

# Public Document Pack

## AMENDMENT SHEET

### **DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 21ST JULY, 2021**

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.

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**AMENDMENT SHEET FOR**  
**DEVELOPMENT MANAGEMENT COMMITTEE**  
**21 July 2021**

**AGENDA**

Amended Wording for 1. DECLARATIONS OF INTEREST:

**All Members who have or believe that they have any interest under the Rushmoor Borough Council Councillor's Code of Conduct adopted April 2021 in any matter to be considered at the meeting are required to disclose that interest at the start of the meeting (preferably) or as soon as possible thereafter and to take the necessary steps in light of their interest as to any participation in the agenda item.** ~~All Members who believe they have a prejudicial interest in any matter to be considered at the meeting may not participate in any discussion or vote taken on the matter and if the interest is not registered it must be disclosed to the meeting. In addition, Members are required to leave the meeting while the matter is discussed.~~

**AGENDA ITEM No.2 : Minutes of 26 May 2021 DM Committee Meeting**

A. Recommended Amended Wording : Page 3 : 1. DECLARATIONS OF INTEREST:

Having regard to the Members' Code of Conduct, the following declarations of interest were made. ***All Members who had or believed that they had any interest under Rushmoor Borough Council Councillor's Code of Conduct adopted April 2021 in any matter to be considered at the meeting disclosed that interest at the start of the meeting or as soon as possible thereafter and took the necessary steps in light of their interest as to any participation in the agenda item*** ~~Members with a non-registerable interest left the meeting during the debates and voting on the relevant agenda items:~~

B. Also the following corrections to the recorded Member interests that follow:

Next to the names Cllr Bedford and Cllr Masterson, rather than saying "non-registerable" it should say "**for noting**". Likewise, next to Cllr Stewart in relation to the Conference Centre items x 2 and the Heritage site (the last three matters out of four for Cllr Stewart) it should also state "**for noting**".

### **AGENDA ITEM No.3 : Section C : Item 4: Page 27**

|                 |   |
|-----------------|---|
| Application No. | 21/00333/FULPP  |
| Proposal        | Erection of 3 storey, 66-bed care home for general residential and dementia elderly people, with associated car parking, access and landscaping |
| Address         | <b>Parsons Barracks Car Park Ordnance Road Aldershot</b>  |

#### **Correction/Updates to the Officer Report:**

A. Consultations : Natural England has confirmed that they have no objections to the conditions relating to the use of the proposed Care Home as set out in the Report.

B. Delete 4<sup>th</sup> Paragraph of Commentary Section 2. Visual Impact (Page 38) and replace with:

Given the evident amenity and screening value of the trees located on the road frontage embankment of the application site, it is considered that the proposed development has been designed to provide adequate separation from them. The submitted Arboricultural Report tree survey reveals a total of 45 items of vegetation (36 individual trees and 9 groups of trees). Of these, 5 trees were identified as retention category 'A', 16 trees and 6 groups were identified as retention category 'B', 14 trees and 3 groups as retention category 'C' and 1 tree as category 'U'. None of the trees at the site are subject to a Tree Preservation Order (TPO), but all but three trees are to be retained. The trees that would be lost are: T24 : a U-category young Robinia with decay and likely to have short life; T28 : an early mature B-category Oak tree that would be located too close to the proposed building; and T35 : a B-category early mature Birch tree with a lean that would conflict with a drainage installation for the site. The Report submitted with the application assesses both the condition/quality of the trees, provides appropriate justification for the trees to be removed; and also sets out recommended tree protection measures to be observed for the duration of the construction phase of the proposed development for the significant number of trees to be retained.

C. Amended Suggested Condition Nos.2 and 10:

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents - GU11 2EU-A-01, GU11 2EU-A-02A, GU11 2EU-A-03A, GU11 2EU-A-04, GU11 2EU-A-05, GU11 2EU-A-05.1, GU11 2EU-A-05.3, & GU11 2EU-A-05.4; Design & Access Statement; Planning Statement; Transport Statement & Travel Plan; Arboricultural Report **and separate Appendix 7 : Arboricultural Implications Assessment Plan**; Site Drainage details/proposals (comprising Drawing Nos.GU112EU-CHG-ZO-00-DR-C-0001 REV.P1, GU112EU-CHG-ZO-00-DR-C-0002 REV.P1 & GU12 EU-CHG-XX-00-DR-C-0300 REV.P2, SiteCheck Flood Report Sheets, Storm Sewer Design Calcs & Thames Water Drainage Connection Conditional Consent); Sustainability Statement; Geoenvironmental Appraisal; Applicant's covering letter; and Response to Objections (received on 23/06/2021).

- 10 The 5 on-site parking spaces to be **provided** so as to be approached from the adjoining private access road as shown shaded pink on the amended Site Layout Plan GU11 2EU-A-03A received by the Local Planning Authority on 23 June 2021 shall be laid out as indicated and subsequently **provided** and kept made available in perpetuity at all times for general public parking use. Furthermore, the 15 in-line parking spaces located along the north side of the private access road within and adjacent to the boundary of the application site shared with Aldershot Telephone Exchange shall also be kept made available in perpetuity at all times for general public parking use.

Reasons for both conditions as set out in the Officer Report.

**AGENDA ITEM No.3 : Section C : Item 5: Page 59:**

Application No. 21/00231/FULPP

Proposal Erection of an apartment building and ten terraced houses comprising a total of 17 dwellings (3 x 1-bed, 4 x 2-bed and 10 x 3-bed) with associated landscaping and parking, with vehicular access from Morris Road, following demolition of all buildings on site

Address **209 - 211 Lynchford Road Farnborough**

**Updates to the Officer Report:**

A: Insert additional paragraph at end of Commentary Section 4, Living Environment Created (Page 69):

HCC Highways has raised no objection to the proposed refuse collection arrangements from Lynchford Road, described above. However, the project engineer for the prospective A3011 Lynchford Road Highway Improvements Scheme has more recently written to the Council's Contracts Management team regarding the measures that would be needed to allow for refuse collection from the proposed development. In this respect, since a refuse lorry could currently only partially pull off the road, HCC Highways are considering the provision of a refuse lorry lay-by given the longer time it is likely to take to collect refuse from the proposed development. This would be an acceptable solution, but this relates to highway land outside the application site and would be introduced as part of the wider highway improvements scheme for Lynchford Road that is being planned in a likely longer timescale than would be likely to relate to the implementation of the proposed development.

B: Amended Recommendation:

- (a) The completion of a satisfactory s106 Planning Agreement between the applicants and Rushmoor Borough Council by ~~31 August 2024~~ **30 September 2021** to secure the required SPA SAMP and Public Open Space financial contributions; and to ensure the development is subject to a late-stage economic viability review and to prevent ground rents being made in view of affordability;
- (b) Receipt of amended surface water drainage plans and details and Hampshire

County Council as Lead Local Flood Authority confirming that they have no objections to the proposals as amended in this respect;

**(c) Any additional condition necessary as a result of representations from Hampshire County Council as Lead Local Flood Authority arising from assessment of the submitted amended surface water drainage plans;**

(d) Receipt of habitat survey information and the Council's Ecology & Biodiversity Officer confirming that they have no objections to the proposals as amended in this respect; and

**(e) Any additional condition necessary as a result of assessment by the Council's Ecology & Biodiversity Officer of habitat survey information.**

C. Amended Condition No.10:

- 10 Prior to the occupation of any part of the development hereby approved, details of communal refuse and recycling bin storage to serve the whole development to facilitate collection of all refuse and recycling from Lynchford Road, together with the bin collection arrangements to be used, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved.

Reason – as set out in the Report.