

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 10th November, 2021 at 7.00 pm*

To:

VOTING MEMBERS

Cllr C.J. Stewart (Chairman)
Cllr L. Jeffers (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr P.I.C. Crerar
Cllr Michael Hope

Cllr J.H. Marsh
Cllr Nadia Martin
Cllr S.J. Masterson

Cllr T.W. Mitchell
Cllr Sophie Porter
Cllr Nem Thapa

NON-VOTING MEMBERS

Cllr Marina Munro (Cabinet Member for Planning and Economy) (ex-officio)

STANDING DEPUTIES

Cllr A.K. Chowdhury
Cllr A.J. Halstead

Enquiries regarding this agenda should be referred to Adele Taylor,
Democracy and Community, 01252 398831 adele.taylor@rushmoor.gov.uk

A G E N D A

1. **DECLARATIONS OF INTEREST –**

All Members who have or believe that they have any interest under the Rushmoor Borough Council Councillors' Code of Conduct, adopted in 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.

2. **MINUTES –** (Pages 1 - 6)

To confirm the Minutes of the meeting held on 13th October, 2021 (copy attached).

3. **PLANNING APPLICATIONS –** (Pages 7 - 60)

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2130 on planning applications recently submitted to the Council (copy attached).

Sections A & B of the report set out the items to be considered at future meetings and petitions received:

Item	Reference Number	Address	Recommendation
1	20/00400/FULPP	Land at former Lafarge Site, Hollybush Lane, Aldershot	For information
2	21/00271/FULPP	Block 3, Queensmead, Farnborough	For information
3	21/00170/FULPP	Land at former Nos. 1-5 Firgrove Parade, Farnborough	For information
4	21/00844/FULPP	Southwood Country Park, Ively Road, Farnborough	For information

Section C of the report sets out planning applications for determination at this meeting:

Item	Pages	Reference Number	Address	Recommendation
5	13-21	21/00742/FULPP	New Memorial Square, Pennefathers Road, Wellesley, Aldershot	Grant

Section D of the report sets out planning applications which have been determined under the Council's scheme of delegation for information.

4. **APPEALS PROGRESS REPORT – (Pages 61 - 64)**

To receive the Head of Economy, Planning and Strategic Housing Report EPSH2131 (copy attached) on the progress of recent planning appeals.

5. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY - SEPTEMBER 2021 – (Pages 65 - 70)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. EPSH2132 (copy attached) which updates on the Performance Indicators for the Development Management section of Planning, and the overall workload for the Section for the period 1st July to 30th September 2021.

6. **ESSO PIPELINE PROJECT – (Pages 71 - 72)**

To receive a verbal update on the position regarding the approval of requirements pursuant to the Development Consent Order (Report No. EPSH2133 attached).

MEETING REPRESENTATION

Members of the public may ask to speak at the meeting, on the planning applications that are on the agenda to be determined, by writing to the Committee Administrator at the Council Offices, Farnborough by 5.00 pm on the day prior to the meeting, in accordance with the Council's adopted procedure which can be found on the Council's website at

<http://www.rushmoor.gov.uk/speakingatdevelopmentmanagement>

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 13th October, 2021 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr C.J. Stewart (Chairman)
Cllr L. Jeffers (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr P.I.C. Crerar
Cllr Michael Hope
Cllr J.H. Marsh
Cllr Nadia Martin
Cllr S.J. Masterson
Cllr Sophie Porter
Cllr Nem Thapa

Apologies for absence were submitted on behalf of Cllr T.W. Mitchell.

Non-Voting Member

Cllr Marina Munro (Planning and Economy Portfolio Holder) (ex officio)

35. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

36. MINUTES

The Minutes of the Meeting held on 15th September 2021 were approved and signed as a correct record of the proceedings.

37. PLANNING APPLICATIONS

RESOLVED: That

- (i) permission be given to the following application, as set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

21/00608/TEMP	Car Park, Farnborough Leisure Centre, Westmead, Farnborough
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- (ii) the following application be determined by the Head of Economy, Planning

and Strategic Housing, in consultation with the Chairman:

- * 21/00645/FULPP Land to the rear of Nos. 162-170 Holly Road, Aldershot

(iii) the applications dealt with by the Head of Economy, Planning and Strategic Housing, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Economy, Planning and Strategic Housing's Report No. EPSH2128, be noted;

(iv) the current position with regard to the following applications be noted pending consideration at a future meeting:

20/00400/FULPP Land at former Lafarge Site, Hollybush Lane, Aldershot

21/00271/FULPP Block 3, Queensmead, Farnborough

- * The Head of Economy, Planning and Strategic Housing's Report No. EPSH2128 in respect of these applications was amended at the meeting

38. PLANNING APPLICATION 21/00645/FULPP - LAND TO THE REAR OF NOS. 162-170 HOLLY ROAD, ALDERSHOT

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2128 in respect of Planning Application No. 21/00645/FULPP for the erection of three 3-bedroom 5 person occupancy terraced two-storey houses following the demolition of existing garages; alterations to the side elevation of No. 170 Holly Road and the provision of replacement parking spaces for Nos. 162a, 164, 164a and 170 Holly Road at land to the rear of Nos. 162 to 170 Holly Road, Aldershot.

The Report was updated at the meeting to extend the time for the determination of the application until 30th November 2021 to allow more time for the completion of the required Section 106 planning obligation.

RESOLVED: That, subject to the completion of a satisfactory planning obligation under Section 106 of the Town and Country Planning Act 1990 by 26th November 2021 to secure the SAMMS SPA and Public Open Space contributions, as set out in the Report, the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Report.

However, in the event that a satisfactory Section 106 agreement is not received by 26th November 2021, the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to refuse planning permission 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 Interim 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 the adopted Rushmoor Local Plan Policy DE6.

39. APPEALS PROGRESS REPORT

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2129 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
20/00782/FULPP	Against the refusal of planning permission for rebuilding of the vehicle repair workshop (following fire damage) in the same footprint, other than the previous unauthorised eastern side extension, with associated parking at No. 1 Elms Road, Aldershot	Allowed
	A separate application for an award of costs had been made against the Council relating to the planning merits of the appeal. The appellant had stated that the Council Members had acted unreasonably by failing to take the professional advice of the Council officers without adequate reasons to do so and ignoring the fact that the commercial use was extant.	Refused

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2129 be noted.

The meeting closed at 9.00 pm.

CLLR C.J. STEWART (CHAIRMAN)

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Development Management Committee

Appendix "A"

Application No. & Date Valid: **21/00608/TEMP** **21st July 2021**

Proposal: Continued use of parking spaces within Farnborough Leisure Centre Car Park for temporary siting of two 3.05 x 2.44 metre (10 X 8 feet) metal storage containers with access ramp for use by SERCO Street Cleaning Team for a period of 3 years at **Car Park Farnborough Leisure Centre Westmead Farnborough**

Applicant: Rushmoor Borough Council

Conditions: 1 The use hereby permitted shall be discontinued, the containers removed, and the land restored to its former condition on or before three years from the date of this permission.

Reason - It is considered inappropriate to permit indefinitely a use of land for the siting of the portable buildings.

2 The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers: Site Location Plan; Site Block/Layout Plan; Container Dimensions Plan; Supporting Statement; Tree Report; and Photos of Containers in situ.

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

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**Development Management
Committee
10th November 2021**

**Head of Economy, Planning
and Strategic Housing
Report No.EPSH2130**

Planning Applications

1. Introduction

- 1.1 This report considers recent planning applications submitted to the Council, as the Local Planning Authority, for determination.

2. Sections In The Report

- 2.1 The report is divided into a number of sections:

Section A – FUTURE Items for Committee

Applications that have either been submitted some time ago but are still not ready for consideration or are recently received applications that have been received too early to be considered by Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Section B – For the NOTING of any Petitions

Section C – Items for DETERMINATION

These applications are on the Agenda for a decision to be made. Each item contains a full description of the proposed development, details of the consultations undertaken and a summary of the responses received, an assessment of the proposal against current policy, a commentary and concludes with a recommendation. A short presentation with slides will be made to Committee.

Section D – Applications ALREADY DETERMINED under the Council's adopted scheme of Delegation

This lists planning applications that have already been determined by the Head of Economy, Planning and Strategic Housing, and where necessary with the Chairman, under the Scheme of Delegation that was approved by the Development Management Committee on 17 November 2004. These applications are not for decision and are FOR INFORMATION only.

- 2.2 All information, advice and recommendations contained in this report are understood to be correct at the time of publication. Any change in circumstances will be verbally updated at the Committee meeting. Where a recommendation is either altered or substantially amended between preparing the report and the Committee meeting, a separate sheet will be circulated at

the meeting to assist Members in following the modifications proposed. This sheet will be available to members of the public.

3. Planning Policy

- 3.1 Section 38(6) of the Town and Country Planning Act 1990 (as amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. The development plan for Rushmoor comprises the Rushmoor Local Plan (February 2019), the Hampshire Minerals and Waste Plan (October 2013) and saved Policy NRM6 of the South East Plan.
- 3.2 Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item. Where a development does not accord with the development plan and it is proposed to recommend that planning permission be granted, the application will be advertised as a departure and this will be highlighted in the Committee report.

4. Human Rights

- 4.1 The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

5. Public Speaking

- 5.1 The Committee has agreed a scheme for the public to speak on cases due to be determined at the meeting (Planning Services report PLN0327 refers). Members of the public wishing to speak must have contacted the Meeting Coordinator in Democratic Services by 5pm on the Tuesday immediately preceding the Committee meeting. It is **not** possible to arrange to speak to the Committee at the Committee meeting itself.

6. Late Representations

- 6.1 The Council has adopted the following procedures with respect to the receipt of late representations on planning applications (Planning report PLN 0113 refers):
- a) All properly made representations received **before** the expiry of the final closing date for comment will be summarised in the Committee report. Where such representations are received after the agenda has been published, the receipt of such representations will be reported orally and the contents summarised on the amendment sheet that is circulated at the Committee meeting. Where the

final closing date for comment falls **after** the date of the Committee meeting, this will be highlighted in the report and the recommendation caveated accordingly.

- b) Representations from both applicants and others made **after** the expiry of the final closing date for comment and received **after** the report has been published will not be accepted unless they raise a new material consideration which has not been taken into account in the preparation of the report or draws attention to an error in the report.
- c) Representations that are sent to Members should not be accepted or allowed to influence Members in the determination of any planning application unless those representations have first been submitted to the Council in the proper manner (but see (b) above).
- d) Copies of individual representations will not be circulated to members but where the requisite number of copies are provided, copies of individual representation will be placed in Members' pigeonholes.
- e) All letters of representation will be made readily available in the Committee room an hour before the Committee meeting.

7. Financial Implications

- 7.1 There are no direct financial implications arising from this report. However, in the event of an appeal, further resources will be put towards defending the Council's decision. Rarely, and in certain circumstances, decisions on planning applications may result in the Council facing an application for costs arising from a planning appeal. Officers will aim to alert Members where this may be likely and provide appropriate advice in such circumstances.

Tim Mills
Head of Economy, Planning and Strategic Housing

Background Papers

- *The individual planning application file (reference no. quoted in each case) Rushmoor Local Plan (Adopted Feb 2019)*
- *Current government advice and guidance contained in circulars, ministerial statements and the National Planning Practice Guidance (NPPG).*
- *Any other document specifically referred to in the report.*
- *Regional Spatial Strategy for the South East, policy NRM6: Thames Basin Heaths Special Protection Area.*
- *The National Planning Policy Framework.*
- *Hampshire Minerals and Waste Plan (2013).*

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Section A

Future items for Committee

Section A items are for INFORMATION purposes only. It comprises applications that have either been submitted some time ago but are still not yet ready for consideration or are recently received applications that are not ready to be considered by the Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Item	Reference	Description and address
1	20/00400/FULPP	<p>Development of site to create a leisure facility comprising aquatic sports centre including cafe, gym, equestrian centre accommodation and ancillary facilities; equestrian centre and associated stabling; 21 floating holiday lodges with associated car parking, landscaping and bund (revised proposals submitted 2 February 2021)</p> <p>Land At Former Lafarge Site Hollybush Lane Aldershot Hampshire</p> <p>Further discussion of submissions and consultation responses is in progress. It is therefore too early to bring this application to Committee. Site Visit to be arranged.</p>
2	21/00271/FULPP	<p>Erection of an extension to Kingsmead Shopping Centre; commercial, business and service uses on the ground floor (3,088sqm), 104 apartments over nine floors, private amenity space, 53 car parking spaces, up to 222 bicycle parking spaces, a bridge link and alterations to existing block 2 car park and the meads, a new entrance to The Meads shopping centre</p> <p>Block 3 Queensmead Farnborough Hampshire</p> <p>This application is the subject of a request from the applicant for an extension of time to consider further amendments.</p>

3	21/00170/FULPP	<p>Erection of six storey building with basement, comprising ground floor flexible retail use under Use Classes E, F.2 and Sui Generis and 31 no. residential apartments above</p> <p>Land At Former 1 - 5 Firgrove Parade Farnborough Hampshire</p> <p>This application has only recently been received and consultations are under way.</p>
4	21/00844/FULPP	<p>Proposed external alterations to existing building to facilitate conversion and change of use of former clubhouse to cafe and visitors centre; and change of use of existing ancillary bungalow to storage use; both in association with Southwood Country Park SANG</p> <p>Southwood Country Park, Ively Road Farnborough Hampshire</p> <p>This application has only recently been received and consultations are under way.</p>

Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

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.

Case Officer	Maggie Perry
Application No.	21/00742/FULPP
Date Valid	14th September 2021
Expiry date of consultations	22nd October 2021
Proposal	Construction of new memorial square at Pennefathers (Zone G), Wellesley, Aldershot
Address	Zone G – Pennefathers, Aldershot Urban Extension, Alisons Road, Aldershot, Hampshire
Ward	Wellington
Applicant	Grainger (Aldershot Ltd) and Secretary of State for Defence
Agent	Bryony Stala, Savills
Recommendation	GRANT

Description

Background & Site:

On the 10th March 2014 hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure, including a neighbourhood centre, employment provision, schools and a suite of Suitable Alternative Natural Greenspace (SANG). The Aldershot Urban Extension is known as Wellesley.

The Wellesley Masterplan approved as part of hybrid outline planning permission ref: 12/00958/OUT is divided into a series of manageable areas called Development Zones. Pennefather's Zone G is located to the south of Pennefather's Road and north of Knollys Road at the western edge of Wellesley. The zone is currently undeveloped but is identified in the Housing Delivery Strategy for 123 residential units.

The application site is located centrally within Zone G and comprises an existing landscaped area with memorial plaque to the victims of an IRA bomb on 22nd February 1972. The shape of the existing garden replicates the floor plan of the Officers' Mess building which previously stood on the site. The memorial is a locally listed heritage asset and the site lies within the Aldershot Military Conservation Area.

The Proposal

Permission is sought for a newly designed memorial square which will form a public space within Pennefathers Development Zone G of the Wellesley development. The square will feature a central stone monument incorporating the existing memorial plaque and retained lamp post within the redesigned space. The memorial has been designed in consultation with the victims' families and the Aldershot Branch of the Parachute Regimental Association.

Consultee Responses

RBC Conservation Officer: No objection.

RBC Arboricultural Officer: No objection.

RBC Ecology Officer: Comments (summarised/paraphrased):

The NPPF states that new developments should:

- Provide bird nesting and bat roosting provision erected on the newly planted trees.
- Use native species or species of known biodiversity benefit when planting new trees and shrubs, preferably of local provenance. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

Case Officer's response: This advice has been forwarded to the developer. A condition is proposed to seek details of a revised planting schedule and biodiversity enhancements.

Protected species: The Bat tree survey concludes that the 6 trees subject to felling do not have potential to host active bat roosts. Bats do not therefore appear to be a constraint to development.

The Ecology Officer also provided advice relating to the potential impacts of construction on Badger setts and breeding birds.

Case Officer's response: This advice has been forwarded to the developer and relevant informatives can attached to the decision notice.

Parachute Regimental Association (Aldershot Branch):

Comments: "...we whole heartedly support this application and look forward to seeing it come to fruition in time for the 50th anniversary on the 22nd February 2022."

Neighbours notified

In addition to posting a site notice, 11 individual letters of notification were sent to neighbouring owner/occupiers. The neighbour consultation period expired on 12th October 2021.

One neighbour contacted the Council for further information. No representations / objections were received.

Policy and determining issues

Section 38(6) of the *Town and Country Planning Act 1990* (as amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. The *Rushmoor Local Plan* was formerly adopted by the Council on 21st February 2019. In addition to the *Rushmoor Local Plan*, the development plan for Rushmoor includes the *Hampshire Minerals and Waste Plan* (adopted in October 2013) and saved Policy NRM6 of the *South East Plan* (adopted in May 2009).

The following policies of the Rushmoor Local Plan are most relevant to this proposal:

- SP5 Wellesley
- HE1 Heritage
- HE3 Development within or adjoining a Conservation Area
- DE1 Design in the Built Environment
- NE3 Trees and Landscaping
- NE4 Biodiversity

The Council's adopted supplementary planning document (SPD) Aldershot Military Conservation Area Appraisal and Management Plan (RBC, February 2021) is also relevant.

The main determining issues in the assessment of the proposal are the principle of development; impact on neighbouring occupiers/uses; design and appearance; impact on the conservation area; and, impact on trees and biodiversity.

Commentary

The principle of development -

The principle of this development is established in Design Code: Document 1 – General Design Principles of the Hybrid Outline Planning Permission for Wellesley (12/00958/OUT dated 10/03/2014), which states in respect of Sub Character Area F2 Pennefather Heights “*The Memorial to the Victims of the IRA Bombing and its existing setting shall be sensitively incorporated into the design as a local focal point, within an area of publicly accessible open space.*”

Impact on neighbours -

Pennefather's Zone G is currently undeveloped and the application site is not publicly accessible. There are no existing properties or uses that would directly adjoin or would be directly affected by the proposed memorial square. The submitted plans include indicative drawings of how the surrounding residential development might be laid out, however the relevant reserved matters application for the residential elements is yet to be submitted or approved. A site notice was posted on Pennefather's Road and consultation letters were sent

to the closest residential properties within the Corunna Development Zone to the north. No representations were received.

Design and appearance -

The proposed memorial square would feature a newly commissioned 2.4m high by 1.26m diameter stone monument (plus 0.3m plinth) with a heptagonal base. The seven-sided memorial has been designed to represent the seven victims of the bombing and has been conceived in consultation with the victims' families. The memorial would incorporate name plaques for the victims together with historical and military plaques.

The monument would be centrally positioned within the newly designed square and seating would be provided around its southern side. The existing locally listed memorial plaque and retained lamp post would be incorporated.

The hard and soft landscape proposals have been designed to accord with the palettes contained within the approved Design Code: Document 2 for Wellesley. In this regard the northern half of the square would be predominantly hard-surfaced with high quality silver grey granite sets and grey block paving to complement the character and appearance of the stone monument. The southern half of the square would provide a garden with grass and ornamental planting framed by newly planted fastigate trees, selected from the Wellesley Design Code planting palettes.

It is considered that the proposed monument and newly designed public space would represent appropriate design which would enhance the setting of the retained locally listed memorial and the character and appearance of the Aldershot Military Conservation Area.

Trees & biodiversity -

The planning application is accompanied by an Arboricultural Method Statement, Bat Tree Survey, Landscape Design Statement, Illustrative Landscape Masterplan, Planting Schedule and Landscape Management Plan.

Six (6) existing trees would be removed in order to implement the proposals for the memorial square. One of the trees is a U-grade tree (Common Lime) and is outside the application red line. It would require removal regardless of the current proposals due to its poor condition.

The five (5) trees within the existing memorial garden comprise of a centrally positioned Goat Willow surrounded by four Lawson Cypress Trees. The Arboricultural Method Statement submitted with the application includes a tree survey which identifies these trees as Category C (Low quality). The Council's Arboricultural Officer has therefore raised no objection to the removal of the trees, subject to their suitable replacement with the six (6) new native Beech trees (*Fagus sylvatica*).

The soft landscaping scheme comprises clipped yew hedges to frame the hard-landscaped frontage of the square, and an open area of amenity grass and ornamental bulb planting on the southern half, bordered by native Beech trees. Whilst the soft landscape proposals have been designed to accord with the Design Code: Document 2 of the Outline Planning Permission, the Council's Ecological Officer has highlighted the opportunity to include more native species of known biodiversity benefit. A planning condition is therefore proposed to seek details of a revised planting schedule, together with other appropriate biodiversity enhancements.

Conclusion

The proposed development accords with the hybrid outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. Subject to appropriate planning conditions, the development would have no harmful impact on neighbouring amenity or uses and would enhance the setting of the locally listed memorial and the character and appearance of the Aldershot Military Conservation Area. The development would also provide opportunities for biodiversity enhancement.

Full Recommendation

GRANT planning permission subject to the following conditions and informatives:-

Time limit

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

Approved plans

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

2519-PF-LA-03; 2519-PF-LA-02 Rev P1 and 2519-PP-Grainger-01.

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

Biodiversity Enhancements

- 3 Notwithstanding the information contained within the application, a revised planting schedule, including replacement semi-mature tree planting and native plant species of known biodiversity benefit, together with other appropriate measures for biodiversity enhancement such as bird nesting and bat roosting provision, shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the date of this permission. The scheme so approved shall be implemented in full in the first available planting season following approval of such details. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved.*

Reason: In the interests of the character and appearance of the area, nature conservation and biodiversity net gain.

- 4 Notwithstanding the information contained within the application, full details of the proposed seating features shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the date of this permission. The scheme shall be implemented in accordance with the details so approved.*

Reason - To ensure satisfactory quality and external appearance for the development and to safeguard the character and appearance of the conservation area and the setting

of adjoining heritage assets.

Arboricultural Method Statement

- 5 The development shall be carried out strictly in accordance with the Arboricultural Method Statement ref: JFA9025MS (JFA, August 2021) hereby approved.

Reason - To safeguard retained trees on and adjoining the site in the interests of the character and appearance of the area and nature conservation.

Hours of Construction

- 6 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

INFORMATIVES

1. **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted permission because:-

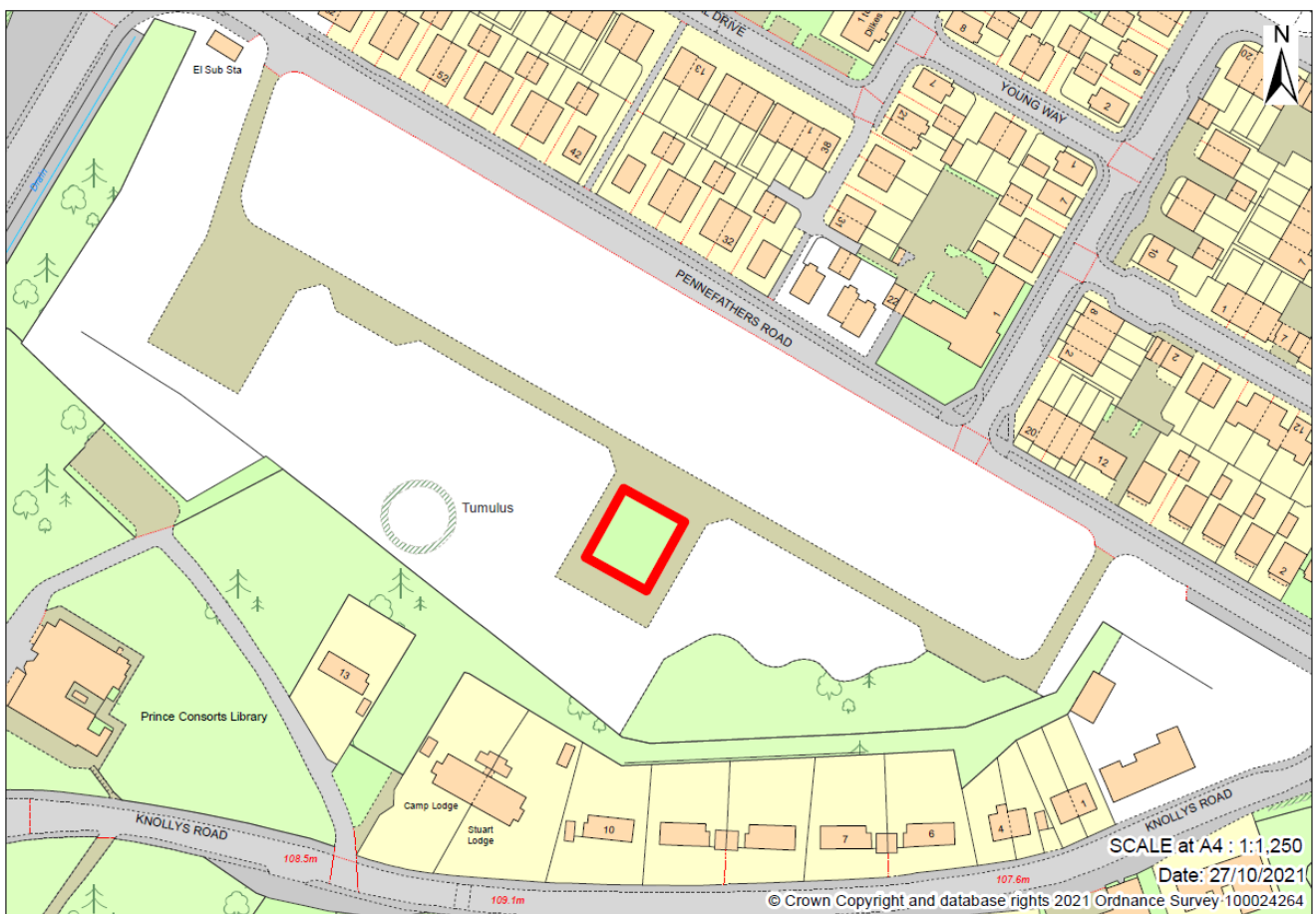
The proposed development accords with the hybrid outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. Subject to appropriate planning conditions, the development would have no harmful impact on neighbouring amenity or uses and would enhance the setting of the locally listed memorial and the character and appearance of the conservation area. The proposal would also provide opportunities for biodiversity enhancement. The proposal is consistent with Local Plan Policies SP5, HE1, HE3, DE1, NE3 and NE4 and the Council's supplementary planning document (SPD) Aldershot Military Conservation Area Appraisal and Management Plan (RBC, February 2021).

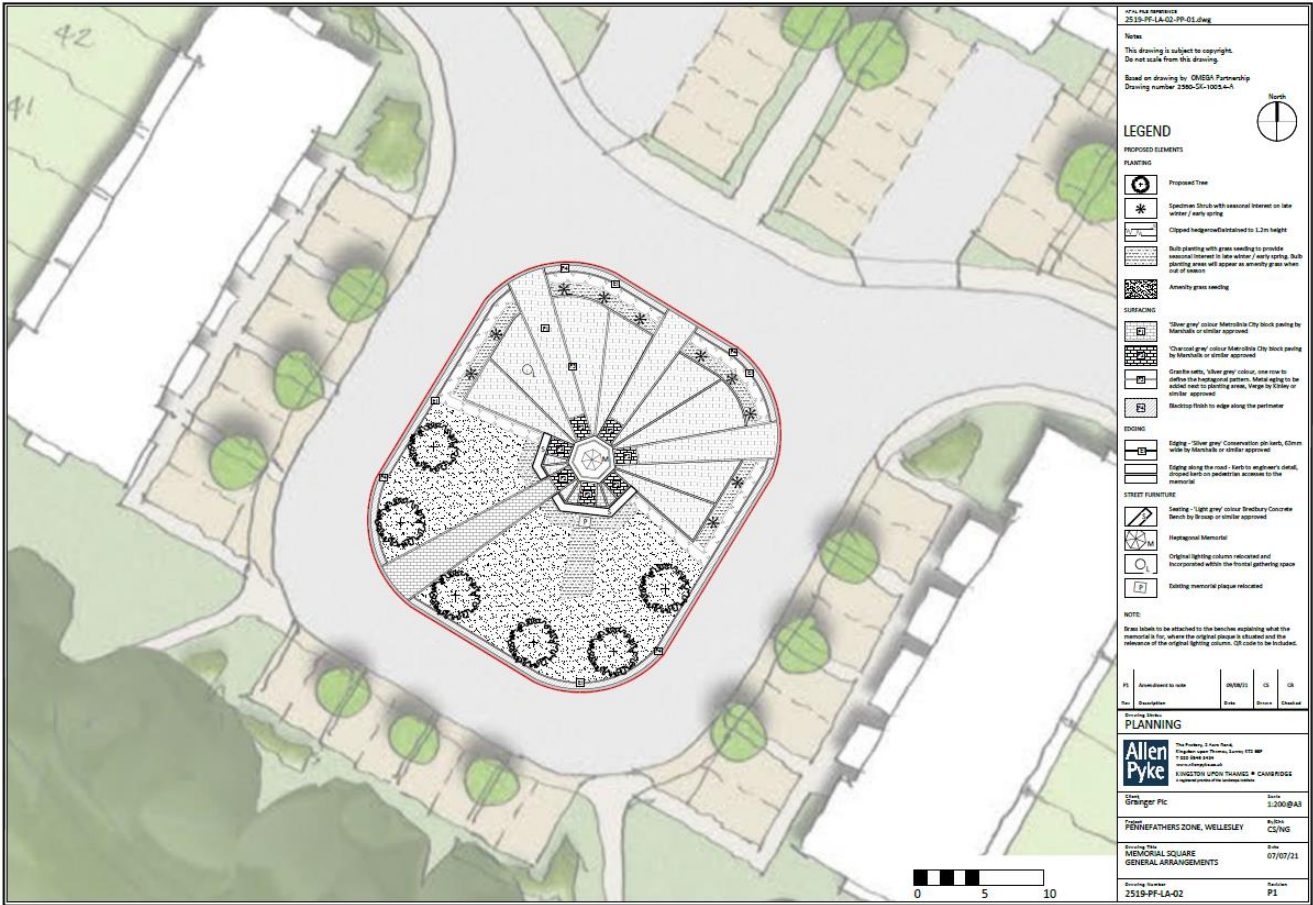
It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

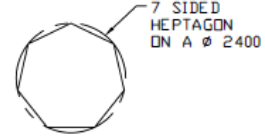
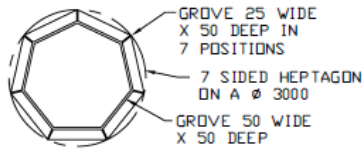
2. **INFORMATIVE** - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING or within a SET TIME PERIOD. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
3. **INFORMATIVE** - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the

conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.

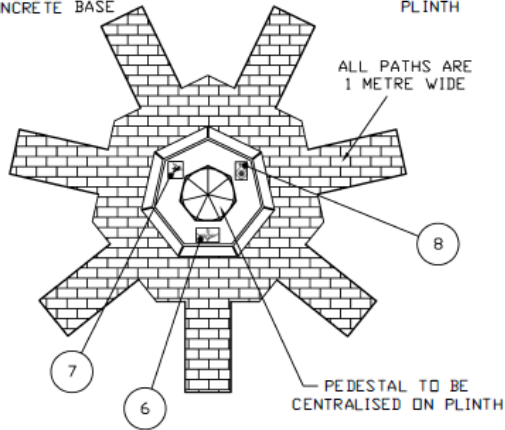
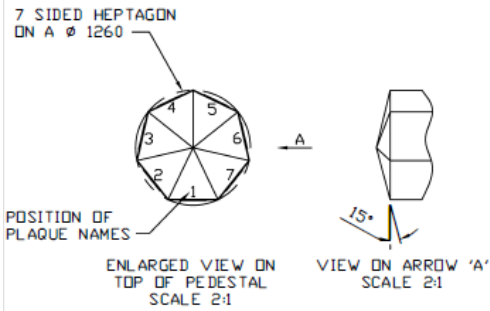
4. **INFORMATIVE** - All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.
5. **INFORMATIVE** – Terrestrial Mammals/Badgers - No heavy machinery should be used to facilitate works within a 30m buffer of a main Badger sett in line with best practice guidance. The applicant should also ensure that construction activities on site have regard to the presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in.
6. **INFORMATIVE** – The Local Planning Authority’s commitment to working with the Applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



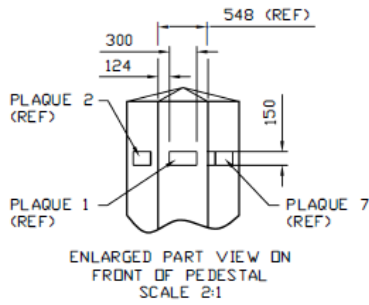




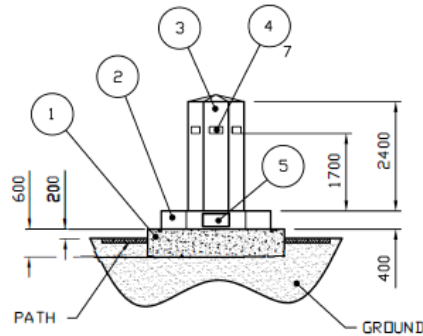
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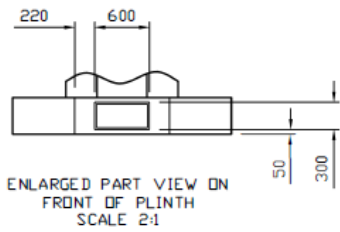
TOP VIEW



ENLARGED PART VIEW ON FRONT OF PEDESTAL SCALE 2:1



FRONT ELEVATION



ENLARGED PART VIEW ON FRONT OF PLINTH SCALE 2:1



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Section D

The following applications are reported for INFORMATION purposes only. They relate to applications, prior approvals, notifications, and consultations that have already been determined by the Head of Economy, Planning and Strategic Housing and where necessary, in consultation with the Chairman, in accordance with the Council's adopted Scheme of Delegation.

If Members wish to have more details about the decision on any of the applications on this list please contact David Stevens (01252 398738) or John W Thorne (01252 398791) in advance of the Committee meeting.

Application No	20/00815/CONDPP	Ward: Manor Park
Applicant:	Mr. P. Davey	
Decision:	Split decision	
Decision Date:	15 October 2021	
Proposal:	Submission of details pursuant to conditions 3 (materials), 4 (Surface materials), 5 (Boundary walls), 6 (levels), 7 (Construction Method Statement), 8 (Site Investigation), 14 (Landscape Plan), 16 (Telecommunications) and 18 (Demolition Management Plan) attached to planning permission 19/00873/FULPP for the erection of 17 dwellings and associated landscaping and parking	
Address	2 - 4 Mount Pleasant Road Aldershot Hampshire GU12 4NL	

Application No	21/00038/FULPP	Ward: North Town
Applicant:	Mike Lawrence	
Decision:	Permission Granted	
Decision Date:	20 October 2021	
Proposal:	Alterations to ground floor external windows and doors to North West and South West elevations and conversion of office to one-bedroom flat	
Address	16 Connaught Road Aldershot Hampshire GU12 4RN	

Application No 21/00101/FULPP Ward: St John's

Applicant: Mr & Mrs Chandrakumar & Tharani Jeya

Decision: **Permission Granted**

Decision Date: 07 October 2021

Proposal: Conversion of extended property to form two dwellinghouses
(retrospective)

Address **14 Conway Drive Farnborough Hampshire GU14 9RF**

Application No 21/00447/FULPP Ward: Wellington

Applicant: Grainger (Aldershot) Ltd And Secretary Of

Decision: **Permission Granted**

Decision Date: 07 October 2021

Proposal: Realignment of gas main and erection of temporary construction
compound and working area together with associated tree removal and
replacement woodland planting scheme.

Address **Temporary Compound Government Road Government Road
Aldershot Hampshire**

Application No 21/00448/FULPP Ward: St Mark's

Applicant: Grainger (Aldershot) Ltd And Secretary Of

Decision: **Permission Granted**

Decision Date: 06 October 2021

Proposal: Improvement works to the water channel at Blandford Ditch, including
clearance of existing structures, regrading of channel, installation of new
stone bed and boulders, and associated tree removal and new tree
planting.

Address **Blandford Ditch Forge Lane Aldershot Hampshire**

Application No 21/00504/FULPP Ward: Empress

Applicant: Mr Arif Miftari

Decision: **Permission Granted**

Decision Date: 28 October 2021

Proposal: Retention and completion of timber lattice canopy with profiled metal roof to side of house

Address **9 Marrowbrook Close Farnborough Hampshire GU14 0BD**

Application No 21/00570/FULPP Ward: Manor Park

Applicant: Ranjita Singh Malla

Decision: **Permission Granted**

Decision Date: 20 October 2021

Proposal: Alterations to roof to facilitate change of use of vehicle repair workshop with ancillary offices into 3no. one bed flats with three integral parking spaces

Address **45 Upper Elms Road Aldershot Hampshire GU11 3ET**

Application No 21/00611/TEMP Ward: West Heath

Applicant: Mr Thomas Moore

Decision: **Temporary permission Granted**

Decision Date: 15 October 2021

Proposal: Temporary permission for locating a portable cabin at Farnborough Rugby Club for community use

Address **Farnborough Rugby Football Club Tile Barn Close Farnborough Hampshire GU14 8LS**

Application No 21/00629/FULPP Ward: St John's

Applicant: Mr A Richards

Decision: **Permission Granted**

Decision Date: 26 October 2021

Proposal: Relief of conditions 16 & 17 attached to planning permission RSH 04796/1 dated 12th August 1988 to allow the erection of a single storey rear extension and partial conversion of the garage to a habitable rooms and store room

Address **27 Moselle Close Farnborough Hampshire GU14 9YB**

Application No 21/00650/FULPP Ward: Empress

Applicant: MR GORDON BLAMIRE

Decision: **Permission Refused**

Decision Date: 08 October 2021

Proposal: Erection of two storey side extension

Address **11 Hinstock Close Farnborough Hampshire GU14 0BE**

Application No 21/00662/FULPP Ward: St Mark's

Applicant: Mr Easthill

Decision: **Permission Granted**

Decision Date: 26 October 2021

Proposal: Formation of dormer window to rear to form rooms in roof and 3 roof windows to front

Address **41 Southampton Street Farnborough Hampshire GU14 6BG**

Application No 21/00664/FULPP Ward: Knellwood

Applicant: Rob Routh

Decision: **Permission Granted**

Decision Date: 14 October 2021

Proposal: Erection of a single storey rear extension

Address **65 Guildford Road East Farnborough Hampshire GU14 6PX**

Application No 21/00665/LBC2 Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 05 October 2021

Proposal: Listed Building Consent: Erection of a statue of Florence Nightingale within the landscaping to the front of the Administrative Block of the Cambridge Military Hospital Building

Address **Cambridge Military Hospital Hospital Road Wellesley Aldershot Hampshire GU11 2AN**

Application No 21/00669/FULPP Ward: Empress

Applicant: Mr Stephen Gibson

Decision: **Permission Granted**

Decision Date: 13 October 2021

Proposal: Erection of a single storey side extension

Address **43 High View Road Farnborough Hampshire GU14 7PU**

Application No 21/00672/FUL Ward: Fernhill

Applicant: Mr K Stobiniecki

Decision: **Permission Granted**

Decision Date: 08 October 2021

Proposal: Retention and alterations to outbuilding to house personal gym

Address **24 St Davids Close Farnborough Hampshire GU14 9AQ**

Application No 21/00677/REXPD Ward: West Heath

Applicant: Mr Steven Leach

Decision: **Prior approval is NOT required**

Decision Date: 06 October 2021

Proposal: Notification of a prior approval for proposed larger home extension: Erection of a single storey rear extension measuring 8m in depth, 2.7m to the eaves and in overall height of 3.4m including lantern light

Address **77 Fernhill Road Farnborough Hampshire GU14 9SA**

Application No 21/00684/FULPP Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 11 October 2021

Proposal: Erection of a statue of Florence Nightingale

Address **Cambridge Military Hospital Hospital Road Wellesley Aldershot Hampshire GU11 2AN**

Application No 21/00686/PDC Ward: West Heath

Applicant: Mr & Mrs Turcsan

Decision: **Development is Lawful**

Decision Date: 13 October 2021

Proposal: Lawful Development Certificate For Proposed Development: Erection of a single storey rear extension

Address **176 West Heath Road Farnborough Hampshire GU14 8PL**

Application No 21/00693/TPOPP Ward: Knellwood

Applicant: Mr Patrick Denston

Decision: **Split decision**

Decision Date: 11 October 2021

Proposal: Maple Tree - Crown reduction to leave a height of no less than 5.8 metres and a 5 metre clearance from adjacent Doctors Surgery with an overall uniform appearance. The tree is currently providing excessive shadowing, damage to drainage, roof, data connection and car park (T1 of TPO429A)

Address **2 Salisbury Road Farnborough Hampshire GU14 7AW**

Application No 21/00695/TPO Ward: Empress
Applicant: Mrs Dean
Decision: **Permission Granted**
Decision Date: 08 October 2021
Proposal: T31 Beech - Lift crown to no more than 5 meters from ground level and reduce height and sides by no more than 2 metres by cutting back to growth points (T31 of TPO 368)
Address **91 Pierrefondes Avenue Farnborough Hampshire GU14 8NZ**

Application No 21/00700/FUL Ward: Knellwood
Applicant: Mr Marcus Brannac
Decision: **Permission Granted**
Decision Date: 18 October 2021
Proposal: Demolition of single detached garage, erection of two-storey front and side extension with erection of front porch
Address **33 Monks Close Farnborough Hampshire GU14 7DB**

Application No 21/00706/FULPP Ward: North Town
Applicant: Mr and Mrs R Cronin
Decision: **Permission Granted**
Decision Date: 14 October 2021
Proposal: Erection of a two storey front extension
Address **34 Brookfield Road Aldershot Hampshire GU12 4UR**

Application No 21/00707/FULPP Ward: Cherrywood
Applicant: Mr Paul Marchant
Decision: **Permission Granted**
Decision Date: 06 October 2021
Proposal: Erection of single storey front, side and rear extensions to facilitate a garage and habitable rooms
Address **13 Liskeard Drive Farnborough Hampshire GU14 8UW**

Application No 21/00708/FULPP Ward: North Town

Applicant: Mrs Alison Seed

Decision: **Permission Granted**

Decision Date: 26 October 2021

Proposal: Erection of a 1.84m high close board timber fence along the rear garden boundary with neighbour No: 5 Lower Newport Road and replacement of a 1.84m close board timber fence sited on side boundary with neighbour No: 16 Herretts Gardens

Address **The Dairy 18 Herretts Gardens Aldershot Hampshire GU12 4PU**

Application No 21/00716/FULPP Ward: Cove And Southwood

Applicant: Mrs Nicola Butler

Decision: **Permission Granted**

Decision Date: 18 October 2021

Proposal: Erection of a two storey side and single storey rear extension

Address **7 Wood Lane Farnborough Hampshire GU14 0AJ**

Application No 21/00717/TPO Ward: St John's

Applicant: Mr James Wiggins

Decision: **Permission Granted**

Decision Date: 08 October 2021

Proposal: Oak Tree - crown reduce by no more than 3 metres to give no more than 3 metres clearance from the house and repeat as required (T1 of TPO 101)

Address **82 Dart Road Farnborough Hampshire GU14 9PF**

Application No 21/00718/TPO Ward: Manor Park

Applicant: Jocelyn Somerville

Decision: **Permission Granted**

Decision Date: 08 October 2021

Proposal: One Oak (part of group G1 of TPO 349) T1 on submitted application form plan, crown reduce by no more than 3 metres and crown lift to no more than 5 metres from ground level

Address **10 Blackman Gardens Aldershot Hampshire GU11 3QT**

Application No 21/00719/FULPP Ward: Cove And Southwood

Applicant: Mrs Debbie Brown

Decision: **Permission Granted**

Decision Date: 20 October 2021

Proposal: Erection of first floor rear extension

Address **8 Welbeck Close Farnborough Hampshire GU14 0HD**

Application No 21/00723/TPO Ward: Fernhill

Applicant: Mr Richard Smith

Decision: **Permission Refused**

Decision Date: 18 October 2021

Proposal: Fell 2x Alder Trees (T13 and T14 of TPO427). These trees have an infestation of Alder Leaf Beetles.

Address **45 Ashbury Drive Blackwater Camberley Hampshire GU17 9HH**

Application No 21/00740/TPOPP Ward: St John's

Applicant: Mrs Barbara Poulter

Decision: **Permission Granted**

Decision Date: 21 October 2021

Proposal: T15 Oak - Crown reduce by no more than 3.5 meters back no further than the previous reduction points, leaving tree 9 meters tall and 5 meters wide to maintain a good condition of the tree and the removal of deadwood. (T15 of TPO 365)

Address **12 Silver Birch Way Farnborough Hampshire GU14 9UP**

Application No 21/00744/FULPP Ward: Fernhill

Applicant: Mr D Govender

Decision: **Permission Granted**

Decision Date: 15 October 2021

Proposal: Retention of boundary brick wall, brick piers and infill close boarded fence panels

Address **Ferndale 34 Sandy Lane Farnborough Hampshire GU14 9EU**

Application No 21/00747/TPOPP Ward: St John's
Applicant: Mr Zack Hart
Decision: **Permission Granted**
Decision Date: 21 October 2021
Proposal: One Oak (part of group G24 of TPO358A) T1 as per submitted plan, crown reduce by no more than 3 metres. One Beech T2 (also group G24) reduce height by no more than 5 metres
Address **10 The Birches Farnborough Hampshire GU14 9RP**

Application No 21/00750/FUL Ward: Rowhill
Applicant: Mr M A Huassin
Decision: **Permission Granted**
Decision Date: 27 October 2021
Proposal: Installation of new external front door
Address **96A Queens Road Aldershot Hampshire GU11 3JU**

Application No 21/00752/FULPP Ward: West Heath
Applicant: Aislinn Rudd
Decision: **Permission Granted**
Decision Date: 20 October 2021
Proposal: Erection of a single storey rear extension
Address **6 Watts Road Farnborough Hampshire GU14 8PP**

Application No 21/00755/TPOPP Ward: Empress
Applicant: Mrs Welfare
Decision: **Permission Granted**
Decision Date: 28 October 2021
Proposal: Remove one Silver Birch (part of group G5 of TPO 356) as per submitted plan
Address **Inglewood 133 Prospect Road Farnborough Hampshire GU14 8JY**

Application No 21/00760/ADVPP Ward: Empress
Applicant: KOKORO UK LTD EUN KO
Decision: **Permission Granted**
Decision Date: 27 October 2021
Proposal: Display of 2 fascia signs, 2 projecting signs and graphic window vinyls
Address **56 Queensmead Farnborough Hampshire GU14 7RT**

Application No 21/00761/TPOPP Ward: St John's
Applicant: Mr Ryan Anderson
Decision: **Permission Granted**
Decision Date: 28 October 2021
Proposal: One group of mixed species trees on boundary of 2 Grantham Drive (group G4 of TPO 261) as per submitted plan, cut back from property by no more than 2 metres to natural target pruning points, no wounds to exceed over 50mm diameter
Address **2 Grantham Drive Farnborough Hampshire GU14 9UB**

Application No 21/00762/NMAPP Ward: Wellington
Applicant: LNT Care Developments
Decision: **Permission Granted**
Decision Date: 15 October 2021
Proposal: Non-Material Amendment to Planning Permission 21/00333/FULPP dated 22 July 2021 for alteration of parking layout to relocate disabled parking bays and the re-wording of Condition 10
Address **Parsons Barracks Car Park Ordnance Road Aldershot Hampshire GU11 1TW**

Application No 21/00763/NMAPP Ward: Cherrywood

Applicant: The Prospect Trust (The Sixth Form Colle

Decision: **Permission Granted**

Decision Date: 25 October 2021

Proposal: Non Material Amendment : relocation and re-design of proposed Air Handling Unit to south-west elevation from south-east elevation as approved with planning permission 21/00362/FULPP dated 6 July 2021

Address **The Sixth Form College Prospect Avenue Farnborough Hampshire GU14 8JX**

Application No 21/00764/FULPP Ward: Empress

Applicant: JUSTIN PUSHMAN

Decision: **Permission Granted**

Decision Date: 27 October 2021

Proposal: Erection of a single storey rear extension, installation of new windows, partial garage conversion and external material changes

Address **21 Fleming Close Farnborough Hampshire GU14 8BT**

Application No 21/00773/ADV Ward: Empress

Applicant: Dr G Pearce

Decision: **Permission Granted**

Decision Date: 27 October 2021

Proposal: Continue display of 1 illuminated fascia sign, 1 illuminated projection sign and graphic sign above rear door

Address **42 Victoria Road Farnborough Hampshire GU14 7PG**

Application No 21/00776/NMA Ward: Manor Park

Applicant: Aline Miura

Decision: **Permission Granted**

Decision Date: 06 October 2021

Proposal: Non Material Amendment to planning application Ref: 20/00917/FULPP dated 15 February 2021 to change the pitched roof of the single storey rear extension to a flat roof containing a lantern light

Address **14 Park Road Aldershot Hampshire GU11 3PU**

Application No 21/00792/NMA Ward: Rowhill

Applicant: Dr Cassidy Mackenzie

Decision: **Permission Granted**

Decision Date: 07 October 2021

Proposal: Non-material amendment to planning permission 21/00406/FUL dated 29/07/2021 (Re-roofing of the building) to allow changes to hip tiles

Address **27 Cargate Avenue Aldershot Hampshire GU11 3EW**

Application No 21/00794/NMAPP Ward: Knellwood

Applicant: Mr Callum Doherty

Decision: **Permission Granted**

Decision Date: 07 October 2021

Proposal: Non Material Amendment to application 20/00926/FULPP dated 15/12/2020 (for the erection of a single storey rear extension and formation of dormer window with 3 roof lights on north side facing roof slope) to increase the pitch and create a part flat roof to the single storey rear extension

Address **36 Canterbury Road Farnborough Hampshire GU14 6NR**

Application No 21/00886/NMAPP Ward: Wellington

Applicant: Mr Sean Havis

Decision: **Permission Granted**

Decision Date: 19 October 2021

Proposal: Non-material amendment to planning application 18/00117/REMPP dated 21st June 2018 for PART APPROVAL OF RESERVED MATTERS: for the construction of 454 residential dwellings (including six affordable supported housing units) together with the demolition of a former band practice room (building 5B) associated landscaping, access and parking, in Development Zone B (Corunna B3 & B4) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014 to allow redistribution of allocated parking spaces.

Address **Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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We'll be starting soon

Development Management Committee

10th November 2021

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Development Management Committee

10th November 2021

Development Management Committee

Attendance and

Agenda Item 1: Declarations of Interest

Development Management Committee

Agenda Item 2: Minutes

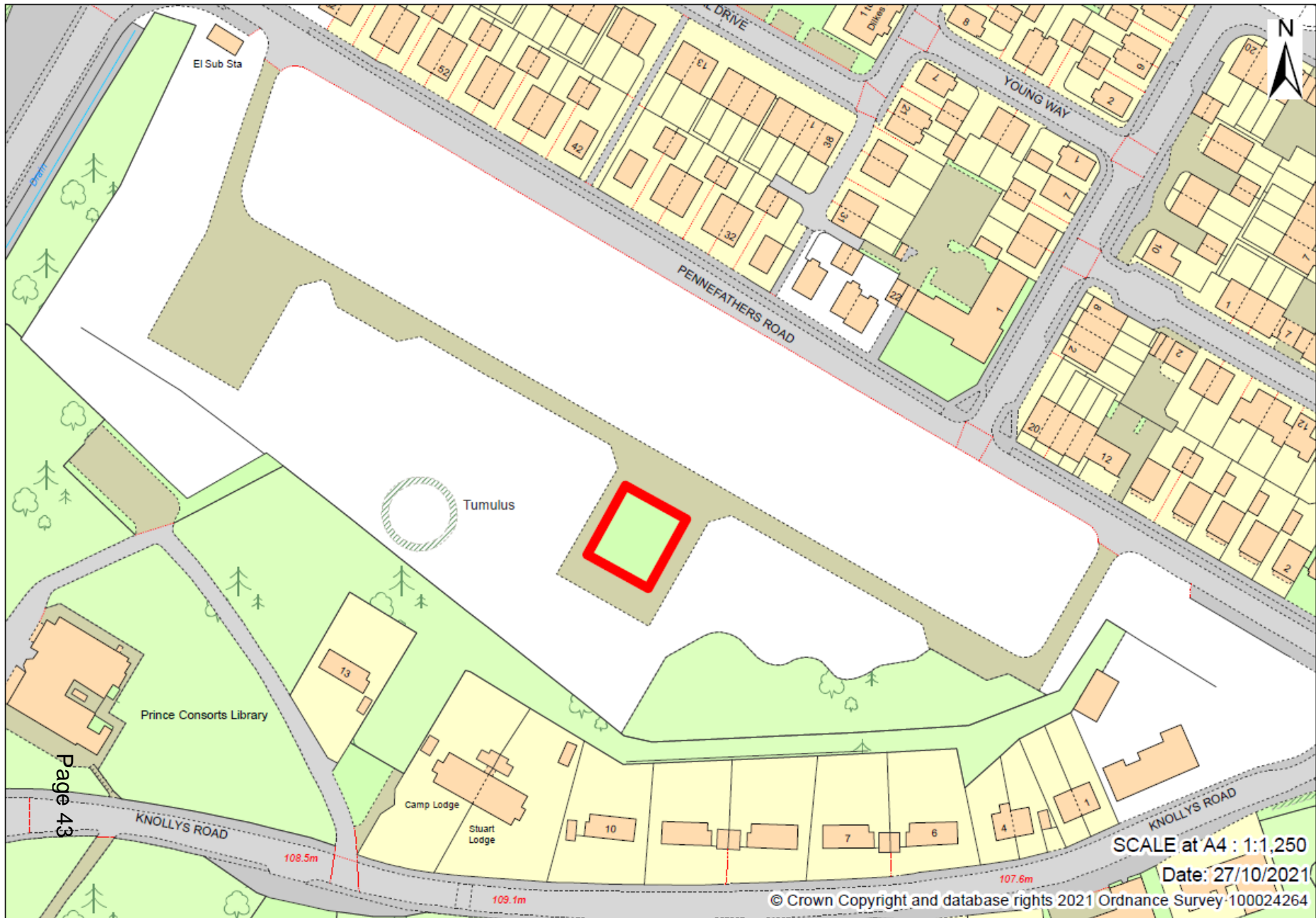
Development Management Committee

Agenda Item 3: Planning Applications

Development Management Committee

Item 5 : 21/00742/FULPP

**Zone G – Pennefathers
Aldershot Urban Extension (Wellesley)**





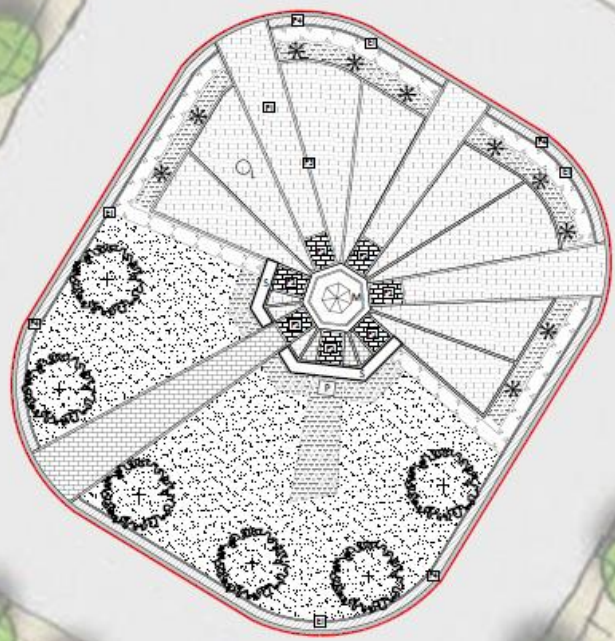


Current positioning of the existing plaque of the Memorial



Existing lawn with trees and the Memorial

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Notes:
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Do not scale from this drawing.
Based on drawing by OMEGA Partnership
Drawing number 2580-SL-1003.4-A



LEGEND

PROPOSED ELEMENTS

PLANTING

- Proposed Tree
- Specimen Shrub with seasonal interest in late winter / early spring
- Clipped hedge to be retained to 1.2m height
- Durb planting with grass seeding to provide seasonal interest in late winter / early spring. Durb planting area will appear as amenity grass when out of season
- Amenity grass seeding

SURFACING

- 'Silver grey' colour Metrobrix City block paving by Metrobrix or similar approved
- 'Charcoal grey' colour Metrobrix City block paving by Metrobrix or similar approved
- Granite sets, 'silver grey' colour, one row to define the hexagonal pattern. Metal edging to be added next to planting areas. Verge by 150mm or similar approved
- Backstop finish to edge along the perimeter

EDGING

- Edging - 'Silver grey' Conservation pin bark, 60mm wide by Metrobrix or similar approved
- Edging along the road - Kerb to engineer's detail, dropped kerb on pedestrian access to the memorial

STREET FURNITURE

- Seating - 'Light grey' colour Bradbury Concrete Bench by Group or similar approved
- Hexagonal Memorial
- Original lighting column relocated and incorporated within the frontal gathering space
- Existing memorial plaque relocated

NOTE:
Bench labels to be attached to the benches explaining what the memorial is for, where the original plaque is situated and the relevance of the original lighting column. QR code to be included.

Rev	Description	Date	Drawn	Checked
PL	Approved to site	28/08/21	CS	GR

PLANNING

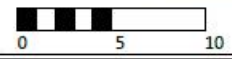
Allen Pyke
The Parkway, 2 Fane Road,
Kingston upon Thames, Surrey KT2 8BP
T: 020 8946 9434
www.allenpyke.co.uk
KINGSTON UPON THAMES • CAMBRIDGE
A registered provider of the landscape industry

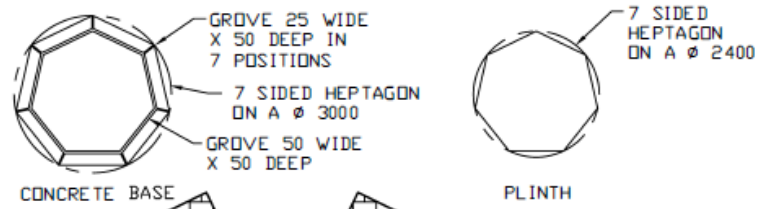
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Project: PENNEFATHERS ZONE, WELLESLEY
Author: CS/WG

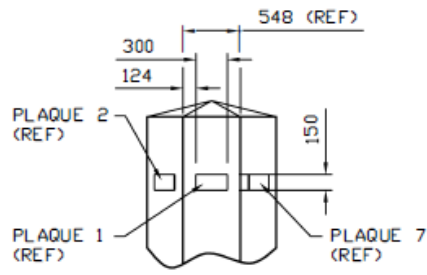
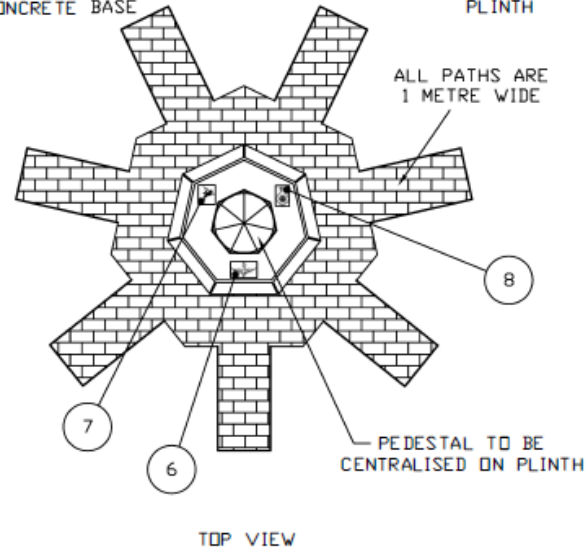
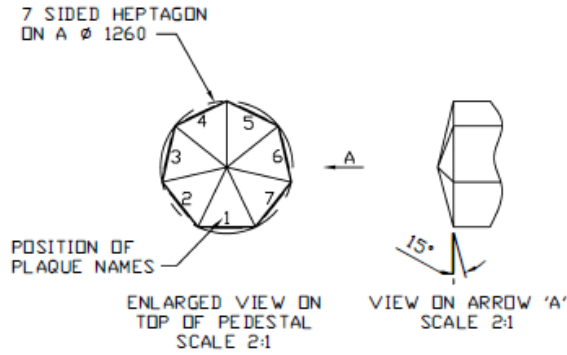
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Date: 07/07/21

Drawing Number: 2519-PF-LA-02
Revision: P1

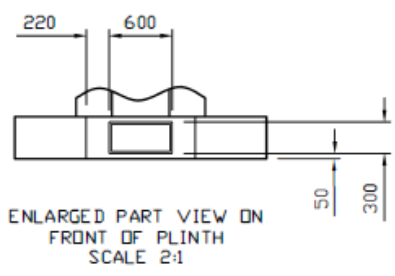
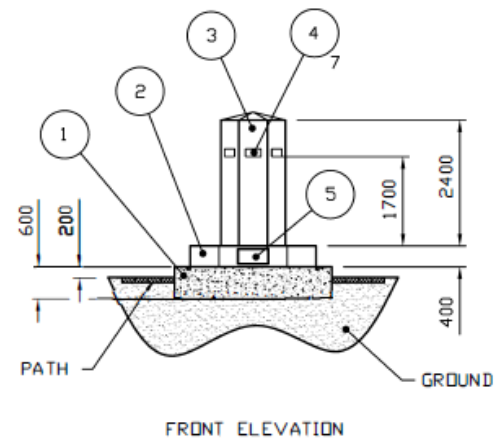


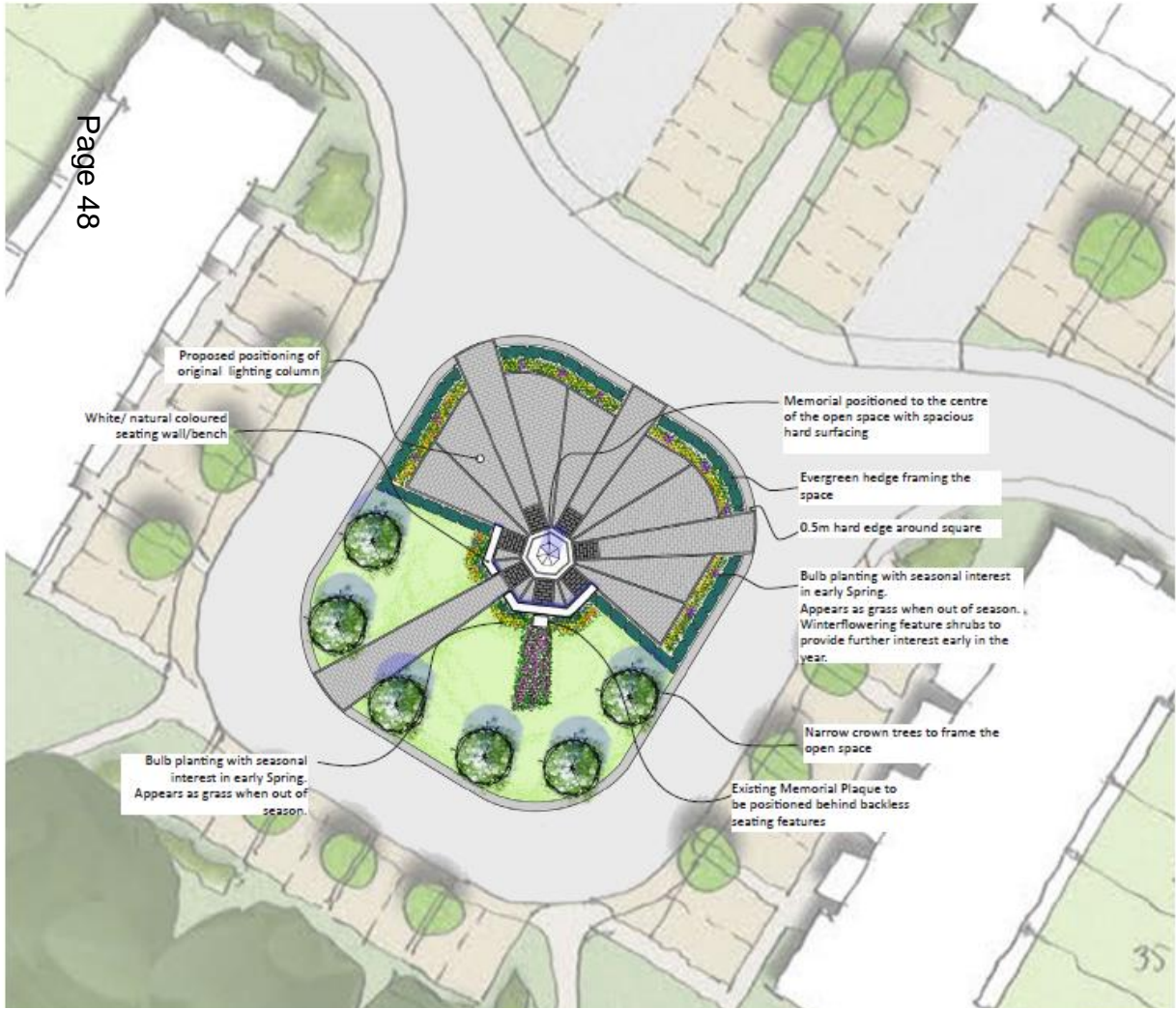


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ENLARGED PART VIEW ON FRONT OF PEDESTAL SCALE 2:1





NOTE:
Illustrative design is subject to Engineer's confirmation on visibility splays



Hard Landscape Palette



Light & dark grey colour block pavement



Granite sett framing surfaced areas and aiming to emphasise the heptagonal shape of the monument



Light colour concrete benches. Brass labels to be attached to the benches explaining what the memorial is for, where the original plaque is situated and the relevance of the original lighting column. Alternatively to be fixed onto new memorial feature.



Fagus sylvatica 'Dawyck'



Clipped yew (taxus) hedge



Daphne mezereum

Planting Palette to feature



Galanthus nivalis



Narcissus 'Thalia'



Hyacinthus 'Pink Pearl'



Tulipa 'Lady Jane'



Bulbs with seasonal interest in early Spring

Development Management Committee

Agenda Item 4: Appeals Progress Report

Development Management Committee

Agenda Item 5: Planning (Development Management) Summary Report

Development Management Committee

Agenda Item 6: Esso Pipeline Project



- Legend**
- Order Limits
 - Suitable Alternative Natural Greenspace (SANG) (area covered by this site specific plan)
 - Point of interest
 - Existing aviation pipeline and multifuel lines
 - River
 - Undesignated path
 - Statutory services line

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Client: Esso Petroleum Company, Limited
 Ersmyn House,
 Ersmyn Way,
 Leatherhead,
 Surrey,
 KT22 8LUX

Project: **Esso** | Southampton to London Pipeline Project

Drawing title: **SITE SPECIFIC PLAN SOUTHWOOD COUNTRY PARK**


Drawing title:	For Issue	Scale:	1:5000	North Arrow:	0°/315°	Scale:	DO NOT SCALE
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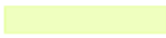
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 OS Licence Number AL100005237
 This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.

Construction Stage Plan


LEGEND


EXISTING FEATURES TO BE REMOVED


 WOODLAND TO BE REMOVED

 GRASSLAND TO BE REMOVED

 ORDER LIMITS

 INTENDED PIPELINE CENTRELINE

 WOODLAND TO BE RETAINED

 GRASSLAND TO BE RETAINED

SOUTHWOOD COUNTRY PARK SANG

10m GAPS TO BE REMOVED

Ively Road

Wisley Gardens

Page 53

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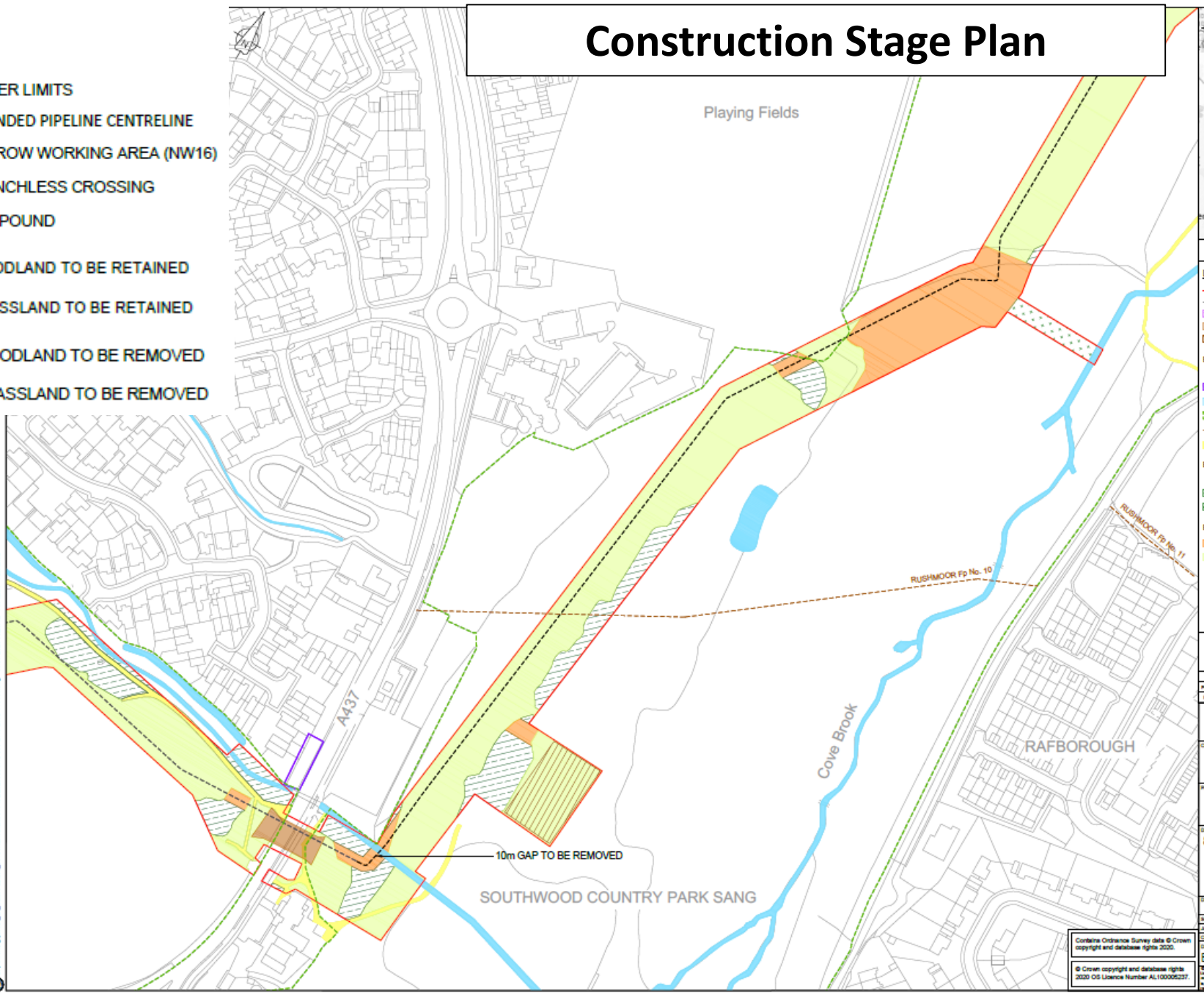
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LEGEND

- ORDER LIMITS
- INTENDED PIPELINE CENTRELINE
- NARROW WORKING AREA (NW16)
- TRENCHLESS CROSSING
- COMPOUND
- WOODLAND TO BE RETAINED
- GRASSLAND TO BE RETAINED
- WOODLAND TO BE REMOVED
- GRASSLAND TO BE REMOVED

Page 54

Construction Stage Plan

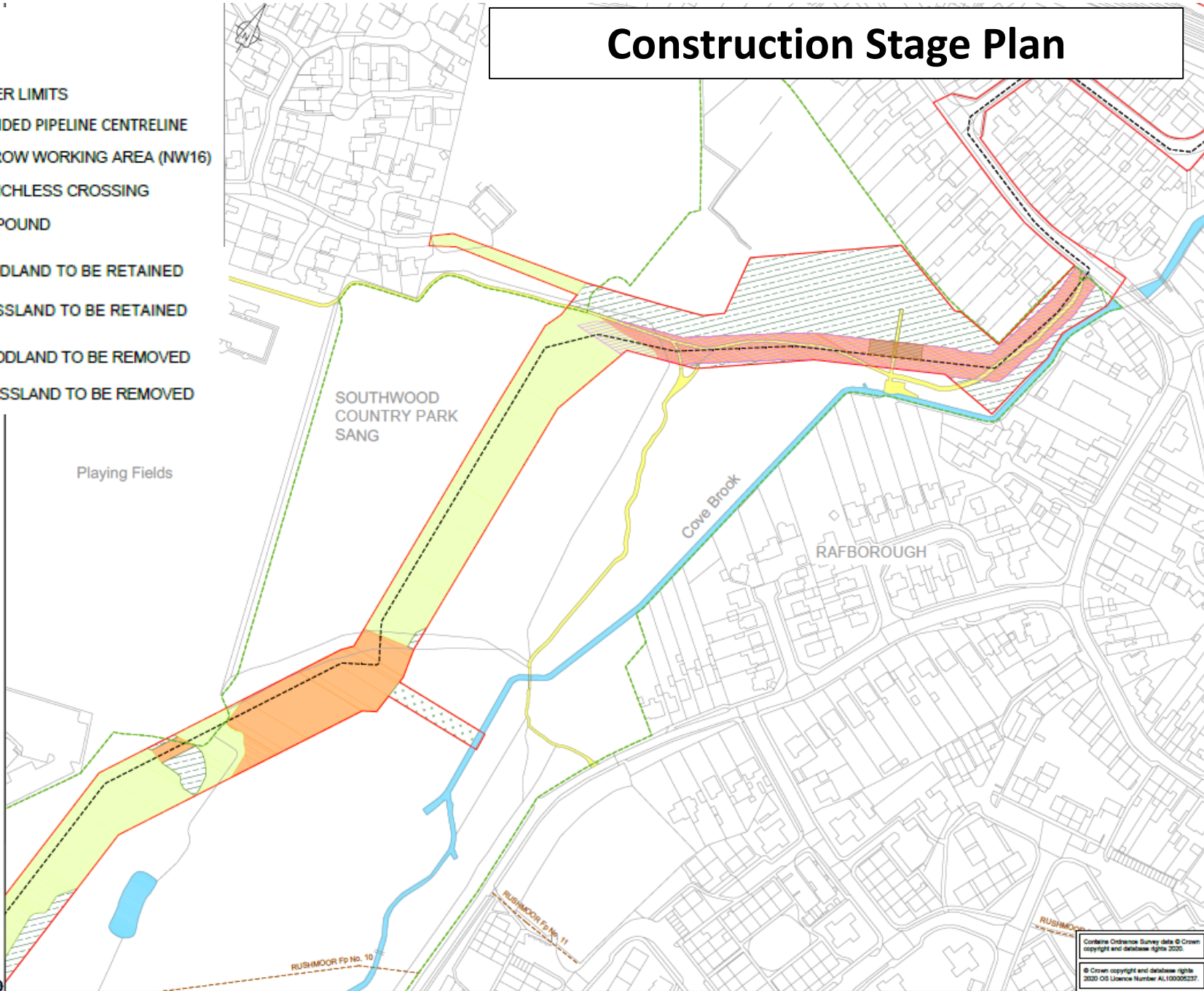


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Construction Stage Plan

LEGEND

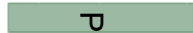
- ORDER LIMITS
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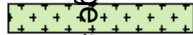


LEGEND


FEATURES TO BE REINSTATED

SOFT LANDSCAPE


 WOODLAND REINSTATEMENT PLANTING


 GRASSLAND REINSTATEMENT

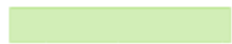
HARD LANDSCAPE

 FOOTPATH REINSTATEMENT WHERE REQUIRED

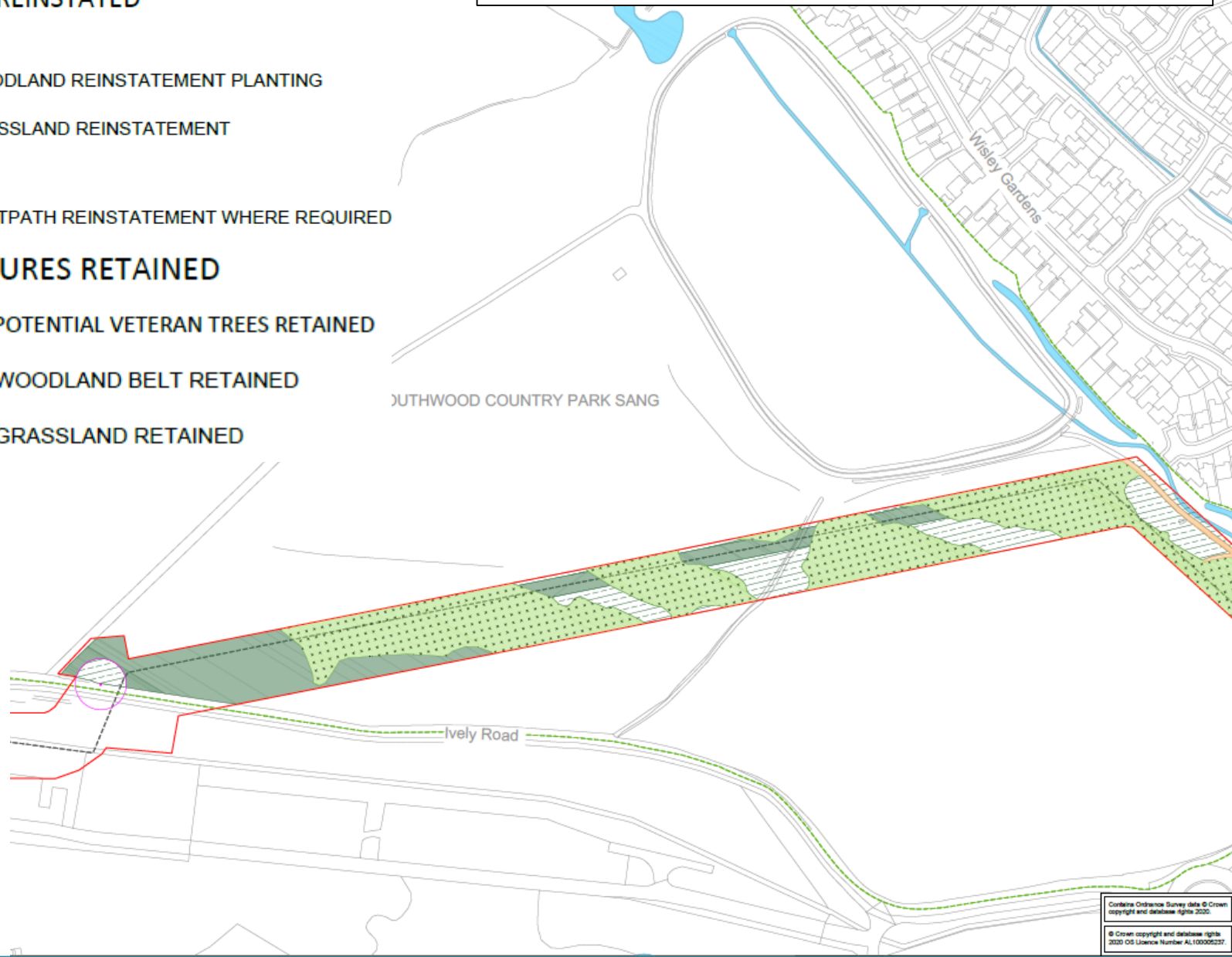
EXISTING FEATURES RETAINED

 POTENTIAL VETERAN TREES RETAINED

 WOODLAND BELT RETAINED

 GRASSLAND RETAINED

Reinstatement Plan



JUTHWOOD COUNTRY PARK SANG

Ively Road

Witley Gardens


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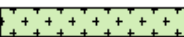
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LEGEND


FEATURES TO BE REINSTATED

SOFT LANDSCAPE


 WOODLAND REINSTATEMENT PLANTING


 GRASSLAND REINSTATEMENT

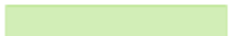
HARD LANDSCAPE

 FOOTPATH REINSTATEMENT WHERE REQUIRED

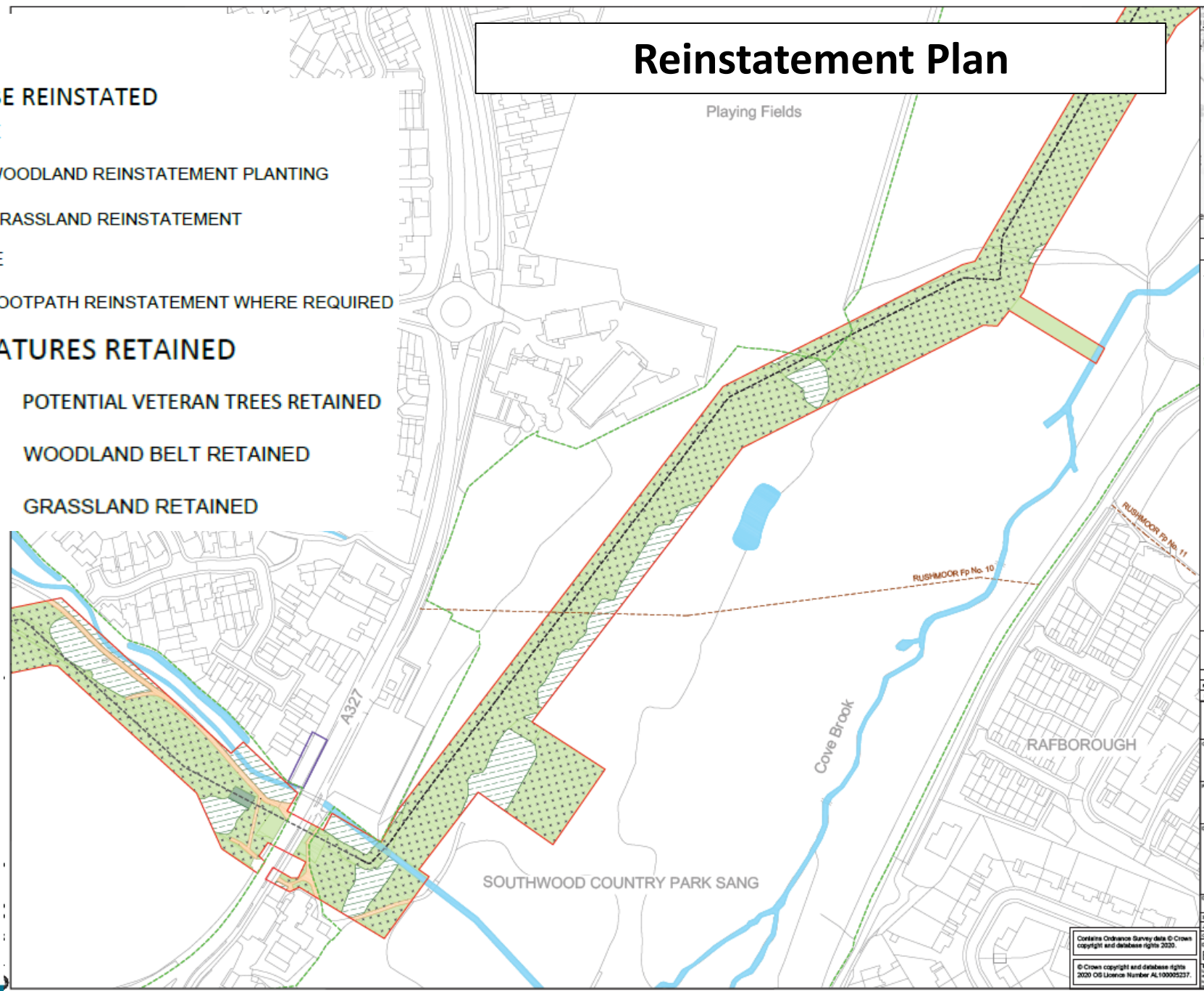
EXISTING FEATURES RETAINED

 POTENTIAL VETERAN TREES RETAINED

 WOODLAND BELT RETAINED

 GRASSLAND RETAINED

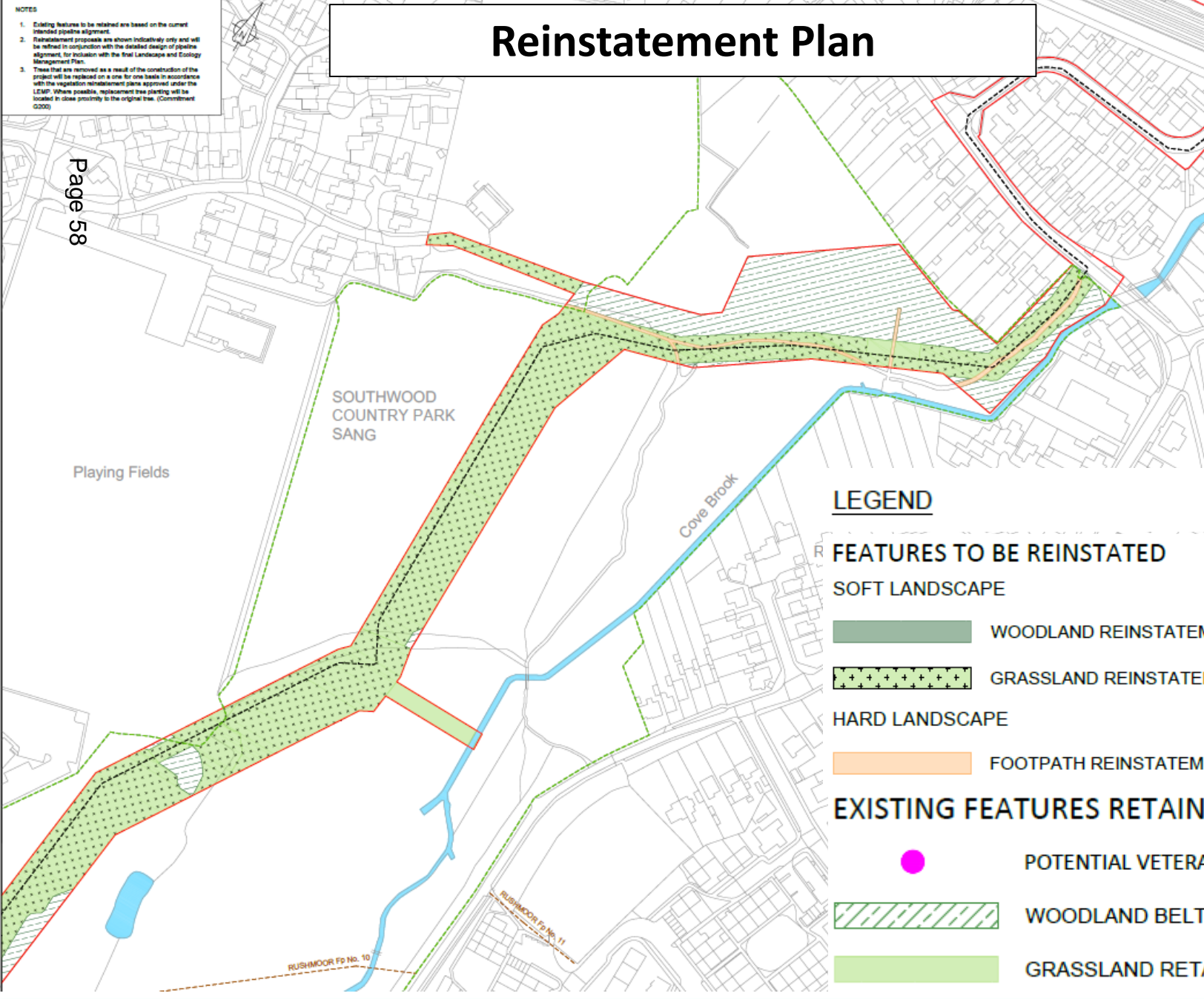
Reinstatement Plan



- NOTES**
- Existing features to be reinstated are based on the current intended pipeline alignment.
 - Reinstatement proposals are shown indicatively only and will be refined in conjunction with the detailed design of pipeline alignment, for inclusion with the final Landscape and Ecology Management Plan.
 - Those that are removed as a result of the construction of the project will be replaced on a one for one basis in accordance with the vegetation reinstatement plans approved under the LEMP. Where possible, replacement tree planting will be located in close proximity to the original tree. (Commitment Q200)

Reinstatement Plan

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LEGEND

FEATURES TO BE REINSTATED

- SOFT LANDSCAPE
- WOODLAND REINSTATEMENT PLANTING
- GRASSLAND REINSTATEMENT
- HARD LANDSCAPE
- FOOTPATH REINSTATEMENT WHERE REQUIRED

EXISTING FEATURES RETAINED

- POTENTIAL VETERAN TREES RETAINED
- WOODLAND BELT RETAINED
- GRASSLAND RETAINED

Development Management Committee

10th November 2021

The meeting has now finished

Development Management
Committee

10th November 2021



Appeals Progress Report**1. New Appeals**

- 1.1 An appeal against refusal of planning permission 21/00048/REVPP for the 'Variation of condition 15 attached to planning permission 17/00344/REVPP dated 22.06.2017 for the erection of restaurant with drive-thru and takeaway facility, to allow permitted hours of use from 06:00 to 00:00, 7 days a week at **McDonalds, 1 North Close, Aldershot, GU12 4HA** has now been made valid and given a start date. The planning appeal reference is APP/P1750/W/21/3278383. The appeal will be determined by the 'written representation' method.
- 1.2 An appeal against refusal of planning permission 21/00516/FULPP for the 'Erection of two storey side extension (following demolition of single storey side extension), a single storey rear extension, a single storey side extension, a roof extension comprising two rear dormers and four front roof lights, and creation of a second vehicular cross over at **81 Highgate Lane, Farnborough** has now been made valid and given a start date. The planning appeal reference is APP/P1750/W/21/ APP/P1750/D/21/3283021. The appeal will be determined by the 'householder fast track written representation' method.
- 1.3 An appeal against refusal of planning permission 20/00149/FULPP for the 'Refurbishment and amalgamation of existing Units 2A & 3 Blackwater Shopping Park, including removal of existing mezzanine floors, revised car parking and servicing arrangements; relief from Condition No. 4 of planning permission 93/00016/FUL dated 10 January 1994 to allow use as a foodstore (Use Class A1) with new mezzanine floor to provide ancillary office and staff welfare facilities, ancillary storage and plant machinery areas; use of part of new foodstore unit as self-contained mixed retail and cafe/restaurant use (Use Classes A1/A3); relief from Condition No. 17 of planning permission 93/00016/FUL dated 10 January 1994 to allow extended servicing hours for the new foodstore unit of 0600 to 2300 hours Monday to Saturday (including Bank Holidays) and 0700 to 2000 hours on Sundays; loss of existing parking spaces to front of proposed foodstore to provide new paved area with trolley storage bays and cycle parking; installation of new customer entrances to new units; widening of site vehicular access to Farnborough Gate road to provide twin exit lanes; and associated works (re-submission of withdrawn application 19/00517/FULPP)' at **Units 2A And 3 Blackwater Shopping Park 12 Farnborough Gate Farnborough** has now been made valid and given a start date. The planning appeal reference is APP/P1750/W/21/3273646. The appeal will be determined by the 'written representation' method.

2 Appeal Decisions

2.1 An appeal against refusal of planning permission 20/00511/FULPP for “Minor works to facilitate change of use of building to Hair Salon (A1 use class), including formalisation of existing parking” at **Gold Valley Lakes Government Road Aldershot Hampshire**. The application related to the conversion of a building at the above fishing complex. The building has permission for residential use, but conversion is incomplete and residential use has not commenced. The Council refused planning permission under delegated powers on 9 September 2020 for the following reasons:

- 1 The proposal is for a shop use serving visiting members of the public and unconnected with the fishing complex in which it would be located, outside the Defined Urban Area or any Town, District or Neighbourhood Shopping Centre. The applicant has failed to demonstrate that there are no sequentially preferable locations in the defined urban area. The proposed use is therefore in an inappropriate location and likely to become a destination in its own right, to the detriment of the vitality and viability of Town, District and Neighbourhood shopping centres, contrary to Policy SS2 of the Rushmoor Local Plan.
- 2 The proposal is for a shop use in an unsustainable Countryside location without available access by alternative or sustainable means of transport and which would therefore rely on private car transport. It would give rise to increased car journeys over and above those associated with the lawful use of the building as a dwellinghouse, contrary to Policy NE5 of the Rushmoor Local Plan.

The Inspector considered the main issues to be whether the appeal site is a suitable location for a hair salon (A1 use class) having regard to:

- The impact on the vitality and viability of the Borough’s town, district and neighbourhood shopping centres; and
- The accessibility of the site by means of transport other than the private car.

The Inspector agreed with the Appellant that a sequential test was unnecessary having regard to Paragraphs 87, 88 and 89 of the revised National Planning Policy Framework (the Framework), published on 20 July 2021. Paragraph 89 confirms that the sequential approach applied to applications for town centre development should not be applied to small scale rural offices or other small-scale rural development. The Inspector noted the Council’s view that the proposal would not serve a rural catchment due to the proximity to major urban areas, but commented that since this factor is not a criterion of Paragraph 89 of the Framework, this argument is not relevant.

The Inspector considered that due to its small scale, the proposed retail use is unlikely to have any material impact on Town and district shopping centres, and that due to its somewhat remote location, is unlikely to attract a significant amount of passing trade to the detriment of existing hairdressing facilities within urban retail centres. The Inspector commented that Paragraph 81 of the Framework requires planning decisions to help create the conditions

in which businesses can invest, expand and adapt, stating that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraphs 84 and 85 specifically give support to a prosperous rural economy, with the former requiring planning decisions to enable the sustainable growth and expansion of all types of business in rural areas, including through the conversion of existing buildings. The Inspector stated that the proposal, comprising a change of use of an existing, underutilised building, would encourage economic growth in a rural area through the expansion of the appellant's existing hairdressing business. There are also likely to be benefits to the adjacent existing commercial use as a result of an anticipated synergy between the established fishery enterprise and the hairdressing use, as evidenced by the appellant and third-party letters of support. Therefore the proposal accords with the Framework objectives in respect of rural enterprise.

The Inspector therefore concluded that the appeal site is a suitable location for a hair salon (A1 use class) having regard to the impact on the vitality and viability of the Borough's town, district and neighbourhood shopping centres which would not conflict with the objectives of Local Plan Policy SS2 (which seeks to protect the vitality and viability of the Borough's town, district and neighbourhood centres) and accords with the objectives of Chapter 6 of the Framework in giving support to a prosperous rural economy.

With regard to the Council's reason for refusal relating to unsustainability, the Inspector commented that the site is already a destination in a rural area, which is generally less accessible and where travel by car would be the primary means of travel. The Inspector considered that some customers will travel with others visiting the fishing complex. The Inspector concluded that the appeal site is a suitable location for a hair salon (A1 use class) having regard to the accessibility of the site by means of transport other than the private car. Whilst there is potential for the appeal proposal to generate more car journeys over and above those associated with the existing storage, or the approved residential use of the building, the Inspector was not persuaded that the site is so inaccessible by means of transport other than the car as to warrant dismissing the appeal. Consequently the decision maker did not find conflict with the location sustainability objective of Local Plan Policy NE5.

The Inspector therefore Allowed the appeal and granted planning permission, subject to a standard time condition of three years for implementation and a condition restricting the use of the premises as a hairdressers and for no other retail use.

- 2.2 An appeal against refusal of planning permission 21/00092/FULPP was allowed for the 'erection of a carport to the front of the property' at **74 Ayling Lane, Aldershot**. The reason for refusal stated;

The Inspector considered that the frontage of No.74 would not be read as part of a consistent pattern of development, finding the car port would be a predominantly open structure of a high quality design and materials that would

complement those of the dwelling.

The Inspector considered the appearance of the car port would be acceptable, also concluding:

'When not being used the structure would not adversely impact on the open frontage and when occupied by a vehicle it would be perceived as a logical building and because of its good design arguably preferable to a car parked with no screening'.

The Inspector allowed the appeal and granted planning permission, subject to a standard time condition of three years.

It should be noted that when refusing applications on design grounds a subsequent appeal decision can derive from an Inspector exercising judgement and arriving at a different conclusion.

It might be argued that the reasoning in this decision is somewhat contradictory – in particular the acceptability of the car port appears to be predicated on it being a 'predominately open structure' whilst also being judged on its ability to 'screen' a car.

3. Commentary

- 3.1 In neither of the reported cases can it be reasonably suggested that the Inspectors erred in law in arriving at their conclusions and that as a consequence there are grounds for legal challenge. In both cases the decisions are a matter of judgement, one on the matter and significance of the 'rural' nature of the location and the relevant policy status, and the other on the aesthetics of the proposed structure. Where the quality and conclusions of Inspectors' decisions are questionable or unclear and could thereby have implications for the subsequent implementation of Local Plan Policy, it can be useful to engage in correspondence with the Planning Inspectorate to seek comment or clarification, (although this would not result in a change to a decision). The decisions reported above, being framed as matters of judgement, are not considered to give rise to wider consequences giving rise to the need for further engagement of this nature.

4. Recommendation

- 4.1 It is recommended that the report be **NOTED**.

Tim Mills

Head of Economy, Planning and Strategic Housing

Development Management Committee
10th November 2021

Planning Report No. EPSH 2132

**Planning (Development Management) summary report for the quarter
Jul - Sept 2021**

1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators and the overall workload of Development Management Section of Planning. This report covers the quarter from 1st July to 30th September.

2. Planning Applications

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the second quarter. We are required to provide the government with statistical returns in relation to decision times. It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service numbering 112 cases in the quarter. These are included in the total figures reflecting workload set out at 3.1 below.

Major and small scale major Applications determined within 13 weeks/PPA target

Decisions in quarter	Jul-Sept 2021	Government Target	2020/2021 Total
1	100%	60%	100%

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Jul-Sept 2021	Government Target	2020/2021 Total
25	84%	65%	88.86%

*11 of 25 cases were determined outside the statutory period but were subject to agreed extensions of time and therefore recorded as in time.

'Other' (Including Householder) Applications determined within 8 weeks

Decisions in quarter	Jul-Sept 2021	Government Target	2020/2021 Total
114	84.6%	80%	89.85%

2.2 The following table sets out figures relating to appeals allowed against the authority’s decision to refuse permission.

% of appeals allowed against the authority’s decision to refuse

Government Target	Jul-Sept 2021	Appeal Decisions
40% max	33.3%	3

3. Workload

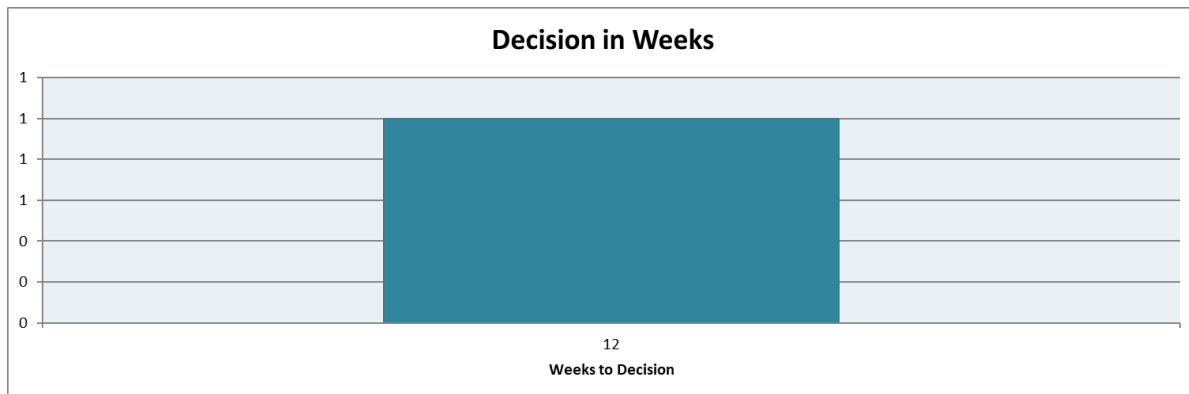
3.1 This section deals with workload demand on the Development Management Section in the second quarter of 2020-2021.

Departmental Work Demand Jul-Sept 2020

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q2	236	82	261	4

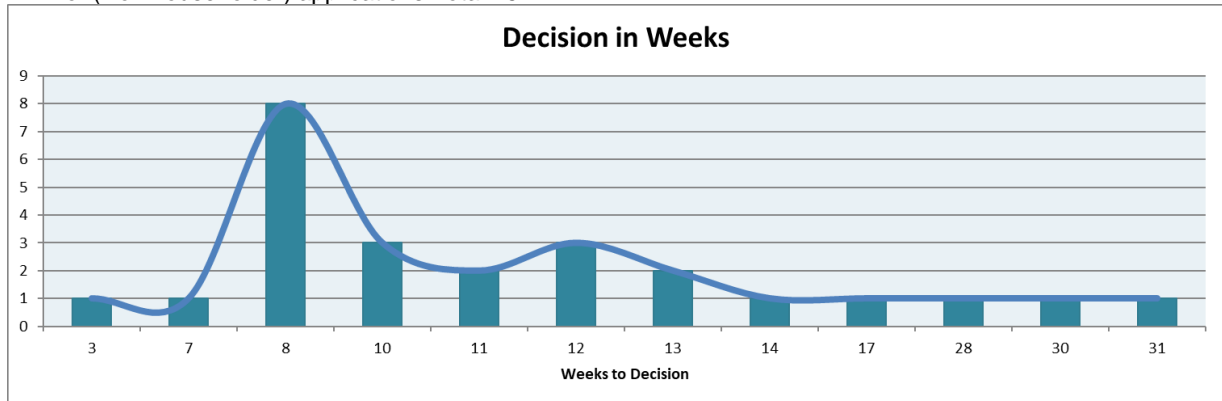
3.2 The following graphs present the time period being taken to determine different types of application in the first quarter of 2020-2021.

Major and small-scale majors Total 1



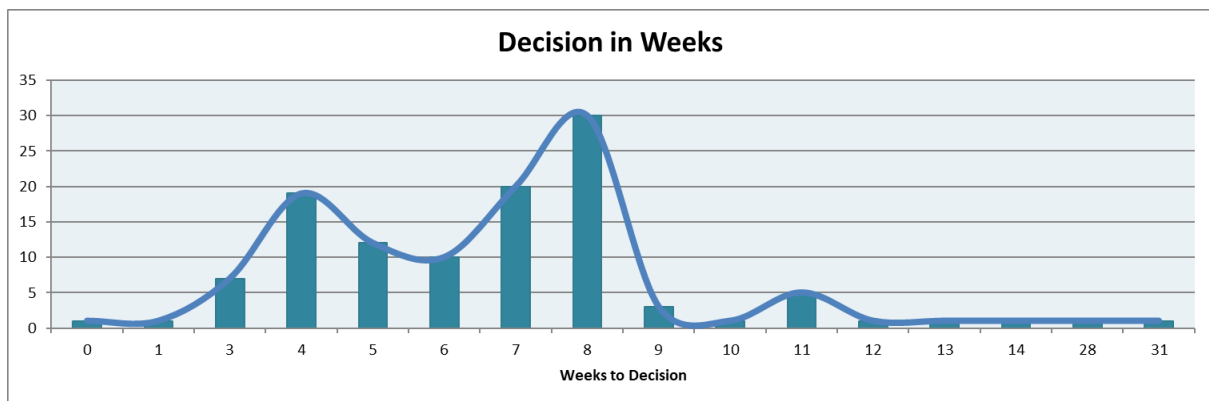
3.3 Performance with regard to Major applications remains well above the Government target. One major case (Redevelopment of Parsons Barracks Car Park) was determined in this quarter.

Minor (Non householder) applications Total 25



3.4 This second graph illustrates the determination times for minor applications, 84% of which were determined within the statutory period or in accordance with agreed extensions of time in the second quarter of 2021-22.

'Other' (Including Householder) applications Total 114



3.5 This third graph shows that in the second quarter of this financial year the majority of householder applicants received decisions within eight weeks of their validation date with a significant number being determined in the fourth and fifth weeks.

4. Fee Income

4.1 The total planning fee income received for the second quarter was £51,071 against a budget estimate of £104,400. At the half-way point in the financial year receipts total £182,440 against the estimate of £208,800.

4.2 The total pre-application income received for the second quarter was £10,913 against a budget estimate of £9,000.

5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. The allocation of capacity in the Southwood II, Hawley Meadows and Rowhill Copse SANGs is now complete and there will henceforth be no new contributions other than residual contributions arriving from older schemes and agreements. Allocation with a view to collection of contributions in respect of the first phase of the new Southwood Country Park SANG commenced in August 2019.

Section 106 contributions received	Jul-Sept 2021
Contributions received (Rushmoor and Hampshire)~	£809,410.03
Open Space (specific projects set out in agreements)	£166,055.24
SANGS a) Southwood II b) Southwood Country Park f) Rowhill Copse	a) £1690 b) £0 f) £577,900
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) f) Rowhill Copse	a) £184.63 b) £0 c) £0 d) £526 f) £63,054.16
Transport (specific projects set out in agreements)*	£17,550

~This figure also includes monitoring charges, interest and receipts for the Farnborough Airport Community Environmental Fund.

*SAMM contributions and Transport are paid to Hampshire County Council.

4 new undertakings/legal agreements were signed in the period April-Jun 2020.

6. Comment on workload for this quarter

6.1 This second quarter saw a slight fall in numbers of application and pre-application submissions and a rise in cases determined. Planning application has been lower and pre-application income higher than anticipated in budget estimates. The most significant variable, the effect of submission of major applications and their associated fees, remains difficult to predict.

6.2 Initial steps towards different working arrangements with a movement away from home based to hybrid home/office based working is at the planning stage.

7. Wellesley

7.1 There have been 954 residential occupations to date at Wellesley. Maida Development Zone A is substantially complete. This contains 228 units of which 226 are occupied. The remaining two will be constructed/occupied once the sales suite is no longer required in connection with the Corunna Development Zones.

7.2 Corunna Development Zone (Zone B), opposite Maida on the west side of Queen's Avenue is at an advanced stage of completion and will provide 733 residential units, including six supported housing units 530 of the units are now occupied.

7.3 Gunhill Development Zone (Zone E) is located west of the Cambridge Military Hospital and north of Hospital Road. The zone is completed and comprises 107 Private Rented Units, all of which have been occupied.

7.4 McGrigor Development Zone (Zone D) is nearing completion. This zone is located to the north of the Cambridge Military Hospital, and to the east of Maida Zone, and will provide a total of 116 residential units. 91 of the units are occupied including the converted curtilage listed buildings of St Michael's House and Cambridge House.

7.5 Work continues on site for the first phases of the Cambridge Military Hospital Development Zone (Zone C) by Weston Homes. A temporary marketing suite has been created within the central Admin Block following the sales launch in March 2021. A statue of Florence Nightingale was recently installed at the front of the Cambridge Military Hospital, following the submission of the relevant planning and listed building consent applications.

7.6 Permission was granted on the 27th May 2021 for 430 dwellings at Stanhope Line East (Zone K) and part of Buller (Zone M) Development Zones. The application was submitted by Taylor Wimpey and will form the next phase of Wellesley. This phase will incorporate the eastern half of Stanhope Lines, Wellesley's linear park. The Applicant has recently submitted the first of various details applications which require approval prior to commencement of the development.

8. Recommendation

8.1 That the report be NOTED

Tim Mills
Head of Economy, Planning and Strategic Housing

Contact: John W Thorne 01252 398791

BACKGROUND PAPERS: None.

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Development Management Committee
10th November 2021

Planning Report No. EPSH2133

Esso Pipeline Project

1. Introduction

The Head of Economy, Planning and Strategic Housing will give a verbal update on the current position with regard to the Development Consent Order issued in respect of a the Major Infrastructure Project to renew and partially realign the Southampton to London fuel pipeline which crosses Rushmoor Borough.(Our Ref.19/00432/PINS).

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