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AMENDMENT SHEET

DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 19TH JANUARY, 2022

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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<u>AMENDMENT SHEET FOR</u> <u>DEVELOPMENT MANAGEMENT COMMITTEE</u> <u>19th January 2022</u>
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Agenda Item 1 Section A Page 13

Land at Former Lafarge Site Hollybush Lane Aldershot Hampshire

Add to commentary: "It has previously been agreed that a Members' site visit will be arranged in advance of Committee consideration of this proposal."

Agenda Item 2: Page 3
1 – 5 Firgrove Parade

The S106 agreement that the decision is subject to has not yet been signed. In the interest of enabling the S106 agreement to be satisfactorily drafted and completed an extension of time has been sought.

Agenda Item 5: Page 48.
Queen Elizabeth Park

The second paragraph on Page 48 report states: "The option to retain the alternative play equipment, including the need to remove it if not retained, has already been secured by a legal agreement."

Whilst the principle has been accepted in discussion between the parties, the agreement has not yet been completed. The sentence should therefore read:

"The applicant has committed to offer the Council the alternative options of retaining the play equipment, or removing it at the end of the temporary period. This will be secured by a legal agreement which is in preparation and sits outside the remit of this planning application."

AGENDA ITEM 6; Page 103

**Proposed Town Centre Regeneration : The Galleries, High Street, Aldershot :
Planning application 20/00508/FULPP**

Updates to Report:

Section 3 : Proposed Amendments : Condition. No.2 where in bold type : Page 105:

**Drawing Nos. 00817B_GD_XE_E01 REV.P01; 00817B_GD_XE_E02 REV.P01;
00817B_GD_PE_E01 REV.P01; 00817B_GD_PE_E02 REV.P01;
00817B_GD_XP_X03 REV.P01; 00817B_GD_XP_X04 Phasing Plan_P01; and
Reports Demolition : COSHH Assessments; Demolition : Execution Plan & Method
Statement (*Amended version received 10 January 2022*); Demolition : Rye Group
Method Statement for Eastern Wing; Demolition : Standard Operating Procedures;**

Demolition : Rye Group Risk Assessments; and Agents' covering email of 16 December 2021.

Section 5 : Notification : Page 108:

The response period for immediate neighbours to the current application has now expired.

Two representations have been received, both specifically raising concerns about the proposals for the demolition of the eastern wing of the Galleries Shopping Centre. These are from the owner/occupiers of businesses at:-

107 High Street : *“Objection : Although construction isn't ideal to be around any business, my main issue lies with the fact that the road leading the car park will be blocked. If they are to use only their half, then I would not have an issue. However, this is not the case and myself, as well as other businesses, rely on our half of the car park as we not only use it ourselves, but we also use it to get our deliveries. By blocking this, we will struggle a lot with the business. The pandemic has already made it tough for small businesses and by doing this would only make our lives harder. I am not trying to stop anyone but merely saying that if our half could be left to us and the public so we can carry on making a living, then I don't have any complaints. I hope we can come to some sort of conclusion because there's absolutely no way that we can continue if construction will be taking over our territory too.”*

47 Station Road : *“Objection : As one of a number of neighbouring businesses, fronting Station Road and backing onto the proposed development, the current plans remove our road access to our rear gates and yard associated with our premises. This access is currently provided by the existing road between Little Wellington Street and the rear of our offices. This concrete access road was last listed as owned by 'Aldershot Borough Council' and is not under the ownership of the developers.”*

Officer Note: It is long-standing Government guidance and practice that planning applications cannot be refused on the basis of any of the impacts of the demolition or construction phases of a proposed development. The matters raised are private property matters between the developer and other landowners. However, the issues raised in these representations have been forwarded to the applicants for their information and action as appropriate. In addition to the neighbour notification activity and discussions, the applicants' agent has responded to the Council with:-

- (a) documentation confirming the extent of the applicants' land ownership. In this respect, it is demonstrated that the service road to the east side of the Galleries Shopping Centre building that would have to be temporarily blocked is owned by Shaviram. Furthermore, the adjacent concrete surfaced roadway mentioned by one of the respondents (which originally provided a vehicular access road to Aldershot Library but is now used for parking), is owned by Hampshire County Council.
- (b) confirmation that the service road will be blocked for a maximum of two weeks, although access would remain in place for deliveries if required when safe. Furthermore, that Shaviram has agreed alternative parking arrangements for residents/tenants who use the adjacent HCC land for parking. Since it is intended

that this section of the Shopping Centre will be the first to be demolished, the service road would be reinstated for use by neighbours quickly and, as it would be located outside the proposed site hoarding, its use would resume as existing.

- (c) an additional Demolition Method Statement for the Eastern Wing of the Galleries Shopping Centre setting out the demolition of this section of the building.

Section 7 : Page 109 : Amended Recommendation:

It is recommended that, further to the resolution of the Development Management Committee made at the meeting on 11 November 2020 to GRANT planning permission subject to conditions and informatives on completion of a satisfactory s106 Planning Obligation, the proposed amendments to the conditions as set out above in this report be **AGREED**.

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