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AMENDMENT SHEET

DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 12TH FEBRUARY, 2025

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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<p><u>AMENDMENTS SHEET</u> <u>DEVELOPMENT MANAGEMENT COMMITTEE</u> <u>12th February 2025</u></p>
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Section C, Items for Determination**Item ix; Pages 12-41:**

Application No. 24/00140/REVPP

Proposal MINOR MATERIAL AMENDMENT : Variation of Condition of planning permission 20/00400/FULPP dated 24 March 2023 as amended by non-material amendment 23/00800/NMAPP dated 5 December 2023 to increase number of floating holiday lodges from 9 to 21 units

Address **Land at Former Lafarge Site, Hollybush Lane, Aldershot**

Amended Recommendation; Pages 28-29:

It is recommended that **SUBJECT** to:-

- (a) The receipt of confirmation on behalf of the applicants and/or from Grainger Plc that a quantum of SPA mitigation capacity at the Blandford House SANGS scheme has been secured to address the SPA impact of the additional 12 floating holiday lodges; and
- (b) the prior completion of a satisfactory s106 Legal Agreement to (i) secure the SAMMs SPA financial contribution in respect of the 12 additional floating holiday lodges, together with associated s106 Administration & Monitoring Fee; and (ii) replicate the requirements of the original s106 dated 24 March 2023 in respect of SPA contributions for the original 9 floating holiday lodges and the restoration/reinstatement and retention thereafter of the original line of the Blackwater Valley Path

by **31st March 2025** or any extended date covered by an agreed extension of time for the determination of the application that the Executive Head of Property & Growth, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that requirements (a) and/or (b) above are not met within a time period covered by an agreed extension of time for the determination of the application, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to REFUSE planning permission on the grounds that:-

- a. The proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1;
- b. Insufficient information has been provided to determine the impact upon a protected

species, contrary to the provisions of Paragraph 174 of the National Planning Policy Framework 2018, Policies NE4 of the Local Plan and Paragraph 99 of Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System.

Recommended Conditions & Informatives as set out in the Report.

Item x Pages 43-74:

Application No. 24/00661/REMPP

Proposal PART APPROVAL OF RESERVED MATTERS: for the development of 83 dwellings (Final Phase RMA), including the conversion of Blandford House and the retention of 2 existing dwellings, including internal access roads, public open space and landscaping, parking, lighting and associated infrastructure, following demolition of existing building and hard-standing, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020.

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

Updates to Report

Update to Paragraph 5.2 (Page 51):

Consultees & Other Bodies

HCC Flood & Water Management: Comments received 06/02/2025:

The County Council has reviewed the following documents relating to the above application:

Drainage Technical Notes – Response to LLFA Comments dated 10/01/25

The above information has addressed the concerns and queries raised in our previous response.

As such, we have **no objection** to this application.

Replace Paragraph 7.4.8 (Page 61):

The Applicant prepared a technical response to HCCs comments together with updated visibility splay and tracking drawings. RBC re-consulted HCC regarding the technical response on the 16th of January 2025. HCC has since confirmed no objection subject to a condition relating to visibility splays.

Replace Paragraph 8 (Page 68):

8. FULL RECOMMENDATION

GRANT permission subject to the following conditions and informatives:-

(Including Conditions 1, 3 to 11 and informatives as set out in report).

Replace Condition 2 (Page 69):

Approved Plans

2 The permission hereby granted shall be carried out in accordance with the following drawings:

- A 1142 001 Rev A (Site Location Plan)
- A1142-002-ISSUE 16 (Planning Layout and Base without Schedule)
- House Type Brochure (Redrow, October 2024)
- A1142-005-REV A (Massing Plan)
- A1142-006-REV A (Occupancy Plan)
- A1142-007-REV A (Enclosures Plan)
- A1142-008-REV A (Material Plan)
- A1142-009-REV A (Parking Plan)
- A1142-010-REV A (Refuse Plan)
- A1142-011-REV A (Hard Landscaping Plan)
- A1142-012-REV A (Garden Area Plan)
- A 1142 65 Rev X (Street Scenes AA-EE)
- A 1142 66 (Street Scenes FF-LL)
- 1142 68 Rev B (Blandford House Plans)
- 1142 69 Rev X (Blandford House Elevations)
- 7550.RA.HP.5.0 A (Hard landscape overview)
- 7550.RA.HP.5.1 A (Hard landscape plan 1 of 7)
- 7550.RA.HP.5.2 A (Hard landscape plan 2 of 7)
- 7550.RA.HP.5.3 A (Hard landscape plan 3 of 7)
- 7550.RA.HP.5.4 A (Hard landscape plan 4 of 7)
- 7550.RA.HP.5.5 A (Hard landscape plan 5 of 7)
- 7550.RA.HP.5.6 A (Hard landscape plan 6 of 7)
- 7550.RA.HP.5.7 A (Hard landscape plan 7 of 7)
- 7550.RA_PP.4.0 A (Planting plan overview)
- 7550.RA_PP.4.1 A (Planting plan 1 of 7)
- 7550.RA_PP.4.2 A (Planting plan 2 of 7)
- 7550.RA_PP.4.3 A (Planting plan 3 of 7)
- 7550.RA_PP.4.4 A (Planting plan 4 of 7)
- 7550.RA_PP.4.5 A (Planting plan 5 of 7)
- 7550.RA_PP.4.6 A (Planting plan 6 of 7)
- 7550.RA_PP.4.7 A (Planting plan 7 of 7)
- 7550.RA_PSD.3.0 (Play Space Plan)
- 11349/1951 – REV P12 (Phase 2 Refuse Vehicle Tracking)
- 11349/1952 – REV P8 (Phase 2 Fire Tender Vehicle Tracking Sheet 1)
- 11349/1964 – REV P6 (Phase 2 Junction & Forward Visibilities)
- 11349/2200 – REV P6 (Phase 2 Fire Tender Vehicle Tracking Sheet 2)
- 11349/2201 – REV P7 (Phase 2 Refuse Vehicle Tracking Sheet 2)

11349/2202 – REV P4 (Phase 2 Fire Tender Vehicle Tracking Sheet 3)
11349/2203 – REV P5 (Phase 2 Refuse Vehicle Tracking Sheet 3)
11349/S01/1608 REV P2 (Drainage Strategy Phase 2 – Sheet 1)
11349/S02/1608 REV P2 (Drainage Strategy Phase 2 – Sheet 2)
11349-1609 Rev P2 (Drainage Catchment Phase 2)
11349/1611 Rev P2 (Phase 2 Overland Flow Plan)
11349/1802 Rev P2 (Site Levels Strategy Phase 2)

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

Insert additional Condition 12 (Page 71):

Blandford House Materials

- 12 Prior to commencement of the residential conversion of Blandford House, a method statement and schedule of the materials (including fenestration) to be used for the external surfaces of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indications as to these matters given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of Blandford House.*

Reason – To ensure a satisfactory appearance for the locally listed building and to safeguard the character and appearance of the area.

Insert additional Condition 13 (Page 72):

Visibility Splays

- 13 The development shall not be brought into use until junction visibility splays and forward visibility splays as indicated on the approved plans, in which there should be no obstruction to visibility exceeding 0.6 metres in height above the adjacent carriageway channel line, have been implemented. Such sightlines shall thereafter be retained for the lifetime of the development.

Reason: To provide and maintain adequate visibility in the interests of highway safety.

Insert additional Condition 14 (Page 72):

Noise Attenuation

- 14 No development of Plots 72, 73, 74 and 180 shall take place above damp proof level until details of an updated Noise Report together with proposed glazing and ventilation strategy and acoustic fencing where required, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.*

Reason - To safeguard future occupiers of the development against noise disturbance.

Item xi; Pages 75-98:

Application No.	24/00662/FULPP
Proposal	Erection of additional (5th-storey) extension above existing building, erection of 5-storey rear extension with glazed link and elevational alterations to facilitate conversion and change of use of extended/altered building into 42no. flats (Use Class C3) above and behind retained ground floor bank together with associated parking, landscaping with access from Victoria Road
Address	Lawrie House, 31 - 37 Victoria Road Farnborough

Amended Recommendation; Pages 86-87:

It is recommended that **SUBJECT** to the completion of a suitable legal mechanism securing Public Open Space and THBSPA contributions as set out in the report, along with a late stage review to assess the provision of Affordable Housing, before the current expiry date for the determination of the application on **31st March 2025** or any extended date covered by an agreed extension of time for the determination of the application, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that above requirements are not met within a time period covered by an agreed extension of time for the determination of the application, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to REFUSE planning permission on the grounds that on the grounds that the proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1; and does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6.

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