting in a total of 13 spaces.

The application is supported by a transport statement which has been prepared in consultation with the County Council.

CONSULTEES RESPONSES

Environment Agency Views awaited.

Rushmoor Access Group raised concerns about the number accessible parking bays as originally proposed and requested that routes for disabled persons are clear and hazard free.

Highways Officer raises no objection to the proposal.

Thames Water Views awaited.

Head of County Highways Development Control raises no objection to the proposal subject to a condition requiring the provision of access and parking before occupation of blocks 1-4.

NEIGHBOURS NOTIFIED

21 Kingsmead, 19A Kingsmead, Fifth Floor, Rushmoor Business Centre, Fourth Floor, Rushmoor Business Centre, Third Floor, Rushmoor Business Centre, First Floor, Rushmoor Business Centre, 4A Firgrove Parade, 3A Firgrove Parade, 205 Farnborough Road, 23 Kingsmead, Second Floor, Rushmoor Business Centre, 61 Queensmead, 20 Victoria Road, 3 Firgrove Parade, 14 Victoria Road, 27A Kingsmead, Pendle, 23 Victoria Road, 22A Victoria Road, 18 Victoria Road, 16 Victoria Road, 1-29 Meadsview Court, 16A Victoria Road, 1A
Firgrove Parade, 20A Victoria Road, 18A Victoria Road, 13 - 15 Kingsmead, 24 Kingsmead, 225 Farnborough Road, 25A Kingsmead, 2A Firgrove Parade, 28 - 30 Kingsmead, 1 - 2 Firgrove Parade, 16 - 18 Kingsmead, Inglenook, 25 Victoria Road, 14A Victoria Road, 5 Firgrove Parade, 25 - 27 Kingsmead, 4 Firgrove Parade, Yolande Dene, 27 Victoria Road, 26 Kingsmead, 22 Kingsmead, 20 Kingsmead, Haart, 1 Clockhouse Road, 1-25 Chudleigh Court, Clockhouse Road, Princeton House, 1 - 5 Victoria Road, 1 Clockhouse Road, 1-25 Chudleigh Court, Clockhouse Road, 2 Victoria Road, 227 Farnborough Road, UK House, 2 Victoria Road, Briarcliff House, Kingsmead, 31 - 33 Kingsmead, 29 Kingsmead, First And Second Floor, 32 Victoria Road, Ground And First Floor, Victoria House, Second Floor, Victoria House, 41 Victoria Road, 43 - 45 Victoria Road, First Floor, 46 - 48 Victoria Road, 34 - 36 Victoria Road, Second Floor, Trident House, Third Floor, Trident House, First Floor, Trident House, 44 Victoria Road, 42 Victoria Road, 40 Victoria Road, 38 Victoria Road, 1 - 5 Queensmead, 46 - 48 Victoria Road, Nelson House, 55 - 59 Victoria Road, 31 - 37 Victoria Road, Synetrix House, 49 - 51 Victoria Road, 39 Victoria Road, 30 Victoria Road, 61 - 65 Victoria Road, 22 Victoria Road, Bride Hall Holdings Ltd, Standard Life Investment Property Fund and Pavilion Housing Association

NEIGHBOUR COMMENTS

The neighbour notification period expires on 2 October 2008 and any views received will be updated at the meeting.

A respondent form 9 Broadmead, suggests that the southern end suffers from congestion during peak periods in respect of traffic travelling south on Kingsmead due to cars entering the high capacity roundabout too fast and frequently from the north end of Farnborough Road and Meudon Avenue.

POLICY AND DETERMINING ISSUES

The site lies within Farnborough town centre as defined within the Rushmoor Local Plan Review (1996-2011). The Local Plan seeks to promote development that maintains and enhances the diversity, vitality and viability of Farnborough town centre.

The policies in the Local Plan encourage a range of activities in town centres. Policies TC1 (Development and Diversity, Vitality and Viability in the centres), TC4 (Town centre development outside the core); ENV13 (Trees), ENV16 (Major sites), ENV19-19.4 (Comprehensive landscape plans and long term maintenance), ENV21-22 (Adequate access and facilities/external areas), ENV43 (Flood risk), ENV50 (Amenities of local residents while sites are developed), ENV52 (Light pollution), TR1 (Integrated Transport), TR2 ( Provision of needs of pedestrians and cyclists), TR4 (Public transport and road traffic reduction), TR5 (Accessible and non prejudicial to public transport), TR6 (Maintain effectiveness of the strategic road network), TR7 (Traffic management measures), TR8 (Development proposal - public transport, cycling, walking, parking measures), TR9 (Development requiring new or improved access), TR12 (Rear access and servicing facilities and TR13 (Parking for people with disabilities) are relevant. The guidance contained in Planning Policy Statements 1 (Delivering Sustainable Development) and 6 (Planning for Town Centres) and Planning Policy Guidance note 13 (Transport) and the adopted Supplementary Planning Document (SPD) on Farnborough town centre is also relevant to the consideration of this proposal.

The main determining issues are the principle of development, transportation issues, impact on adjoining occupiers and flood risk.
COMMENTARY

1. Principle of Development

The principle of the redevelopment of Farnborough town centre was established by the planning permission granted in 2004. This permission identified that the anchor store (J Sainsbury) requires the provision of a surface level car park without which they would not have committed to the redevelopment. They, like all the other food retailers, have a need for surface level parking outside the front of their store. The proposal is an integral part of the regeneration of the town centre and accords with the principles of development for Farnborough town centre as set out in the local plan, the SPG and SPD and is considered to maintain and enhance the viability and vitality of the town centre. Furthermore there is no conflict with Government policy guidance notes or statements. It is therefore considered that the principle of development is acceptable.

2. Transportation issues

With regard to the realigned highway, the scheme provides for a more conventional and straighter alignment to be provided particularly on the northern section of Kingsmead leading to Victoria Road. The scheme also allows for the closure of the existing priority junction access to Victoria Road linking to Firgrove Parade as a result of the alternative link to the public highway being provided by the new car park access road from Kingsmead which provides capacity benefits to the proposed signal junction and removes a potential conflict point. The County Highway Authority confirms that these points represent a benefit over and above the previously approved scheme.

The proposal rationalises the number of access points into the car park from four to two. The County Highway Authority are satisfied that this provides a more appropriate means of access to the two sides of the car park. In addition no objection is made to the proposal in terms of bus stop and cycleway provision or to the proposed signal junction arrangements. It is also noted that these works would also be subject to detailed approval under section 278 of the Highways Act 1980.

With regard to car parking there is a reduction of 20 spaces when compared to the approved layout. However in the context of available car parking within the town centre (in the region of 2500 spaces) and the sustainability of this town centre location this reduction is not considered to give rise to any material implications for highway safety and is acceptable. An appropriate level of disabled parking is also proposed which is also acceptable.

It is noted that the proposed realignment will necessitate an amendment to the previously approved stopping up order. It is appropriate to advise the applicants that no works should commence in respect of the affected land until a revised stopping up order has been confirmed. This may be done by way of informative.

Matters relating to lighting may be addressed through a planning condition.

3. Impact on adjoining occupiers.

It is acknowledged that the redevelopment of the town centre will have an impact on adjoining commercial and residential occupiers during site preparation and construction and accessibility/traffic following the completion of the development. However having regard to existing mixed use of the town centre and given the existing planning permission, the
proposal is not considered to result in materially different impacts from the existing/approved situations either during or post construction and is acceptable.

4. Flood risk and the water environment

The Environment Agency and Thames Water were satisfied that the redevelopment of the town centre was acceptable in flood risk and water environment terms. The proposal seeks a variation to this scheme and any views received from the Environment Agency and Thames Water will be updated at the meeting.

The 2004 legal agreement made reference to screening and servicing for 14-22 Victoria Road and to various layout plans which have been superseded by the current proposal. It is therefore appropriate to seek a deed of variation to ensure that the terms of the original legal agreement are met.

Conclusion -

The proposal fulfils the objectives of the development plan, the supplementary planning document on the town centre and government guidance and is an integral part of the redevelopment of the town centre to revitalise and regenerate the town centre.

FULL RECOMMENDATION

It is recommended that, SUBJECT to the completion of a variation to the legal agreement dated 22 November pursuant to 04/00080/FUL in respect of the additional screening and servicing for the retained buildings at numbers 14-22 Victoria Road and the substitution of layout plans to reflect the current proposal, no adverse comments being received either from the Environment Agency, Thames Water or as a result of the neighbour consultation period that the Head of Planning, in consultation with the Chairman, be authorised to GRANT planning permission subject to the following conditions and informatives:-

1  The development hereby permitted shall be begun before the expiration of 3 years from the date on which permission was granted.

   Reason - To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2  With the exception of block 5, no part of the development shall be occupied until the access road has been constructed and parking provision has been implemented and made available for use in accordance with the approved plans, unless otherwise agreed in writing, and thereafter retained.

   Reason: In the interests of highway safety and to ensure adequate access and car parking are made to serve the development.

3  Site preparation, clearance works, pile driving and construction works within the area covered by the application shall only take place between the hours of 0700-1800 Monday to Friday and 0800-1300 on Saturdays. No works at all shall take place on Sundays and Bank or Statutory Holidays unless otherwise first agreed in writing by the Local Planning Authority.
Reason - To protect the amenities of surrounding residential properties and other occupiers.

4 Unless otherwise agreed in writing and notwithstanding any details shown on the approved plans no works shall start on site until a scheme for the provision of a package of highway, transportation, and infrastructure details and measures, which shall include the provision of:

(i) traffic signal control at the junction of Kingsmead and Victoria Road and the highway alignment of Kingsmead between the multi-storey car park and Victoria Road as indicated on the submitted drawings to include details of pedestrian crossing facilities, car park accesses, traffic calming and any other necessary highway feature, including the erection of appropriate fencing, barriers, or any other means limited pedestrian access across Kingsmead;

(ii) public transport facilities along Kingsmead, to include two bus stops with shelters and passenger information;

(iii) a Green Transport Plan for the site.

(iv) cycle facilities connecting the town centre to key destinations. This shall include:
   * an advanced stop line at the Victoria Road/Kingsmead traffic signals,
   * a cycle route from Salisbury Road/Rectory Road to the town centre via Clockhouse roundabout and the A325,
   * remaking of the cycle routes in the vicinity of Sulzers roundabout,
   * a cycle route between Farnborough railway station and the town centre;
   * a cycle route in and through the town centre

(v) long stay and short stay cycle parking spaces in accordance with adopted standards located at three or more strategic points around the town centre and

(vi) parking at the food store to serve people with disabilities.

Have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and carried out thereafter in accordance with the approved details and a timetable of works to be agreed in writing by the Local Planning Authority. *

Reason - To ensure satisfactory development and in the interests of highway safety and sustainable development.

5 Unless otherwise agreed in writing 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) a programme of and phasing 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.

6 Notwithstanding any details shown on the approved plans no works shall start on site until a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. *

Reason - In the interests of amenity and to help achieve a satisfactory standard of landscaping.

7 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 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, unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of amenity and to help achieve a satisfactory standard of landscaping.

8 Unless otherwise agreed in writing and notwithstanding any details shown on the approved plans no works shall start on Block 1 until details of measures to prevent unrestricted pedestrian access across the realigned section of Kingsmead between the two proposed car parks have been submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented before Block 1 is first occupied and shall be maintained thereafter unless otherwise agreed in writing.

Reason - In the interests of pedestrian safety

9 Notwithstanding any indication which may have been given in the application, or in the absence of such information, no works shall start on the development hereby approved until details and/or samples of all surfacing materials have been submitted to and approved in writing by the Local Planning Authority. *

Reason - To secure a satisfactory appearance.

10 No works shall start on site until details of all external lighting including to the car parking area shall be submitted to and approved by the Local Planning Authority. The lighting scheme shall be installed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority*

Reason - In the interests of highway safety and the amenities of adjoining residents.

INFORMATIVES

1 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because the proposal fulfils the objectives of the development plan, the supplementary planning document on the town centre and government guidance and is an integral part of the redevelopment of the town centre to revitalise and regenerate the town centre. 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 FOLLOWING PLANS ARE HEREBY APPROVED:- Drawing numbers CHQ.08.8342-12a, 13a, 14a, 15a and 16

3 INFORMATIVE - Your attention is specifically drawn to the conditions above marked *. These conditions require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE ANY WORKS START ON THE SITE or, require works to be carried out BEFORE THE COMMENCEMENT OF THE USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to observe these requirements will result in a contravention of the terms of the permission and the Council may take enforcement action to secure compliance.

4 INFORMATIVE - It is noted that the proposed realignment will necessitate an amendment to the previously approved stopping up order. Please be advised that no works should commence in respect of the affected land until a revised stopping up order has been confirmed.
08/00619/FULPP
Kingsmead, The Mead
Firgrove Court
And Land At
Queensmead
Farnborough