

# Public Document Pack

## AMENDMENT SHEET

### **DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 28TH MARCH, 2018**

The following amendment sheet was circulated at the Development Management Committee meeting. It sets out any proposed amendments and updates to reports since the agenda was published.

- (1) Amendment sheet (Pages 1 - 6)

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**AMENDMENT SHEET FOR**  
**DEVELOPMENT MANAGEMENT COMMITTEE**  
**28 March 2018**

**Section A**

**Item 3**

The description of development for Meudon House is as follows:

Demolition of existing structures and erection of 205 dwellings comprising 93 one bedroom flats; 80 two bedroom flats and 32 three bedroom townhouses with associated access, parking and landscape arrangements.

**Section C**

**Item 4; Page 17**

Application No. 17/00914/OUTPP

Proposal            **OUTLINE:** Planning application for the development of up to 180 dwellings (including the conversion of Blandford House and retention of three existing dwellings) including access, internal roads, demolition of buildings, amenity space, green infrastructure and sustainable drainage systems (Matters for Approval - Access Only) to include FULL approval of details for the provision of 13.7ha of Suitable Alternative Natural Greenspace (SANG) and associated car park (18 spaces).

Address            **Blandford House And Malta Barracks Development Site,  
Shoe Lane, Aldershot, Hampshire**

**Updates to the Report:**

Consultee Comment:

**Thames Water** have formally commented on the proposals and have recommended a condition be imposed to seek details of a drainage strategy in consultation with the sewerage undertaker, together with an informative providing advice on Groundwater Risk Management Permits.

*Response: A condition and an informative are included in the amended recommendation as set out below.*

Public Comment:

An additional representation of objection has been received (by public access and post) objecting on the following grounds (summary):

- Concern relating to impact of increased traffic generation.
- Laffan's Road is no longer a through road.
- Shoe Lane and Forge Lane are narrow unsuitable for increased traffic and do not benefit from pedestrian footpaths.
- At peak times there is congestion at Government House Road
- Concern regarding the existing uncontrolled crossing on Farnborough Road
- No provision for pedestrian and cycle access from Shoe Lane to Government House Road

*Response: The majority of the issues raised are discussed in the committee report. In relation to the last bullet point, the Transport Assessment concludes that the pedestrian desire line to the north of the site would be via the proposed footway/cycleway to the north of the site alongside the A325 Farnborough Road (i.e. via Forge Lane) which will link in with the pedestrian crossing facilities provided at the Queens Roundabout. A condition is proposed to seek details setting out a programme for the submission, approval and implementation of a phased scheme of works at A325 Farnborough Road, Shoe Lane, Forge Lane, and Basingstoke Canal, or alternative arrangements on land within the Applicants control, which accommodate pedestrian and cycle movements to and from the development.*

**Amended Recommendation: As set out in the Report, other than...**

Page 47 – replace first paragraph:

In the event of failure to complete the agreement by **27<sup>th</sup> July 2018** the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that inadequate provision is made in respect of SPA mitigation, affordable housing, open space, play areas, and transport obligations and contributions.

Additional text for s106 Requirement i(i); Page 45:

- i) 30% of units in each zone (**excluding the Blandford House building**) to be affordable housing and to be provided at the same time as private housing in each zone (5% variance applied to each zone);

Amended text for s106 Requirement (vi); Page 46:

- vi) **SANG Ecological Management Plan** - A SANG EMP shall be submitted to the Local Planning Authority for approval within **two years** of the first occupation of any residential development reliant on the Local or Strategic SANG, in accordance with Section 4 – SANG Future Management of the SANG Delivery Strategy. Thereafter, a written report specifying compliance and detailing any amendments required to the SANG EMP shall be submitted on the anniversary of the approval of the first SANG EMP.

Amended Condition Nos.1, 6, (Pages 47 & 49)

**Time Limit – Reserved Matters**

- 1 The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission. All subsequent reserved matters shall be submitted no later than **7 years** from the date of this permission.

Reason – To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990.

### **Western footway/cycleway & Queens Roundabout**

- 6 No part of the residential development shall commence until a scheme design at Queens Roundabout, which accommodates pedestrian and cycle movements up to and across the junction via the proposed western footway/cycleway on A325 Farnborough Road, without unacceptably impacting on operational performance of the junction, is submitted to and approved by the Local Planning Authority in consultation with the Local Highway Authority. **The approved scheme will be fully implemented in line with the programme agreed with the Local Planning Authority and the Local Highway Authority.**

Reason - To provide satisfactory pedestrian and cycle access and in the interests of highway safety.\*

Delete conditions 25 and 26 (Pages 54 and 55) and replace with revised condition 25. Renummer all subsequent conditions:

### **Remediation Method Statement (SANG & SANG Car Park)**

- 25 Development shall not commence on the SANG and SANG Car Park until there has been submitted to and approved in writing by the Local Planning Authority: -
- i. 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.
  - ii. 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.
  - iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for 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.\*

Additional Condition 28:

**Waste Water Infrastructure**

- 28 Development shall not commence on any Reserved Matters Area (other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A and not including the proposed SANG establishment works) until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

Additional Informative 6:

**Thames Water Informative**

- 6 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, Rocfort Road, Snodland, Kent, ME6 5AH, Tel: 01444-448200

**Item 5: Page 63**

Application No. 17/00956/FULPP

Proposal Demolition of five detached dwellings and erection of 42 apartments (27 one bedroom and 15 two bedroom) for the elderly (sixty years of age and/or partner over fifty five years of age), guest apartment, communal facilities, access, car parking and landscaping

Address **110 - 118 Victoria Road Farnborough Hampshire**

Correspondence and amended plans were received on 27 March 2018 from the applicant claiming to address the objections raised to the proposal. At this stage in the application process the Council is not in a position to accept and consider a submission of revised plans. We have advised the applicants of this and confirmed that if they wish to modify the application in the manner proposed they have the option to withdraw it and seek to enter into further discussion.

In response to this the applicant has written that “there is no need to be bloody minded and dogmatic and as you are fully aware there is no legal requirement to have a pre-application meeting. As we have addressed your issues you should report the application positively.”

The revised plans were received only one day ago, and have not been the subject of consultation, notification or detailed consideration. The suggestion that they contain sufficient information and represent a suitably revised proposal which has ‘addressed’ the matters identified in the recommended reasons for refusal such that the proposal should be reported ‘positively’ does not appear correct. The significant shortcomings of the proposal as set out in the Committee report remain the basis of the recommendation.

#### **Item 7; Page 95**

Application No. 18/00118/RBCRG3

Proposal Retention of timber outbuilding for breakout use ancillary to adjacent wet hostel and associated hard landscaping.

Address **259 North Lane Aldershot Hampshire GU12 4SU**

#### **Updates to the Report:**

Add condition 2

- 2 The building hereby approved shall be retained for a temporary period in conjunction with use of the adjacent premises as temporary emergency accommodation for homeless people. It shall be removed on or before 31<sup>st</sup> August 2019

Reason - To assist in meeting a current identified housing need and to allow the future implementation of the Aldershot Urban Extension.

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