

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 17th August, 2022 at 7.00 pm*

To:

#### **VOTING MEMBERS**

Cllr Calum Stewart (Chairman)  
Cllr L. Jeffers (Vice-Chairman)

Cllr Mrs. D.B. Bedford  
Cllr Jib Belbase  
Cllr P.I.C. Crerar

Cllr C.P. Grattan  
Cllr Michael Hope  
Cllr Peace Essien Igodifo

Cllr S.J. Masterson  
Cllr T.W. Mitchell  
Cllr Sophie Porter

#### **NON-VOTING MEMBERS**

Cllr A.R. Newell (Planning and Economy) (ex-officio)

#### **STANDING DEPUTIES**

Cllr C.W. Card  
Cllr A.H. Gani  
Cllr Nadia Martin

Enquiries regarding this agenda should be referred to Adele Taylor,  
Democracy and Community, 01252 398831 [adele.taylor@rushmoor.gov.uk](mailto: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 - 22)

To confirm the Minutes of the meeting held on 20th July 2022 (copy attached).

## 3. **PLANNING APPLICATIONS –** (Pages 23 - 92)

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2227 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:

<b>Item</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
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	22/00193/OUTPP	Proposed Farnborough Civic Quarter Development Site, Meudon Avenue, Farnborough	For information
4	22/00068/REM	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	For information
5	22/00138/REMPP	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	For information
6	22/00277/REMPP	Blandford House and Malta Barracks Development Site,	For information

Shoe Lane, Aldershot

7	22/00340/REMPP	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	For information
8	22/00402/FULPP	No. 244 Farnborough Road, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
9	33-60	22/00029/FULPP	Aldershot Bus Station, No. 3 Station Road, Aldershot	Grant (subject to Section 106 Planning Obligation)
10	61-81	22/00282/FULPP	Phase 5, North Town Redevelopment Site, land bounded by North Lane, Deadbrook Lane and Eastern Road, Aldershot	Grant (subject to Section 106 Planning Obligation)

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 93 - 94)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2233 (copy attached) on the progress of recent planning appeals.

5. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 95 - 100)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2228 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

6. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL TO JUNE 2022 – (Pages 101 - 106)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. EPSH2229 (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 April to 30th June 2022.

### **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>

-----

# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 20th July, 2022 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

## Voting Members

Cllr Calum Stewart (Chairman)  
Cllr L. Jeffers (Vice-Chairman)

Cllr Mrs. D.B. Bedford  
Cllr Jib Belbase  
Cllr P.I.C. Crerar  
Cllr C.P. Grattan  
Cllr Michael Hope  
Cllr S.J. Masterson  
Cllr Sophie Porter

Apologies for absence were submitted on behalf of Cllr Peace Essien Igodifo and Cllr T.W. Mitchell.

Cllr C.W. Card and Cllr A.H. Gani attended the meeting as Standing Deputies.

## Non-Voting Member

Cllr A.R. Newell (Planning and Economy Portfolio Holder) (ex officio)

### 1. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

### 2. MINUTES

The Minutes of the Meeting held on 13th April 2022 were approved and signed as a correct record of the proceedings.

### 3. REPRESENTATIONS BY THE PUBLIC

In accordance with the guidelines for public participation at meetings, the following representations were made to the Committee and were duly considered before a decision was reached:

Application No.	Address	Representation	In support of or against the application
22/00026/FULPP	Development Site, land at "The Haven", No. 19	Mr Henryk Pietrzak	Against

York Crescent,  
Aldershot

22/00026/FULPP	Development Site, land at "The Haven", No. 19 York Crescent, Aldershot	Mr Hasan Sandhu	For
22/00394/FULPP	Briarwood, Sorrel Close, Farnborough	Mr Tony Wood	Against
22/00379/FULPP	183 Ash Road, Aldershot	Mr Roger Watkins	Against

#### 4. PETITIONS

**RESOLVED:** That the petitions received in respect of the following application be noted, as set out in the Head of Economy, Planning and Strategic Housing's Report No. EPSH2220:

<b>Application No.</b>	<b>Address</b>
22/00193/OUTPP	Farnborough Civic Quarter, Farnborough
22/00289/FULPP/ 22/00290/FULPP	Royal Staff, 37A Mount Pleasant Road, Aldershot

#### 5. PLANNING APPLICATIONS

**RESOLVED:** That

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

*	22/00026/FULPP	Development Site, Land at 'The Haven', No. 19 York Crescent, Aldershot
*	22/00413/FUL	Proposed Visitor Centre, Southwood Country Park, Farnborough
*	22/00379/FULPP	No. 183 Ash Road, Aldershot
	22/00410/FULPP	Princes Hall, Princes Way, Aldershot

- (ii) 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. EPSH2220, be noted

(iii) the following applications be determined by the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman:

- \* 22/00394/FULPP Briarwood, Sorrel Close, Farnborough
- 21/00980/FULPP No. 63 Cambridge Road East, Farnborough
- \* 22/00390/FUL 9A Wellington Street, Aldershot

(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
- 22/00029/FULPP Aldershot Bus Station, No. 3 Station Road, Aldershot
- \*\* 22/00193/OUTPP Proposed Farnborough Civic Quarter Development Site, Meudon Avenue, Farnborough
- 22/00282/FULPP Phase 5 North Town Redevelopment Site Land Bounded by North Lane Deadbrook Lane and Eastern Road, Aldershot
- \*\* 22/00068/REM Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot
- \*\* 22/00138/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot
- \*\* 22/00277/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot
- \*\* 22/00340/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

\* The Head of Economy, Planning and Strategic Housing's Report No. EPSH2220 in respect of these applications was amended at the meeting.

\*\* It was agreed that site visits would be arranged to these sites

6. **PLANNING APPLICATION NO. 22/00394/FULPP - BRIARWOOD, SORREL CLOSE, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2220 (as amended at the meeting) regarding the erection of ten 3-bedroom, 3-storey detached houses with vehicular access from Sorrel Close.

**RESOLVED:** That

subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 2 September 2022 or such later date as agreed by an extension of time to secure the SAMMs SPA and Public Open Space contributions as set out in the report, the Head of Planning in consultation with the Chairman be authorised to **Grant** planning permission subject to the following conditions and informatives as set out in the report.

7. **PLANNING APPLICATION NO. 21/00980/FULPP - NO. 63 CAMBRIDGE ROAD EAST, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2220 (as amended at the meeting) regarding the erection of a bungalow to be accessed via Minster Close.

**RESOLVED:** That

subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 30th September 2022 or unless otherwise agreed by an Extension of Time to secure the SAMMs SPA and Public Open Space contributions as set out in the report, the Head of Planning in consultation with the Chairman be authorised to **Grant** planning permission subject to the following conditions and informatives as set out in the report.

8. **PLANNING APPLICATION NO. 22/00390/FUL - NO. 9A WELLINGTON STREET, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2220 (as amended at the meeting) regarding the conversion of an existing 3 bedroom maisonette into 2, one bedroom flats with the provision of a cycle and bin store.

**RESOLVED:** That

subject to the completion of a suitable legal mechanism securing Public Open Space and THBSPA contributions as set out in the report, the Head of Planning in consultation with the Chairman be authorised to **Grant** planning permission subject to the following conditions and informatives as set out in the report.

9. **URGENT ACTION – LAND TO THE REAR OF NOS. 162-170 HOLLY ROAD, ALDERSHOT - 21/00645/FULPP**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2221. The Report set out the detail of a delay and a succession of



time extensions up until the 31 May 2022, to obtain the S106. A satisfactory S106 was finally completed on 12 May 2022. The Chairman subsequently agreed that the Committee's resolution to grant planning permission had been satisfied and thereby authorised the grant of the planning permission.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2221 be noted.

## 10. APPEALS PROGRESS REPORT

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2222 concerning the following appeal decisions:

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
21/00545/FULPP	Against the refusal of planning permission for a two-storey extension to facilitate the change of use of a Public House with ancillary accommodation into four flats at the White Lion Public House, 20 Lower Farnham Road, Aldershot.	New Appeal to be Determined
21/00074/FULPP	Against the refusal of planning permission for construction of new Home Shopping storage areas and associated coldrooms, construction of a new click and collect canopy and associated steelworks and associated works at Asda, Westmead, Farnborough.	New Appeal to be Determined
21/00331/FULPP	Against the refusal of planning permission for the construction of an attached dwelling to the existing semi-detached property to create a terrace of three following the demolition of the existing detached garage at 71 Tongham Road, Aldershot.	Dismissed

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2222 be noted.

## 11. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

<b>Enforcement Reference No.</b>	<b>Description of Breach</b>
----------------------------------	------------------------------

21/00013/OTHER

Following a complaint from a residential property located above a new shop at Nos. 88-89 Queensmead, Farnborough, regarding noise from compressor units located on the roof of the shop.

It was noted that following a discussion with the owner of the shop the compressor units had been relocated to an acceptable location on the ground floor.

A subsequent retrospective planning application had been submitted, but was invalid on receipt. However, as noted on the amendment sheet a further, valid, application (22/00476/FULPP) had been received on 14 July 2022.

No further action be taken.

22/00030/RESWRK

A complaint had been received regarding a porch that had been erected at No. 52 Sidlaws Road. The complainant stated that the porch encroached on their property.

A site visit had been carried out and the owner had been advised that the pitched roof required planning permission, but one had not been forthcoming.

The matter of encroachment was a civil matter and the complainant had been advised of this.

No further action be taken.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2223 be noted.

12. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JAN - MAR 2022 AND FOR THE YEAR 2021/22**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2224 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning Service and the overall workload of the Section for the quarter from 1st January to 31st March 2022 and for the year 2021/22.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2224 be noted.

The meeting closed at 10.26 pm.

CLLR CALUM STEWART (CHAIRMAN)

-----

## Development Management Committee

### Appendix "A"

**Application No. & Date Valid:**      **22/00026/FULPP**                      **14th December 2021**

**Proposal:**                      Erection of 1 x 4-bedroom detached and 2 x 4-bedroom semi-detached dwellinghouses (3 dwellings in total) with associated access, parking, refuse storage, landscaping and ancillary works [re-submission following refusal of planning application 20/00785/FULPP on 21 January 2021] at **Development Site 19 York Crescent Aldershot Hampshire**

**Applicant:**                      Messrs S & H Sandhu

**Conditions:**                      1      The development hereby permitted shall be begun before the expiration of one year 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, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended 2021 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2      The permission hereby granted shall be carried out in accordance with the following approved drawings and details - L.01 REV.A; B.01 REV.B; P.01 REV.G; P.02; P.03; P.04; P.05; P.06; P.07; P.08; P.09 REV.E; Vincent & Rymill SK1 Drainage Scheme; Surface Water Disposal Hierarchy Checklist; Vincent & Rymill Surface Water Storage Calculations; Vincent & Rymill Soakaway Report Letter (Infiltration Tests); Thames Water Asset Map for YC; AEWG Badger Mitigation Strategy Sept 2020; AEWG response to Council Jan 21; AEWG Reptile Mitigation Strategy Feb 2021; AEWG Ecology Consultants Summary Statement; PTP Access Statement (Highways Issues); AEWG Updated Walkover Survey January 2021; AEWG Protected Species Walkover Survey Sept 20; AEWG Reptile Survey Report July 2019; AEWG Biodiversity Net Gain Metric Spreadsheet; SMW Tree Report & Appendices 1-6; Tree Report: Heli-Pile & Rootbridge System Details; Design & Access Statement; and Applicants'

Supplementary Supporting Statement.

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

- 3 Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained:

External walls;  
Roofing materials;  
Window frames;  
Rainwater Goods; and  
Ground Surfacing Materials.

Reason - To ensure satisfactory external appearance. \*

- 4 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.

- 5 Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure for the boundaries of the overall site and between adjoining plots within the development hereby approved shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the details so approved prior to the first occupation of the new dwellings hereby permitted.

Reason - To safeguard the amenities of neighbouring property. \*

- 6 The development hereby permitted shall not be occupied until the parking spaces shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development as allocated on the approved plans. Thereafter these parking facilities shall be kept available at all times for their intended purposes as shown on the approved plans. Furthermore, the parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate off-street car parking. \*

- 7 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

- 8 Prior to first occupation of the development hereby approved the ecological enhancements as shown by Drawing No.P.09 REV.E : Proposed Landscaping Plan hereby approved shall be implemented in full and retained thereafter. All planting, seeding or turfing comprised in the approved details of landscaping shown by Drawing No.P.09 REV.E : Proposed Landscaping Plan hereby approved shall be carried out in the first planting and seeding season following the occupation of the building or the practical completion of the development hereby approved, whichever is the sooner.

Reason - To ensure the development makes an adequate contribution to visual amenity and biodiversity gain. \*

- 9 Prior to the commencement of development, a Construction Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:
- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
  - (b) the arrangements to be made for the delivery of all building and other materials to the site;
  - (c) the provision to be made for any storage of building and other materials on site;
  - (d) measures to prevent mud from being deposited on the highway;
  - (e) the programme for construction;
  - (f) the protective hoarding/enclosure of the site; and
  - (g) appropriate provision for ecological advice and/or supervision of works being undertaken at the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

For the avoidance of doubt, the Construction Management Plan must incorporate in full all of the management and other measures identified by the wildlife mitigation strategy documents in respect of Badger and Reptiles approved with this planning permission.

Reason - Reason - In the interests of the safety and convenience of adjoining and nearby residential properties; nature conservation; and the safety and convenience of highway users. \*

- 10 No construction works pursuant to this permission shall take place until a detailed surface water drainage scheme for the site incorporating a SUDS drainage installation in accordance with the indicative Vincent & Rymill SK1 Drainage Details plan hereby approved has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-

Details for the long-term maintenance arrangements for the surface water drainage and/or SUDS systems shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details shall include appropriate maintenance schedules for each drainage feature type and its ownership.

Such details as may be approved shall be implemented in full prior to the first occupation of the new development and retained thereafter in perpetuity.

Reason - To reflect the objectives of Policy NE8 of the New Rushmoor Local Plan (2014-2032). \*

11 No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.

iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.\*

- 12 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.

- 13 Prior to occupation of any part of the development hereby approved, the refuse and recycling bins for each dwelling hereby approved as shown on the plans hereby approved shall be provided and retained thereafter at all times.

Reason - In the interests of visual amenity and highway safety.

- 14 Prior to the occupation of any part of the development hereby approved, details of on-plot cycle storage for each individual dwelling hereby approved shall be submitted to, and approved in writing by the Local Planning Authority. Those details so approved shall be implemented in full and retained thereafter.

Reason - In the interests of visual amenity and highway safety.

- 15 No works shall start on site until existing trees and shrubs/hedges to be retained on and adjoining the site have been adequately protected from damage during site clearance and works in accordance with the details that are set out in the SMW Tree Report and Appendices hereby approved with the application. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general.



- 16 No works consisting of foundations and services (pipes drains cables etc), including the proposed area of no-dig construction parking spaces and access, shall start until a construction method statement detailing how impact on the roots of trees identified for retention will be avoided has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out strictly in accordance with the method statement so approved.

Reason - To ensure the amenity value of the trees shrubs and landscaped areas to be retained is maintained . \*

- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C, D and E of Part 1; and Class L of Part 3; of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

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

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the first-floor elevations and roofs of the new development hereby permitted without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties.

- 19 Notwithstanding the details shown on the submitted plans, the first-floor landing window in the north side elevation of the Plot 1 house facing towards Green Acre properties shall be fitted with obscure glass and fixed closed with the exception of:-

- o High level windows with a cill height not less than 1.7m above the internal floor level of the room.
- o Opening top light windows forming the upper part of a larger window where the horizontal division is no less than 1.7m above the internal floor level of the room, and where the section below the division is obscurely glazed and fixed closed.

Reason - To prevent overlooking and loss of privacy to neighbouring residential properties.

- 20 No works of construction of the building hereby approved shall start until plans showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the height of any retaining walls within the application site have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure a satisfactory form of development in relation to neighbouring property and having regard to surface water flood risk considerations. \*

- 21 No development shall commence until a Sensitive Lighting Management Plan (SLMP) has been submitted to and approved in writing by the Local Planning Authority in respect of both the site clearance/construction/fitting out stages of the development hereby approved and also the future on-going residential occupation of the Plot 2 & 3 dwellings hereby approved. The SLMP shall:-

(a) identify the areas or features on the site that are particularly sensitive for badgers and bats and identify the aspects of the development that would be likely to cause disturbance in or around the breeding sites and resting places of these species or along important routes used to access key areas of their territory; and

(b) show how and where all the proposed external lighting will be installed and demonstrate (through the provision of appropriate lighting plans and technical specifications) that those areas to be lit will not disturb or prevent the above species using their territory or gaining access to their breeding sites, resting places and foraging areas.

The SLMP as may be approved shall be implemented in full in accordance with the specifications and locations set out and retained as required thereafter at all times and, in the case of the on-going residential occupation of the Plot 2 & 3 houses, for the lifetime of the development. No other external lighting shall be installed without prior express consent from the Local Planning Authority in respect of the dwelling Plots 2 & 3 hereby approved.

Reason - To ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework. \*

22 No development shall commence until an ecological walk-over survey has been undertaken by a suitably qualified ecologist immediately before the start of any site clearance and works on site to identify the presence of any protected species within the area of the development hereby approved. In the event that protected species are identified within the area of the development hereby approved, no works shall start and a survey report incorporating a scheme of mitigation measures to protect any such protected species as are found shall be submitted to the Local Planning Authority for consideration and approval as appropriate. The scheme of mitigation as may subsequently be approved shall thereafter be implemented in full in accordance with the approved mitigation details prior to and/or during the commencement of works on site as specified in all respects.

Reason: To ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework. \*

23 Site clearance and development works of any kind in respect of the implementation of the development hereby approved shall take place in full accordance with the mitigation recommendations set out in the AEWB Badger Mitigation Strategy (February 2021) and AEWB Reptile Mitigation Strategy (January 2021) reports hereby approved at all times for the duration of the works.

Reason - To ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework.

24 No site clearance and development works of any kind in respect of the implementation of the development hereby approved shall be undertaken until the wildlife corridor/buffer zone and associated segregated link route as shown and identified by the Landscaping Plan Drawing No.P.09 REV.E and described in the AEWB Badger Mitigation Strategy (February 2021) hereby approved has been established, enclosed and provided in full. The completed wildlife corridor/buffer zone and associated segregated link route shall thereafter be retained for the lifetime of the development.

No development of any sort shall take place within the wildlife corridor/buffer zone and associated segregated link route as shown and identified by the Landscaping Plan Drawing No.P.09 REV.E hereby approved. Furthermore, the wildlife corridor/buffer zone and associated segregated link route shall not at any time form part of the curtilage of the adjoining residential

properties hereby permitted and shall not be used at any time for any purpose(s) associated with the residential use and occupation of the adjoining residential properties hereby permitted.

Reason - In the interests of safeguarding protected wildlife species from harm and disturbance.

- 25 No works in connection with the development hereby approved (including ground works and vegetation clearance) shall commence until a Biodiversity Monitoring & Management Strategy for the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The purpose of the Strategy shall be, for the lifetime of the development, to safeguard protected wildlife species from harm and disturbance as a result of the development hereby approved; maintain biodiversity enhancements; and to manage the satisfactory retention of the enhancement and mitigation measures approved in respect of the development hereby approved. The content of the Strategy shall, inter alia, include the following:-

- (a) Aims and objectives of monitoring to match the stated purposes;
- (b) Identification of the management and monitoring measures to be adopted and implemented;
- (c) Identification of adequate baseline conditions prior to the start of development;
- (d) Timing and duration and intervals of monitoring; and
- (e) Responsible persons and lines of communication.

A report describing the results of monitoring shall be submitted to the Local Planning Authority at the intervals identified in the Strategy. The Strategy shall also set out how contingencies and remedial action will be identified, agreed with the Local Planning Authority, and then implemented so that the development still delivers the fully- functioning biodiversity gain and safeguarding of protected species objectives of the originally approved scheme. The development shall be carried out in strict accordance with the approved monitoring strategy.

Reason - In the interests of safeguarding protected wildlife species from harm and disturbance; and to comply with the requirements of the NPPF and Local Plan Policy NE4. \*

**Application No.  
& Date Valid**

**22/00379/FULPP**

**6<sup>th</sup> June 2022**

Proposal: Single storey rear extension to cover 3 existing MOT bays and erection of tyre store at **183 Ash Road Aldershot Hampshire GU12 4DD**

Applicant: Mr Ahmad Chishti

Conditions: 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.

2 Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority for all proposed structures. Those elements of the development shall be carried out using the materials so approved and thereafter retained:

External walls  
Roofing materials  
Shutter door

Reason - To ensure satisfactory external appearance.\*

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the north or east elevation of the development hereby permitted.

Reason - To protect the amenities of neighbouring residential properties.

4 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.

- 5 The garage door(s) shall be of a type which will not encroach or overhang the highway or footway when being opened or in an open position.

Reason - In the interest of highway and pedestrian safety.

- 6 No display or storage of goods, materials, plant, or equipment shall take place other than within the buildings hereby approved.

Reason - To protect the amenities of neighbouring property.

- 7 No sound reproduction equipment, conveying messages, music, or other sound which is audible outside the premises shall be installed on the site.

Reason - To protect the amenity of neighbouring property

- 8 All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of neighbouring occupiers.\*

- 9 No occupation or use of the development hereby approved shall take place until a scheme of provisions for the control of noise emanating from the site has been implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved scheme installed shall be thereafter retained.

Reason - To protect the amenity of neighbouring occupiers.\*

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

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

**Application No. & Date Valid:** 22/00410/FULPP

**9th June 2022**

**Proposal:** Formation of new ground floor window to rear at **Princes Hall Princes Way Aldershot Hampshire**

**Applicant:** Mr Graham King

**Conditions:** 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.

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

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

**Application No. & Date Valid:** 22/00413/FUL

**10th June 2022**

**Proposal:** Erection of a new play area incorporating natural play equipment (including a zip-line), safer surfacing, paths and 1.2 metre high picket fencing adjacent to rear of Southwood Country Park Visitor Centre at **Proposed Visitor Centre Southwood Country Park Ively Road Farnborough**

**Applicant:** Rushmoor Borough Council

**Conditions:** 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.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers:- 20.6.44\_PGPA\_100 REV.A; 20.6.44\_PGPA\_101; FAWNS PHW0272; FAWNS PHW0272\_B; Design & Access Statement; Fawns Design Statement; Playground Data & details; Design Option 1 : Oblique View; Design Option 2 : Oblique view; Agent's email received on 8 July 2022; and Construction & Environmental Management Plan v2 received 13 July 2022.

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

- 3 The existing trees and hedges on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the following:-  
(a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of the trees/hedges as identified in the Tree Survey Report submitted with the application hereby approved;  
(b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;  
(c) no burning of materials shall take place on site; and  
(d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.

These measures shall be put in place before any excavation, construction, vehicle parking or storage of building materials commences in the vicinity of the trees or hedges.

Reason - To preserve the amenity value of the retained tree(s) and shrubs.

- 4 In complying with the working methods set out in the submitted Construction & Environmental Management Plan v2 received on 13 July 2022 hereby approved for the duration of the site clearance and construction period (including in respect of the proposed adjacent site compound), for the sake of clarity precautionary working methods to avoid ecological harm should follow



best ecological practice and should include, but not be limited to:-

- o Clearance works should ideally be taken when common reptiles are likely to be fully active i.e. during the April to September period and during optimal weather conditions;

- o Clearance of tall vegetation should be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day. Cutting will only be undertaken in a phased way which may either include:-

- Cutting vegetation to a height of no less than 30mm, clearing no more than one third of the site in anyone day or;

- Following removal of tall vegetation using the methods outlined above, remaining vegetation will be maintained at a height of 30mm through regular mowing or strimming to discourage common reptiles/amphibians from returning.

- Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped.

- Any building materials such a bricks, stone etc. will be stored on pallets to discourage reptiles/amphibians from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.

- Should any reptiles be discovered during construction, works should cease in this area and a suitably experienced ecologist contacted. Works will need to proceed in line with the advice subsequently provided.

- Should any common reptiles be discovered during construction, which are likely to be effected by the development, works will cease immediately. The developer will then seek the advice of a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide.

- Mammal holes are present to the south of the development site. The applicant should ensure that construction activities on site have regard to the potential presence of badgers and other 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.

- If badger activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species.

Reason - In the interests of avoiding harm to ecology and biodiversity and in order to comply with the

requirements of Local Plan Policy NE4 and Government Planning Policy & Guidance.

- 5 The zip-wire support structures shall be finished and retained thereafter with external materials and finishes that match as closely as possible those used in the remainder of the playground equipment hereby approved.

Reason - In the interests of visual amenity.

Development Management  
Committee 17<sup>th</sup> August 2022

Head of Economy, Planning  
and Strategic Housing  
Report No. EPSH2227

## 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).*

This page is intentionally left blank

**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><b>Land At Former Lafarge Site Hollybush Lane Aldershot Hampshire</b></p> <p>Further work is underway seeking to deal with the SPA issue and a consultation response is awaited prior to this application being reported to committee. In addition, this Committee has previously resolved that a Members' site visit will take place prior to consideration of this proposal.</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><b>Block 3 Queensmead Farnborough Hampshire</b></p> <p>The application is subject to a request for an extension of time to consider further amendments.</p>

3	22/00193/OUTPP	<p>Outline Planning Application (with scale, layout, appearance and landscaping reserved for future consideration) for a mixed-use development, including demolition of all existing structures and erection of up to 1,006 residential units [Use Class C3] and non-residential floorspace comprising of the following mix of uses: leisure centre [Use Class E], hotel [Use Class C1], office floorspace [Use Class E], retail, commercial, healthcare, entertainment floorspace [Use Class E/Sui Generis] and community floorspace (including new library) [Use Class F1/F2]. Construction of two transport mobility hubs, associated infrastructure and highway works. Creation of new publicly-accessible open spaces including replacement skate park and associated access, servicing, landscaping and works</p> <p><b>Proposed Farnborough Civic Quarter Development Site Meudon Avenue Farnborough Hampshire</b></p> <p>Consideration of this application continues and it is too early for this item to be considered by Committee.</p>
4	22/00068/REM	<p>PART APPROVAL OF RESERVED MATTERS: for the erection of 9 dwellings (Phase1), including internal access roads, public open space, parking, lighting and associated infrastructure, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020.</p> <p><b>Blandford House And Malta Barracks Development Site, Shoe Lane, Aldershot, Hampshire</b></p> <p>Consideration of this application continues in the context of Phase 2, 3 and 4 and it is too early for this item to be considered by Committee.</p>
5	22/00138/REMP	<p>PART APPROVAL OF RESERVED MATTERS: for the erection of 76 dwellings (Phase 2), including internal access roads, public open space, parking, lighting and associated infrastructure, following demolition of existing buildings and hardstanding, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020.</p> <p><b>Blandford House And Malta Barracks Development Site, Shoe Lane, Aldershot, Hampshire</b></p> <p>Consideration of this application continues and it is too early for this item to be considered by Committee.</p>



6	22/00277/REMPP	<p>PART APPROVAL OF RESERVED MATTERS: for the erection of 11 dwellings (Phase 3), including internal access roads, public open space, parking, lighting and associated infrastructure, following demolition of existing building and hardstanding, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020.</p> <p><b>Blandford House And Malta Barracks Development Site, Shoe Lane, Aldershot, Hampshire</b></p> <p>Consideration of this application continues and it is too early for this item to be considered by Committee.</p>
7	22/00340/REMPP	<p>PART APPROVAL OF RESERVED MATTERS: for the erection of 71 dwellings (Phase 4), including access from Shoe Lane and Forge Lane, internal access roads, public open space, parking, lighting and associated infrastructure, following demolition of existing buildings and hardstanding, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020.</p> <p><b>Blandford House And Malta Barracks Development Site, Shoe Lane, Aldershot, Hampshire</b></p> <p>Consideration of this application continues and it is too early for this item to be considered by Committee.</p>
8	22/00402/FULPP	<p>Erection of a three-storey building with a commercial Use Class E unit on the ground floor and 2no. 2-bed flats on the upper floors with associated parking and refuse storage</p> <p><b>244 Farnborough Road, Farnborough, Hampshire</b></p> <p>Amended and corrected plans and details are awaited in respect of this application. It is therefore too early for this item to be considered by Committee.</p>

**Section B**

There are no Items in this Section.

This page is intentionally left blank

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	Katie Herrington
Application No.	22/00029/FULPP
Date Valid	11th January 2022
Expiry date of consultations	17th May 2022
Proposal	Demolition of existing bus station and re-development of site with the erection of a mixed use building comprising three ground floor commercial units with sub-divisible flexible use (Use Class E and sui generis; drinking establishment; Launderette, hot food takeaway); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 X 1-bedroom, 12 X 2-bedroom & 2 X 3-bedroom units) with associated on-site servicing and parking areas [re-submission of development approved with planning permission 16/00981/FULPP dated 26 February 2019]
Address	<b>Aldershot Bus Station 3 Station Road Aldershot</b>
Ward	Manor Park
Applicant	Mr Simon Gill
Agent	Mr Charlie Minty
Recommendation	<b>Grant</b> subject to s106 Planning Obligation

### Description

Aldershot Bus Station is adjacent to the west side of the forecourt of Aldershot Railway Station. The application site has a roughly oval shape and measures 0.24 hectares. It is entirely hard-surfaced and enclosed to the north, west and south sides by brick walls, where the site abuts the grounds of residential flats at Ascot Court. Vehicular access is from Station Road adjoining the “Field Gun” roundabout. The site has a small building containing ancillary offices and public toilets. The majority of the site is used for bus manoeuvring and parking. It contains a number of bus stop bays perpendicular to the station forecourt, from which it is separated by a pedestrian pavement. There is an enclosed service compound for the Railway Station in the space between the south of the application site and the Railway Station building.

On the opposite side of the Railway Station forecourt area to the north-east, is the railway Station car park, with Kingsley Court, a block of sheltered flats, situated beyond. To the

north, the opposite side of Station Road contains commercial uses.

This proposal is identical to that which was granted Planning Permission in on the 26<sup>th</sup> February 2019, following the resolution to grant planning permission subject to the completion of a satisfactory s106 Planning Obligation agreed by the Council's Development Management Committee at their meeting on 5<sup>th</sup> December 2018. The planning application has been re-submitted by the applicant as this former Planning Permission has lapsed<sup>1</sup> unimplemented.

The proposal is for the re-development of the entire site with a building of up to five-storeys in height. This would provide 32 residential flats (18 X 1-bedroom, 12 X 2-bedroom & 2 X 3-bedroom units) on the upper floors, above up to three ground floor commercial units with flexible use falling within Use Class E indicated to possibly comprise a laundrette, hot food takeaway and/or drinking establishment (sui generis) to front the Railway Station forecourt. The proposed ground floor commercial space is shown to be divided to comprise a single unit of 464 sqm (Unit 1), with a further unit of 152 sqm that could be divided flexibly into two smaller units (Units 2 and 3) or let as a single unit.

Vehicular access to and from the site would remain as existing with only minor modifications. This would lead into an enclosed service and parking area behind and under the proposed building. A total of 32 parking spaces would be provided.

The proposed new building would have a footprint fitting within the curved east boundary of the site adjoining the Railway Station forecourt. Although the proposed building would cover a wide frontage, the main mass, bulk and height of the building would be concentrated towards the south adjoining the Railway Station building. The proposed building would have stepped upper with balconies and amenity terraces. An area of flat roof to the rear is shown fitted with solar panels.

The elevations would be finished with a variety of external materials; including brickwork; stone-like wall masonry; pressed metal walling systems and render.

The application is accompanied by a Design & Access Statement, a Transport Statement, a Biodiversity Assessment and an Economic Viability Report.

The applicants are seeking to complete a s106 Planning Obligation to secure financial contributions in respect of SPA mitigation and avoidance and public open space as required by adopted Development Plan policies.

The application has been the subject to a number of agreed extensions of time for the determination of the application arising from the consideration of issues arising from the re-assessment of the Economic Viability Report and other issues where there have been material changes in circumstances since the previous grant of planning permission in 2019.

## **Consultee Responses**

HCC Highways Development Planning      No highway objections subject to conditions:

RBC Regeneration Team      No comments received.

---

<sup>1</sup> The permission was not implemented within the 3 years required under condition 1 of that planning permission (16/00981/FULPP).

Planning Policy	No policy objection subject to confirmation of compliance with the requirements of Policy LN2 following the independent assessment of the Addendum Financial Viability Assessment submitted with the application.
Environmental Health	No objections subject to conditions and informatives.
Contract Management	No objections, but notes that the Council has changed its method of refuse and recycling collections since 2019. All bins must be purchased by the developer before the units become occupied.
Parks Development Officer	No objections and identifies a POS project for which a POS financial contribution will be required.
Aboricultural Officer	No objections subject to conditions on same basis as considered and approved with planning permission 16/00981/FULPP.
Ecologist Officer	No objection.
Natural England	No objections subject to an appropriate SPA financial contribution being secured with a s106 Planning Obligation.
Hampshire & I.O.W. Wildlife Trust	No comments received during the consultation period.
Thames Water	Waste Comments: advises the imposition of a condition.
Lead Local Flood Authorities	More information required.
Neighbourhood Policing Team	No comments received during the consultation period.
Hampshire Fire & Rescue Service	No objections and provides generic fire safety advice.
Housing	No comments received during the consultation period.
Network Rail	No objection
Stagecoach South Western Trains Limited	No comments received.

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 179 individual letters of notification were sent to 2 (plus first, second floor flat); 4; 4A; 6-8; 8 (Hashimi Court, Flat 1,; 2, 3, 4, 5, 6,7); 10; 10A; 12; 12A; 12B; 14 (second floor flat); 14; 14A; 14B; 16 (second floor flat); 16; 16A; 16B; 18 – 20 Station Road (inc Flat 1, 2);The Funky End (including flat),

Station Road; 1, 2; 3; 4; 5; 6; 7; 8; 9; 10; 11, 12; 14; 15; 16; 18, 19, 20, 21, 22; 23; 24; 25; 26, 27; 28; 29, 30; 31, 32; 33; 34; 35; 36; 37; 38, 39, 40; 41, 42, 43, 44; 45; 46; 47, 48, 49; 50; 51; 52; 53; 54; 55; 56; 57; 58, 59; 60, 61, 62, 63, 64; 65; 66; 67; 68 Kingsley Court 44; 45; 46; 47; 48; 50; 51; 52; 53; 54; 55; 56, 57; 58; 59; 60; 61; 62; 63; 64; 65; 66; 67, 68, 69, 70; 71; 72, 73; 74; 75; 76; 77, 78, 79; 80, 81; 82; 84; 85; 86; 87; 88, 89; 90; 91, 92, 93; 94; 95; 96; 97; 98; 99; 100; 101; 102; 103; 104; 105; 106; 107; 108; 109; 110, 111; 112; 113, 114; 115; 116; 117 Ascot Court; Unit 1, 3 Aldershot Railway Station; 27 Eggars Hill.

## **Neighbour comments**

- 4A Station Road. Support letter.

I am pleased to learn that the present land will be redeveloped following its destruction. This, in my opinion, is sound reasoning that might result in more public benefits. As a local resident, I am acutely aware of the Car Parking issue. Along with the market residential apartments, I hope the land will feature a significant amount of accessible parking. I am confident that the new project will increase infrastructure in Aldershot Town and aid in its future growth.

- 27 Eggars Hill Aldershot. Objection

I am complaining about the loss of the bus station, which is at present conveniently placed by the Aldershot train station (integrated transport). It is reasonably safe for people to wait for the buses in the bus station. If people have to walk to other stops in streets around the area, it may be less safe, especially after dark. Many passengers are vulnerable so may feel less safe and some people have mobility issues so would need to sit down whilst waiting. This proposal doesn't make sense.

## **Policy and determining issues**

The site is located within the built-up area of Aldershot. The adjoining original central portion of the Railway Station building is identified by the Council as a Building of Local Importance (BOLI): a locally designated heritage asset. However, the application site is neither located within a Conservation Area nor adjoining a statutory listed building.

Local Plan Policies SS1 (Presumption in Favour of Sustainable Development), SP1.8 (Aldershot Railway Station and Surrounds), IN2 (Transport), HE1 (Heritage), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN2 (Affordable Housing), PC8 (Skills, Training and Employment), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE8 (Sustainable Drainage Systems) of the Local Plan and the Rushmoor Car and Cycle SPD. The Council's Car and Cycle SPD is also relevant.

It is an important material consideration that the Council has previously granted planning permission for identical proposals. Accordingly, it is necessary to consider whether there have been any material changes in circumstances since the previous decision to grant permission was taken in order to consider whether any changes would make a difference to the Council's consideration of the proposals now. In this context, the key determining issues are considered to be:-

1. The Principle of the proposals;

2. Design and Visual Impact;
3. Heritage Impact;
4. Impact on Neighbours;
5. The Living Environment Provided;
6. Highways Considerations;
7. Affordable Housing;
8. Impact on Wildlife;
9. Drainage Issues;
10. Renewable Energy and Sustainability; and
11. Public Open Space.

## **Commentary**

### 1. Principle -

The application site lies within the allocated site of 'Aldershot Railway Station and Surrounds' as per Policy SP1.8 of the Local Plan. This policy explains that the Bus Station is surplus to requirements and such provision can be provided on an alternative site and that the site can come forward for residential development. In addition, the principle of the loss of the bus station has already been established through the grant of the now lapsed planning permission for the same development.

The Station forecourt regeneration scheme will include the provision of bus stops to serve the station routes, the provision of a new bus layover within the town centre and enhancements to the public realm. The proposals for the regeneration adjoining Railway Station forecourt area are funded and are expected to move forward within a timescale commensurate with the proposed development forming the current planning application. As before, it is considered appropriate to impose a Grampian-style planning condition to require that no development commences until alternative provision to the Bus Station for bus stopping, drop-off stops and facilities in the vicinity of Aldershot Railway Station has been provided and brought into use. This would ensure that adequate interconnectivity between bus services and other modes of transport are maintained for Aldershot.

In the circumstances, given that bus stop facilities are to be re-provided in the vicinity of the Railway Station as part of the public realm improvements works, it is considered that the proposals, involving the provision of new residential units and some small-scale ancillary retail outlets, are acceptable in principle; subject to all usual development management issues being satisfactorily addressed.

### 2. Design and Visual Impact including impact upon trees –

The site is not located within a Conservation Area and is not located adjoining or in the vicinity of a Listed building.

The vicinity has a mixed, densely urban character, with a variety of land uses and buildings of different types, ages, external materials and extensions and alterations. The Bus Station – located in a prominent position and passed at close quarters by many people daily - is in desperate need for regeneration. A well-designed scheme has the opportunity to transform the visual appearance of the area.

The proposal is of significant mass and height with an eccentric mixture of projections, roof forms and materials. However, this does not necessarily mean that the proposal would result

in harm to the areas character. The scale and height of the building is not dissimilar to those around it, and it would not appear overbearing in relation to the adjacent buildings. The forms and detailing of the building are modern and would be an improvement upon the existing situation. In addition, the design of the building is the same as that of the lapsed planning permission and there has not been a materially significant change in planning policy to justify a change in the design. Accordingly, it would not be sustainable to refuse the planning application on this ground.

Seven individual trees in the vicinity of Aldershot Railway Station forecourt are subject to Tree Preservation Order (TPO) No.450, which was last reviewed and re-served in 2009. At that time all seven trees were re-assessed and considered to merit continued TPO status on account of their physical condition and, in particular, their amenity value at a very public location within the town. This TPO includes three trees [comprising T4 (lime), T5 (horse chestnut) & T6 (lime)] that directly adjoin the Bus Station boundary and are within the ownership of the applicant. As with the previous approved scheme, these three trees are proposed to be removed in their entirety as a result of the proposed development and the Applicants do not seek to justify their loss on grounds of poor condition etc. As such the Council would ordinarily consider that adopted planning policies would justify the refusal of planning permission on the basis of the proposed development failing to appropriately consider and allow for the site constraint of the trees in the scheme design. However, as previously, in this case it is apparent that the applicants followed advice on the proposed re-development of the application site and the adjoining Railway Station forecourt area as shown in the Council's adopted Aldershot Town Prospectus SPD (January 2016). The SPD envisages the application site occupied by a new building creating a new continuous frontage along the west side of the Station forecourt area. The existing trees on this side of the Station forecourt are not shown; and provision of new tree planting as part of the wider Railway Station improvement works are indicated. The Council's Regeneration Team have previously confirmed that replacement tree planting is to be incorporated into the new Station forecourt improvement works. Furthermore, s206 of the Town & County Planning Act 1990 imposes an obligation for the provision of new tree planting in the vicinity on a one-for-one basis to replace any TPO tree that is removed – and that the TPO would transfer to the replacement trees. In these specific circumstances, which remain identical to those considered by the Council when planning permission was granted previously in 2019, subject to the imposition of a condition to require the submission of details and provision of the proposed replacement trees that would become the subject of the TPO, it is considered that, on balance, the loss of the three TPO trees from the margins of the application site can be supported.

The Council's Arboricultural Officer considers that no other nearby trees would be likely to be adversely affected subject to the imposition of the usual tree protection conditions.

Subject to a condition for material samples, tree protection and landscaping conditions, that the proposal would not conflict with Policy DE1 of the Local Plan.

### 3. Heritage Impact -

Although not statutorily listed, the original core of the adjacent Railway Station building is identified by the Council as a Building of Local Importance (BOLI). The significance of this BOLI lies in its age; evidential and community recognition, and visual appearance as a local landmark that retains some original features. There have been no material changes in this respect since the previous planning permission was granted. The proposals would not have a material impact upon the attributes of the BOLI and, as a result, would not result in harm to the heritage asset. There is, therefore, no conflict with Policy HE2 in this regard.



#### 4. Impact on Neighbours –

It is considered that no material changes in planning circumstances arise since the granting of the previous planning permission in 2019. The application site has different neighbours on each side, although most are on the opposite side of streets adjoining the site. To the north and west are the only neighbours that actually adjoin the site, namely blocks of residential flats at Ascot Court. On all other sides the application site does not directly abut neighbouring properties. All of these nearby non-adjacent properties are non-residential. The sheltered flats at Kingsley Court are on the far side of the Railway Station car park. It is not considered that any of the adjoining flats at Ascot Court would be subject to a material and harmful loss of privacy. Although some of the Ascot Court flats are to the north of the application site, they would not be subject to any material loss of light or outlook. It is considered that the resulting relationships between the proposed development and Ascot Court flats would be conventional and typical of an urban environment such as this.

No neighbouring residential dwellings would be subjected to material impacts given the relative orientation and degree of separation of the proposed development from such neighbours.

The demolition and construction phases of the proposed development have the potential to cause significant noise, vibration and dust emissions which could impact on the amenities of existing nearby residential properties. Environmental Health have therefore recommended that a Demolition and Construction Method Statement be submitted prior to ground works commencing setting out measures to be employed to minimise noise, vibration, dust and other emissions from the site. The proposal would accord with Policy DE1 in this regard.

#### 5. Living Environment Provided –

Unit Sizes - All the proposed flats would provide accommodation meeting or exceeding the minimum unit sizes as set out within Local Plan Policy DE2. The proposed development would also provide private amenity space in the form of balconies and terraces and some on-site communal terrace amenity space at first-floor level, thereby according with Policy DE3 of the Local Plan.

Contamination – Since the site has the potential to contain some contaminated ground as a result of its long standing commercial uses (railway sidings and possible use as a goods yard), and the proposed residential use is one that would be vulnerable to contact with contamination in undeveloped areas (such as within landscape planting areas), the Council's Contaminated Land Officer advises that a full intrusive site investigation will be required to identify if there are any risks association with ground contamination. As with the previous planning application, no objection is raised subject to the imposition of planning conditions to require further site investigation work to be undertaken and for any remedial works to be implemented and verified as appropriate.

Noise and vibration: The site is situated beside Aldershot Train Station and will be subject to noise from the passage of trains (engines, vibrations from trains passing, break squeals), the station (e.g. tannoy announcements) and the rail users (chatter, shouting, vehicle noise etc). Other potential noise sources will be road traffic on Station road, the taxi rank opposite, and the Funky End Public House opposite that has live entertainment and music on a regular basis. In addition to this, the site proposes a range of Class E uses potentially comprising hot food takeaway and drinking establishment uses. These venues and the train station will

attract people and traffic to the area late at night, particularly at weekends and this could cause significant disturbance to future occupants of the new flats should adequate mitigation not be provided.

Accordingly, as previously, a comprehensive noise and vibration assessment is required to inform building envelope and possible foundation design, and whether an alternative means of ventilation will be required for habitable rooms. The Noise Impact Assessment and a Vibration Assessment will need to demonstrate that a satisfactory living environment can be achieved within all habitable rooms and balconies, and that any adverse impacts from these potential sources of noise will be adequately mitigated against. This can be secured by condition.

Subject to a condition requiring a Noise impact Assessment, Vibration Assessment and restrictions on opening hours, plant and deliveries, it is considered that the proposal would not conflict with Policy DE1 or DE10 of the Local Plan.

## 7. Affordable Housing –

Rushmoor Local Plan Policy LN2 requires provision of 30% affordable housing with developments of 11 or more net dwellings, subject to viability. The requirement for the Council's affordable housing policies to be subject to viability arises from clear Government guidance that requires this to be the case.

The application is accompanied by an Economic Viability Assessment carried out on behalf of the applicant making the case that the current proposals cannot sustain affordable housing provision on viability grounds. This submission has been re-assessed independently on behalf of the Council by BPS Chartered Surveyors in the light of the current economic situation. The conclusion is that whilst there are differences in opinion regarding some of the costs involved, it continues to be agreed that the development cannot support the provision of affordable housing on viability grounds.

As any planning permission granted on this site would be valid for two years and could take some time to build-out thereafter, BPS recommend that the development should be subject to a financial re-assessment clause to be secured by the s106 Planning Obligation. This would ensure that the applicant/developer does not benefit from any improvement in the market value of the scheme that could justify provision of affordable housing or an equivalent financial contribution.

This means that, should the financial return from the scheme be found to have increased substantially, an appropriate financial contribution would be made to the Council towards the provision of affordable housing elsewhere in the Borough. This would be up to the ceiling of the equivalent of the full 30% provision (10 dwelling units) required by Policy LN2.

Therefore, subject to this provision being secured with the s106 Planning Obligation, it is considered that the proposed development is fully compliant with the requirements of Policy LN2.

## 8. Impact on Wildlife –

The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' in April 2018 established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in

residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage. This process, culminating in the Council's Appropriate Assessment of the proposals, is overall described as Habitats Regulation Assessment (HRA).

Undertaking the HRA process is the responsibility of the decision maker (in this case, Rushmoor Borough Council) as the 'Competent Authority' for the purposes of the Habitats Regulations. The following paragraphs comprise the Council's HRA in this case:-

#### HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations.

The Thames Basin Heaths SPA is designated under the E.C Birds Directive for its lowland heathland bird populations. The site supports important breeding bird populations, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge; and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.

Heathland is prone to nitrogen deposition due to increases in Nitrogen Oxide. Calculations undertaken for the Rushmoor Borough Council Local Plan found that there will be no in-combination impacts on the habitats as a result of development in the Local Plan, including an allowance for 'windfall' housing developments. However, within the screening process it will need to be ascertained whether development outside the Local Plan within 200m of the SPA will increase vehicle movements to above 1000 extra trips/day or exceed the Minimum Critical Load by over 1% either alone or in-combination with the Local Plan.

The bird populations and nests are very prone to recreational disturbance, with birds vacating the nests if disturbed by members of the public. This leaves the young unprotected and increases the risk of predation. Dogs not only disturb the adults but can directly predate the young.

Visitor surveys have shown that the visitor catchment area for the Thames Basin Heath SPA is 5km, with any proposals for residential development within this catchment contributing to recreational pressure on the SPA. The research also evidenced that residential development within 400m of the SPA would cause impacts alone due to cat predation of adult and young birds.

The retained South East Plan Policy NRM6 and adopted Rushmoor Local Plan Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2018)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 32 net new residential flats close to Aldershot Town Centre. As such, the proposed development is located within the 5km zone of influence of the SPA but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to

the SPA.

All new housing development within 5 km of any part of the Thames Basin Heaths SPA, of which the current proposals would make a contribution, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance in combination with other housing development in the vicinity of the Thames Basin Heaths SPA. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

#### Appropriate Assessment under Regulation 63(1) of the Habitats Regulations.

If there are any potential significant impacts upon the Thames Basin Heaths SPA, the applicant must suggest avoidance and/or mitigation measures to allow an Appropriate Assessment to be made. The Applicant must also provide details that demonstrate any long-term management, maintenance and funding of any such solution.

The project the subject of the current planning application being assessed would result in a net increase of dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted Rushmoor Local Plan Policy NE1 and Thames Basin Heaths Avoidance & Mitigation Strategy (2022), a permanent significant effect on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in 2022. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

The AMS comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the SPA; and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to avoid displacing visitors from one part of the SPA to another and to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that the mitigation and avoidance measures are in accordance with the AMS.

In order to meet the requirements of Policy NE1 and the AMS applicants must:-

- (a) secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and
- (b) secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development. A material change in planning circumstances since 2019 is that the SANG contribution

payment amounts required have increased with inflation.

These requirements must be met to the satisfaction of Natural England and Rushmoor Borough Council (the Competent Authority) before the point of decision of the planning application.

In this respect, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy comprises two elements. Firstly, the provision of Suitable Alternative Natural Greenspace (SANG) at Rowhill Copse in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Rowhill Copse SANG will be considered.

In accordance with the strategy, the applicant has agreed to make a financial contribution of £168,825.22 to provide and maintain the SANG at Rowhill Copse (comprising £148,919.32 SANG and £19,905.90 SAMM contributions) that is to be secured by way of a s106 Planning Obligation or a Deed of Variation to the previous s106 Planning Obligation as considered appropriate. Subject to the necessary s106 Agreement/Deed of Variation being completed in this respect, the proposals would have an acceptable impact on the Thames Basin Heaths Special Protection Area in compliance with the requirements of Local Plan Policy NE1.

#### Conclusions of Appropriate Assessment.

On this basis, subject to the completion of a satisfactory s106 Planning Obligation in this respect, it is considered that the applicants will have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of Local Plan Policy NE1 and the AMS. Accordingly, it is considered that planning permission can be granted for the proposed development on SPA grounds.

Biodiversity net gain – The site mostly comprises hardstanding and has a low potential for biodiversity. The proposal includes a landscaping scheme that would provide a net gain in biodiversity. The Council's Ecologist has reviewed the proposals and considers that the landscaping plan provided would meet the objectives of the NPPF in terms of biodiversity

#### 9. Drainage –

There have been no material changes in the flood risk classifications of the application site since the previous permission was granted. Adopted Local Plan Policy NE8 (Sustainable Drainage Systems) is relevant and requires that developments include the implementation of integrated and maintainable Sustainable Urban Drainage Systems (SUDS) in all flood zones for both brownfield and greenfield sites. The site is located on land at lowest risk of flooding and, as existing, the site remains entirely hard-surfaced and reliant on off-site surface water drainage. The applicants indicate that a SUDS system would be incorporated into the development, however no details are provided. With the previous planning application the Lead Local Flood Authority (Hampshire County Council: the LLFA) identified the information and details that would need to be provided and considered that it would be appropriate in the circumstances of this case to impose a condition in this respect, by which the requirements of NE8 of the Local Plan would be met.

In their consultation response to the current application, the LLFA have suggested that a

condition would not be appropriate and planning permission should not be granted until additional information is provided and confirmed as being satisfactory. Given there has been no material change in circumstances since the grant of planning permission in principle for an identical proposal in 2019 it is not considered that to withhold planning permission pending the submission and approval of details, which can be required by condition, would be reasonable or sustainable. The applicants' agent has been advised of the LLFA consultation response.

#### 10. Public Open Space –

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Local Plan Policy DE6 allows provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting. AS with the SPA financial contribution, the amount required for the POS contribution has increased with inflation since 2019.

This is a circumstance where a contribution [in this case now £68,129.60 towards the off-site provision of the POS comprising freshwater habitat improvement works at Manor Park, Aldershot (£35,563.65); playground refurbishment at Redan Hill Gardens, Aldershot (£26,502.41); and basketball court renovation at Manor Park, Aldershot (£6,063.54)] secured by way of a planning obligation would be appropriate. Subject to the applicant satisfactorily completing the s106 Planning Obligation/Deed of Variation in this respect, the proposal is considered to be acceptable within the terms of Local Plan Policy DE6.

#### Conclusions –

The proposals are considered acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, give rise to no substantial harm to a non-statutory heritage asset, have no material and adverse impact on neighbours, would provide an acceptable living environment and are acceptable in highway terms. On the basis of the provision of a contribution towards the Rowhill Copse SPA mitigation scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to Policies SS1, SP1.8, IN2, HE1, DE2, DE3, DE4, DE6, DE10, LN2, PC8, NE1, NE3, NE4, NE8 of the Local Plan and the Rushmoor Car and Cycle SPD.

#### **Full Recommendation**

It is recommended that subject to the completion of a satisfactory Planning Obligation or Deed of Variation under Section 106 of the Town and Country Planning Act 1990 by 31<sup>st</sup> August 2022 or such later date as agreed by an extension of time to secure the following:-

- (i) The stated financial contribution towards the maintenance of SPA avoidance and mitigation;
- (ii) The stated Public Open Space Contribution; and
- (iii) Financial viability re-assessment clauses in the event that the implementation and completion of the scheme is protracted and market conditions improve the value of the scheme;

the Head of Economy, Planning and Strategic Housing in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 31<sup>st</sup> August 2022 or at a mutually agreed alternative date, 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 make satisfactory provision for public open space in accordance with Local Plan Policy DE6; make 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 Local Plan Policy NE1.

1. The development hereby permitted shall be begun before the expiration of two 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; and at the discretion of the Head of Planning in recognition of the special circumstances applying in this particular case within which a longer implementation period is considered appropriate as set out in Appendix 4 of the adopted Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (2022).

2. The permission hereby granted shall be carried out in accordance with the following approved drawings and details – 128-01-00; 128-02-00; 128-03-10; 128-03-11; 128-03-12; 12-03-13; 128-03-14; 128-05-20; 128-05-21; 128-02-20; Design & Access Statement; Transport Statement; Biodiversity Assessment; and Economic Viability Report.

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

3. Notwithstanding any indication of materials which may have been given in the application, or in the absence of such information, construction of the following elements of the development hereby approved [the external walls, roofing materials, window frames/glazing, rainwater goods, and any new external hard-surfacing materials] shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained.

Reason - To ensure satisfactory external appearance. \*

4. 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.

5. Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property. \*

6. The development hereby permitted shall not be occupied until the parking spaces, bicycle storage and bin storage areas shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development in accordance with a scheme of allocation that has been submitted to and approved in writing by the Local Planning Authority. Thereafter these facilities shall be kept available at all times for their intended purposes as shown on the approved plans. Furthermore, the parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate off-street car and bicycle parking, servicing, and bin storage within the development. \*

7. Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

8. Prior to the first occupation of the flats hereby permitted, details for a communal aerial/satellite dish system shall be submitted to and approved in writing by the Local Planning Authority. The new flats hereby permitted shall not be occupied until the approved scheme has been installed and made operational.

Reason - In the interest of the visual amenity of the area by avoiding the unnecessary proliferation of aerial/satellite dish installations on the building.

9. The landscape and planting scheme as set out within plan 128-02-20 shall be installed the first planting season after the first occupation of any part of the proposal hereby permitted. Any plants that fail within 5 years of the implementation of the development shall be replaced with a similar species.

Reason - To ensure the development makes an adequate contribution to visual amenity.

11. No works shall start on site until existing trees adjoining the site have been adequately protected from damage for the duration of site clearance and works in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. In this respect no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general.



12. Prior to first occupation of the development hereby approved details of all external lighting to be installed within the site and/or on the exterior of the building hereby permitted shall be submitted to and approved by the Local Planning Authority. The submitted details shall indicate the purpose/requirement for the lighting proposed and specify the intensity, spread of illumination and means of controlling the spread of illumination (where appropriate). The external lighting proposals as may subsequently be approved shall be implemented solely in accordance with the approved details and retained thereafter solely as such unless otherwise first agreed in writing by the Local Planning Authority. With the exception of lighting identified and agreed as being necessarily required solely for maintaining the security of the site/building during night-time hours, no other external lighting shall be used/operated during night-time hours (2300 to 0700 hours daily) unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of the amenities of nearby residential properties; and to ensure that there is no unnecessary use of lighting at the site.

13. Prior to the commencement of development a Construction & Traffic Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:
- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
  - (b) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
  - (c) the provision to be made for any storage of building and other materials on site;
  - (d) measures to prevent mud from being deposited on the highway;
  - (e) the programme for construction; and
  - (f) the protective hoarding/enclosure of the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests of the safety and convenience of adjoining and nearby residential properties and the safety and convenience of highway users. \*

14. No construction works pursuant to this permission shall take place until measures to incorporate Sustainable Drainage Systems (SUDS) into the new built development have been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the new building and retained in perpetuity.

Reason - To reflect the objectives of Policy NE8 of the Rushmoor Local Plan. \*

16. No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -
- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model,

identifying potential contaminant pollutant linkages.

- ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
- iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.\*

17. In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.

18. All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of neighbouring occupiers.\*

18. The development hereby approved shall not be occupied until measures to protect the occupiers of the dwelling units within the development hereby approved from noise and vibration from the adjoining commercial units, railway and roads has been implemented in full in accordance with plans and details to be first submitted to and approved in writing by the Local Planning Authority. Such details shall include a noise and vibration impact assessment and details of any required ventilation systems.

Reason - To protect the amenity of the occupiers of the development. \*

20. In the event of a ground floor commercial use being used for purposes falling within

Use Classes E(b) Restaurant; E(d) Indoor Sport and recreation; or Sui-Generis Takeaway; Sui-Generis Pub or Drinking Establishment, the premises shall not be open to customers outside the following times:

Mondays to Saturdays: 0900 – 2400 hours;

Sundays: 0900 – 2300 hours.

Reason - To safeguard the amenities of neighbouring and adjacent residential occupiers.

21. In the event of a ground floor commercial use being used for purposes falling within Use Classes E(b) Restaurant; or Sui-Generis Takeaway; Sui-Generis Pub with hot food, the use shall not start until an extraction system appropriate to the nature of any food to be provided to customers has been installed and brought into operation in full accordance with plans and details that have first been submitted to and approved in writing by the Local Planning Authority. The approved extraction system shall be operated thereafter at all times in full working order whilst the Use Classes E(b) Restaurant; or Sui-Generis Takeaway; Sui-Generis Pub with hot food, use is in operation, including during the preparation/cooking of food before or after customer opening times.

Reason - In order to protect the amenities of occupiers of adjoining and nearby residential properties.

22. No sound reproduction equipment, conveying messages, music, or other sound by voice, or otherwise which is audible outside the premises shall be installed on the site.

Reason - To protect the amenities of occupiers of adjoining and nearby residential properties.

24. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting those Orders), the commercial units within the development hereby permitted shall only be used for those uses falling within Class E or Sui Generis drinking establishment or Launderette or hot food takeaway.

Reason - To reflect the nature of the flexible use sought with the application.

25. No deliveries shall be taken at or be despatched from the commercial units hereby permitted outside the hours of 0700 and 2330 hours Mondays to Saturdays or 0800 to 1800 hours on Sundays.

Reason - To protect the amenities of occupiers of residential properties in the vicinity.

26. No goods or materials of any sort shall be stored, stacked or displayed in the open outside of the commercial building hereby permitted.

Reason - In the interests of visual amenity.

27. No development shall be occupied until confirmation has been provided that either:-

1. Foul water Capacity exists off site to serve the development, or

2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](http://thameswater.co.uk/preplanning).

28. Prior to first occupation of the development hereby approved details of the species, planning size/maturity, location, timing/schedule for planting, method of planting, means of support, protection and maintenance/aftercare of three trees to be planted in the vicinity of the application site to replace the TPO trees to be removed as a result of the development hereby approved shall be submitted to and approved by the Local Planning Authority. The replacement tree planting as may subsequently be approved shall be implemented at the time specified and retained thereafter solely in accordance with the approved details. No sound reproduction equipment, conveying messages, music, or other sound by voice, or otherwise which is audible outside the premises shall be installed on the site.

Reason - In the interests of the visual character and appearance of the area and in order to comply with the requirements of s206 of the Town & Country Planning Act 1990.

29. No development shall commence on site until alternative provision to the Bus Station for bus stopping and drop-off stops and facilities in the vicinity of Aldershot Railway Station has been provided and brought into use.

Reason - To ensure that adequate interconnectivity between bus services and other modes of transport is maintained.

## **INFORMATIVES**

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

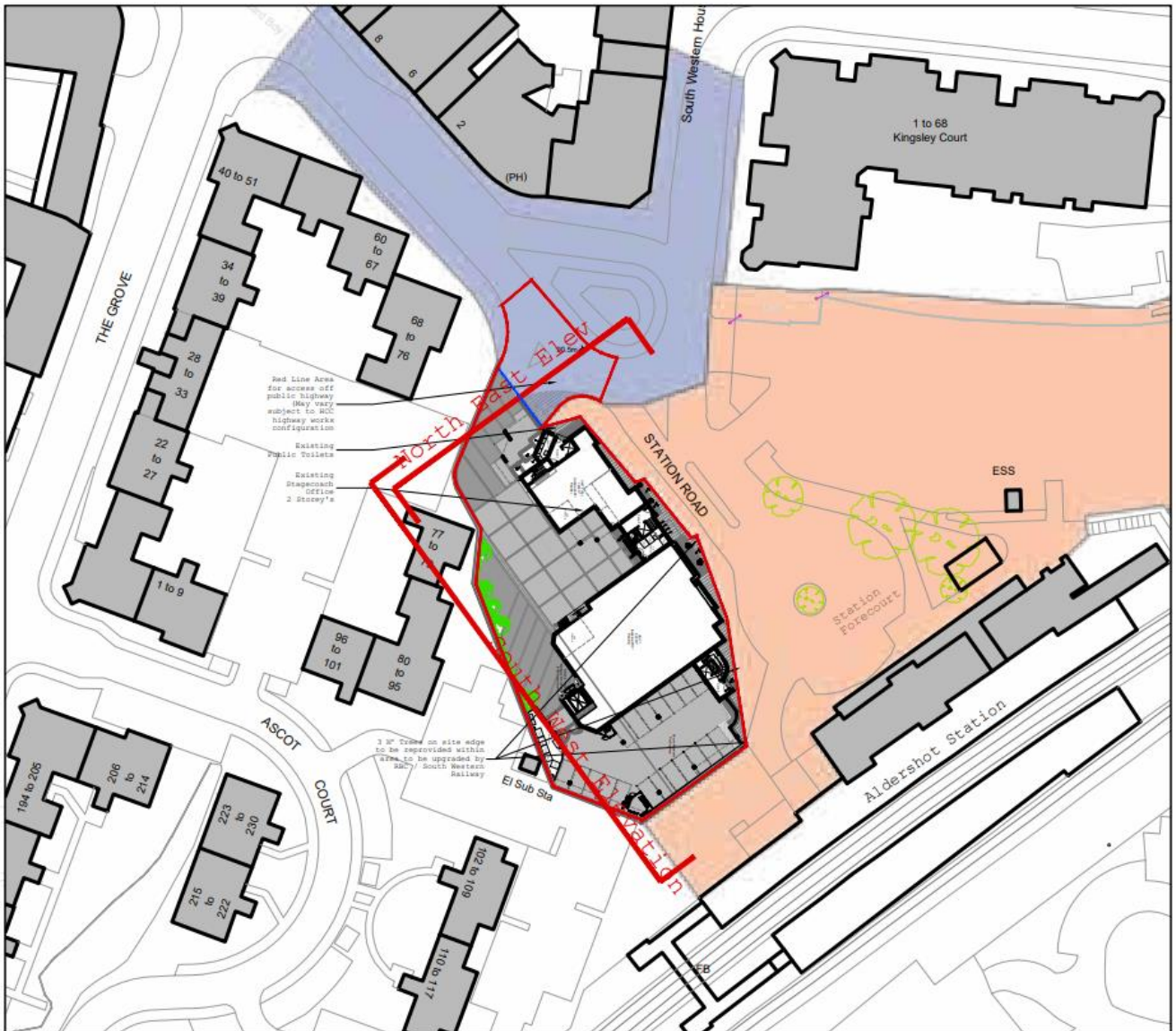
The proposals continue to be considered acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, give rise to no substantial harm to a non-statutory heritage asset, have no material and adverse impact on neighbours, would provide an acceptable living environment and are acceptable in highway terms. On the basis of the provision of a contribution towards the Rowhill Copse SPA mitigation scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to Policies SS1, SP1.8, IN2, HE1, DE2, DE3, DE4, DE6, DE10, LN2, PC8, NE1, NE3, NE4, NE8 of the Local Plan and the Rushmoor Car and Cycle SPD.

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

- 2 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 3 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 a certain stage is reached in the development. 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 submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
  - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
  - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
  - 1) provided prior to the occupation of the properties;
  - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
  - 3) appropriate for the number of occupants they serve;
  - 4) fit into the development's bin storage facilities.
- 6 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.
- 8 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.
- 9 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for

rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.

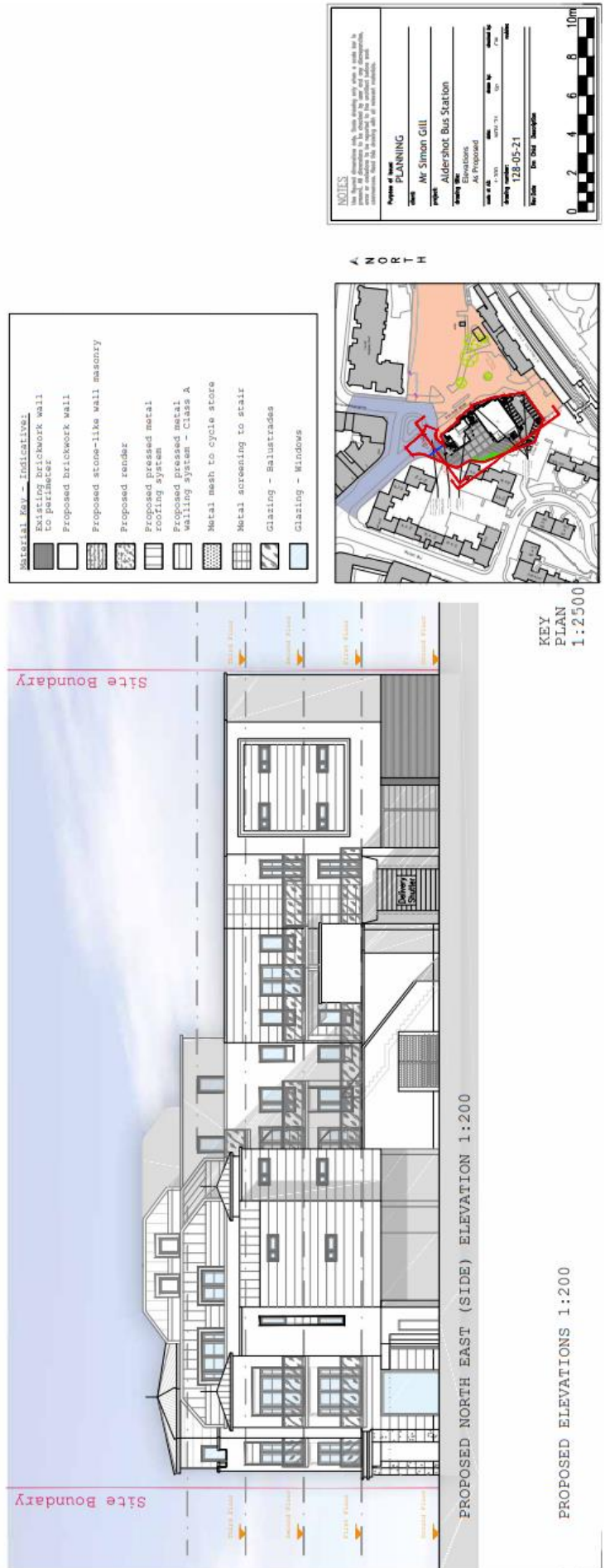
- 10 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 11 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 12 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.
- 13 INFORMATIVE - The applicant is reminded that the commercial premises hereby approved should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Disability Discrimination Act 1995. This may be achieved by following recommendations set out in British Standard BS 8300: 2001 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings".
- 14 INFORMATIVE - In connection with meeting the requirements of Condition No.29, the applicants are advised to remain in dialogue with the Council's Regeneration Team (Fao: Nick Irvine, Regeneration Delivery Manager) at the Council Offices, Farnborough Road, Farnborough concerning progress with the design, approval and implementation of the adjoining Railway Station forecourt improvement works.







PROPOSED SOUTH WEST (REAR) ELEVATION 1:200

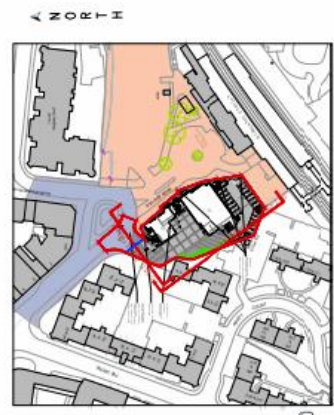


PROPOSED NORTH EAST (SIDE) ELEVATION 1:200

PROPOSED ELEVATIONS 1:200

KEY  
PLAN  
1:2500

	Material Key - Indicative: Existing brickwork wall to perimeter
	Proposed brickwork wall
	Proposed stone-like wall masonry
	Proposed render
	Proposed pressed metal roofing system
	Proposed pressed metal walling system - Class A
	Metal mesh to cycle store
	Metal screening to stair
	Glazing - Balustrades
	Glazing - Windows



**NOTES**  
The Architect warrants only that drawings are a work of art. It is the client's responsibility to ensure that the drawings are used in accordance with the intended purpose and that all necessary approvals are obtained before construction commences. The Architect shall not be liable for any errors or omissions.

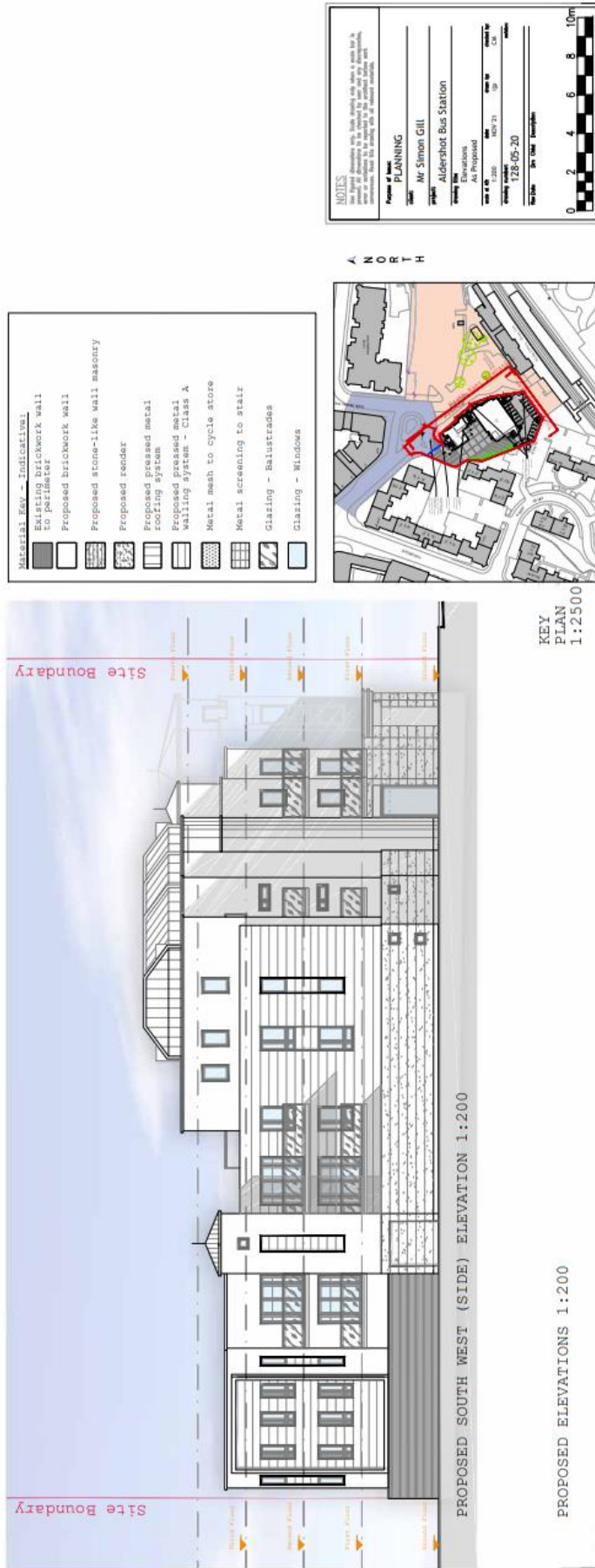
Project Name	PLANNING
Client	Mr Simon Gill
Project	Aldershot Bus Station
Working Date	21/05/2018
Issue No	1
Issue Date	21/05/2018
Working Hours	12:00-05:21
Revision	See Other Drawings







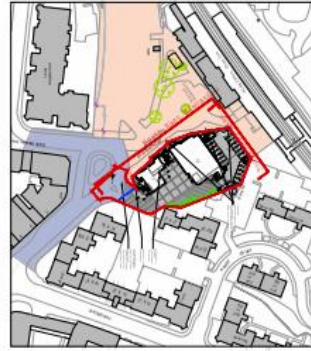
PROPOSED NORTH EAST (FRONT) ELEVATION 1:200



PROPOSED SOUTH WEST (SIDE) ELEVATION 1:200

PROPOSED ELEVATIONS 1:200

- Materials Key - Indications:**
- Existing brickwork wall to be retained
  - Proposed brickwork wall
  - Proposed stone-like wall masonry
  - Proposed render
  - Proposed pressed metal roofing system
  - Proposed pressed metal walling system - Class A
  - Metal mesh to cycle store
  - Metal screening to stair
  - Glazing - Balustrades
  - Glazing - Windows

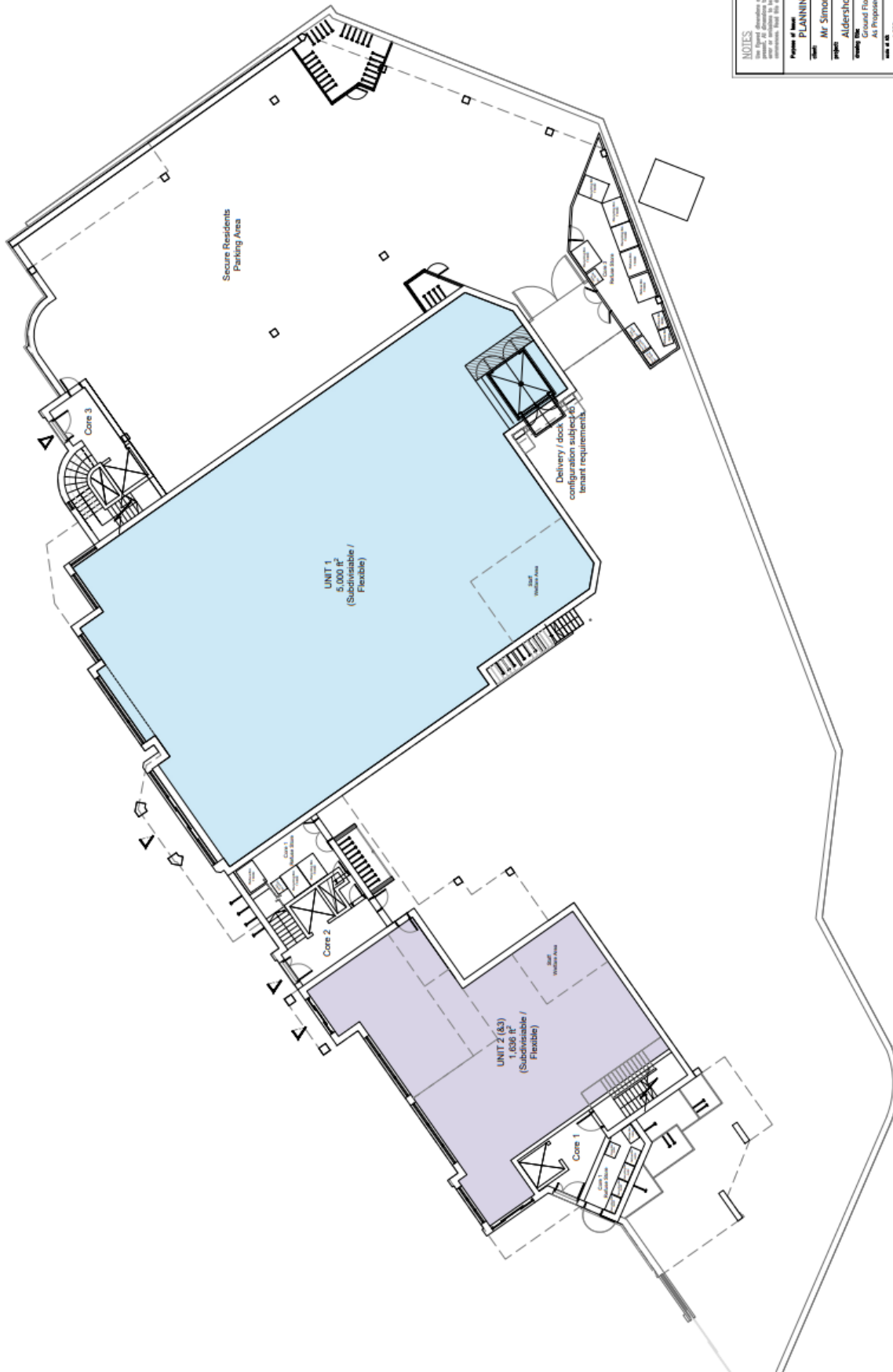


A  
N  
O  
R  
T  
H

**NOTES**  
 Applicant's title, scale, date and other information should be referred to the relevant drawings and specifications. This drawing is for information only and does not constitute an offer of any services.

**PLANNING**  
 Project Name: Aldershot Bus Station  
 Client: Mr Simon Gill  
 Planning Ref: 128-05-20  
 Date of Issue: 12/05/20  
 Scale: 1:200  
 Drawn by: [Name]  
 Checked by: [Name]  
 Date: [Date]

KEY  
 PLAN  
 1:2500



**NOTES**  
 1. All dimensions to face, unless otherwise noted.  
 2. All dimensions to be verified by user and approved.  
 3. All dimensions to be verified by user and approved.  
 4. All dimensions to be verified by user and approved.

**Project Name** PLANNING  
**Client** Mr. Simon Gill  
**Project** Aldershot Bus Station  
**Drawing Title** Ground Floor Plan  
**As Proposed**  
**Date of Issue** 12/20/21  
**Issue No.** 01  
**Scale** 1/8" = 1'-0"  
**Revision** 128-03-10  
**Revision** "See Other" "See Other"

FLOOR PLAN 1:200



**NOTES**  
 1. This plan is for the proposed development. It is intended to be used for planning purposes only. It is not to be used for construction purposes.  
 2. All dimensions are in millimetres unless otherwise stated.  
 3. All areas are in square metres unless otherwise stated.

**Project Name:** PLANNING  
**Client:** Air Simon Gill  
**Project:** Aldershot Bus Station  
**Room:** First Floor Plan  
**As Proposed**

**Date:** 12/03/11  
**Scale:** 1:200  
**Drawn by:** [Name]  
**Checked by:** [Name]

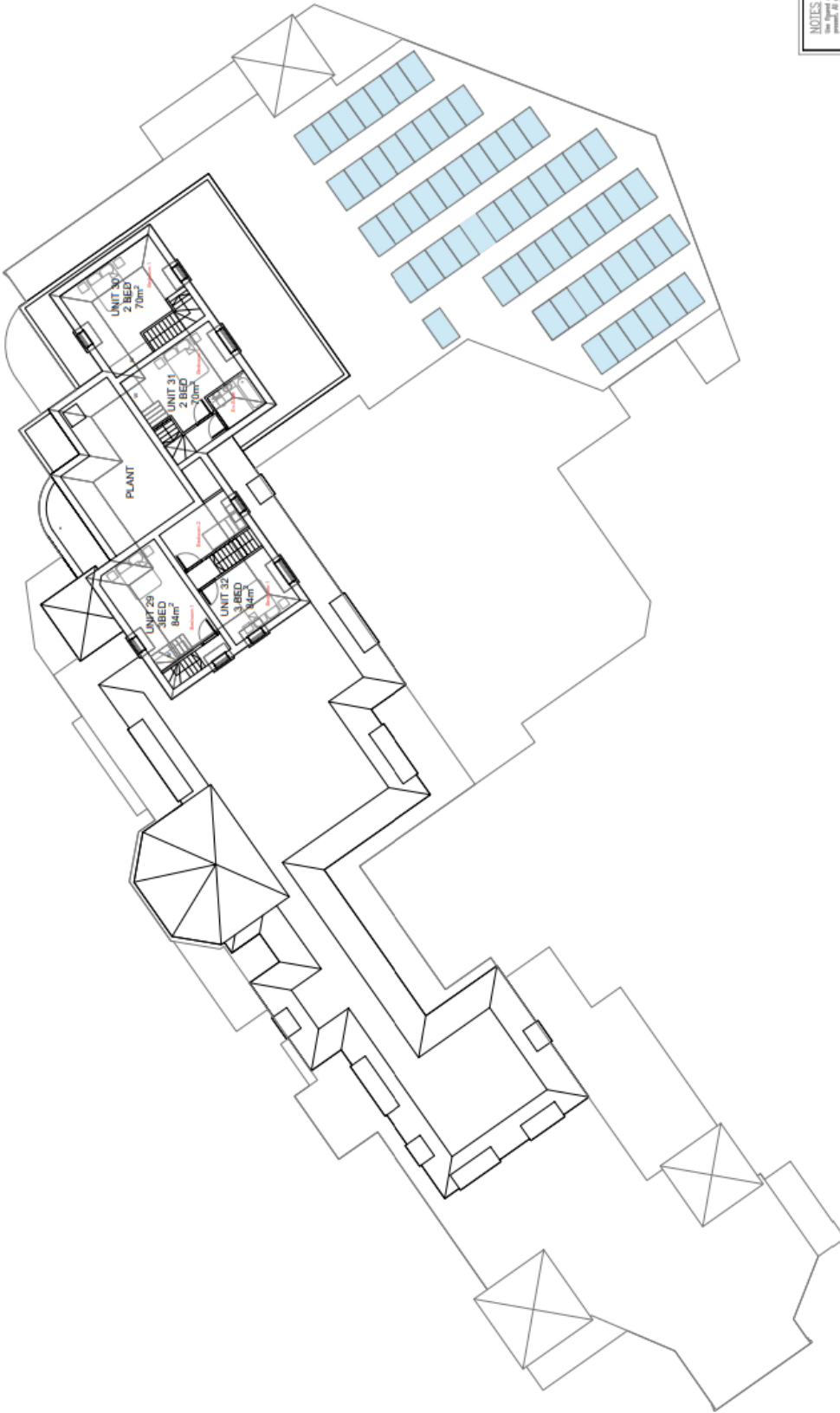
**W** WINDOWS  
**STAIRS** STAIRS  
**CL** CLIMBING JUNCTION (ALL UP PROVISION)  
**W** WINDOWS  
**W** WINDOWS  
**W** WINDOWS

FLOOR PLAN 1:200









**NOTES**  
 The Project description only. Each drawing only when a scale bar is present.  
 The Project description only. Each drawing only when a scale bar is present.  
 The Project description only. Each drawing only when a scale bar is present.  
 The Project description only. Each drawing only when a scale bar is present.

**PLANNING**

**Client:** Mr Simon Gill

**Project:** Aldershot Bus Station

**Working Title:** Fourth Floor Plan

**Working Number:** 128-03-14

**Scale:** 1:100

**Drawn by:** [Name]

**Checked by:** [Name]

**Approved by:** [Name]

**Date:** [Date]

**Revision:** [Number]

**Scale Bar:** 0 2 4 6 8 10m

**W** Windows

**C** Cupboard

**R** Room

**Stairs** Stairs

**Plant** Plant

**Structural** Structural

**Other** Other

FLOOR PLAN 1:200

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	Katie Herrington
Application No.	22/00282/FULPP
Date Valid	13th April 2022
Expiry date of consultations	10th May 2022
Proposal	Development of 30 residential units, to include community space [145sqm], parking, access and landscaping. (phase 5 of 09/00431/FULPP)
Address	<b>Phase 5 North Town Redevelopment Site Land Bounded By North Lane Deadbrook Lane And Eastern Road Aldershot Hampshire</b>
Ward	North Town
Applicant	Vivid Housing Association
Agent	Mr Alex King
Recommendation	<b>Grant</b> subject to S106 Planning Obligation

### Description

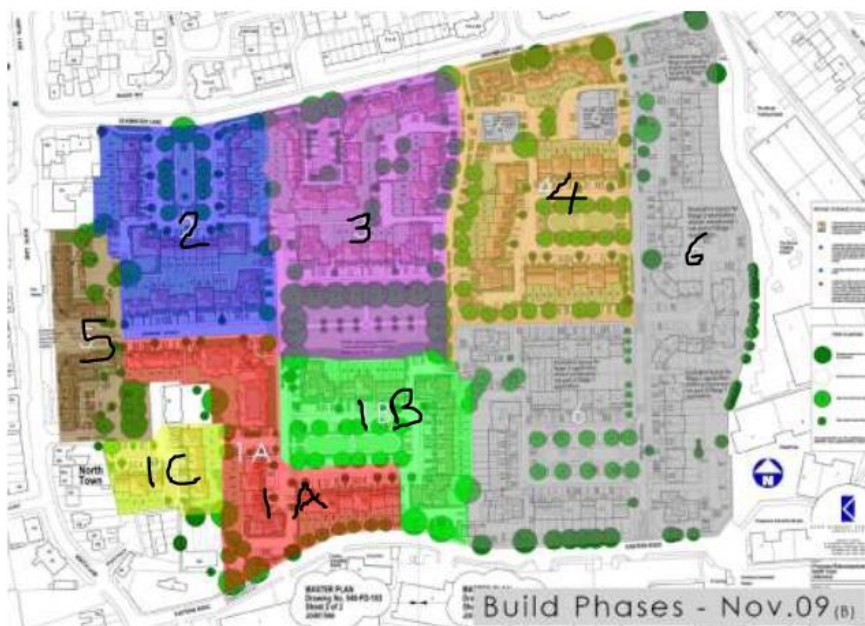
This planning application presents revised proposals for 'phase 5' of the wider North Town redevelopment site. 'Phase 5' falls within the consent for phase 1 [09/00431/FULPP<sup>1</sup>], comprising an area of land with two vacant commercial blocks fronting North Lane. The approved scheme for the land now referred to as 'phase 5' comprised 24 residential units, a community centre and retail units in an 'L' shaped configuration. The current application is a revised proposal following the same footprint as the earlier scheme. The fundamental differences between the proposals are:

- Reduction in the size of the community centre from 275sqm to 145sqm,

---

<sup>1</sup> 09/00431/FULPP was for the erection of 471 replacement dwellings in a mix of bungalows, flats, maisonettes, houses and a block of older persons' flats, together with replacement shop units and community centre and associated highway improvements, public open space, landscaping & parking areas following demolition of 471 existing flats, shop units and community centre.

- Funding for a community worker to be secured by S106 obligation.
- A change in the number and mix of flats from 26 x 2 bedroom units to 30 units with a mix of 5x 3 bedroom units, 16 x 2 bedroom and 9 x 1 bedroom units.
- A scheme that includes houses and flats
- That the scheme comprises 100% affordable housing
- Deletion of commercial units from the ground floor
- Revised building design



The proposal to reduce the size of the community centre has been subject to significant discussion between the Council, the applicants and Members. Whilst a smaller facility is now proposed, it would provide a flexible space that could be utilised for large meetings and private sessions, meeting the demand for its intended users. The reduction in the size of the facility would be balanced by funding for a community support worker who will manage and develop use of the community facility. Parking for the community facility would be in the existing parking bays at the front of the site.

Discussion is in progress to secure a replacement temporary community facility whilst the existing building is being demolished – one of the requirements of the S106 associated with the original permission for development on this site. The same requirement will also apply to this scheme.

The absence of retail units in this scheme compared to the earlier approval reflects the changing demand for retail in the current economic climate and allows for additional residential units to be provided.

### Consultee Responses

Hampshire Fire & Rescue Service (Licensing Act 2003)

No objection. Provides a selection of informatives.

Environment Agency

No comments received.



Lead Local Flood Authorities	Additional information is required
Hampshire Constabulary (Licensing)	No comments received.
HCC Highways Development Planning	No Objection, subject to conditions
Conservation Team	No objection.
Thames Water	No objection, subject to informatives.
Aboricultural Officer	No objection subject to conditions.
South East Water	No comments received.

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 185 individual letters of notification were sent to; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 27, 29, 31,33, 35, 37, 39 Denmark Street; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 Blacksmith Close; 1, 2, 3, 3a, 4, 4a, 5, 7 (Flat 1,2,3,4, 5, 6), 8, 9, 10, 10a, 11, 11A, 13 (mulberry house flat 1, 2, 3, 4) Queen Street; 1, 3, 4, 6, 7, 8, 9, 165, 165A, 167, 167A, 169, 169A, 171 +Living accommodation, 171A, 173-174, 173A, 175a, 177, 179, 179A, 181, 181A, 183, 183A, 195, 197, 197A, 197B, 199, 199A, 200, 201, 201a, 202, 204, 204A, 205, 205A, 206-208, 207, 209, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266A, 266B North Lane; 9, 62+ ANNEX, 62A, 11, 13 Redan Road; 2, 5 Nicola Court; 9, 10, 21,22 Alma House; 1 Deadbrook Lane; 7 Woodland Walk; 101 Haig Road.

### **Neighbour comments**

Two letters of support and one letter of objection have been received.

- 215 North Lane –

My major concern regarding development 22/00282/FULPP is if the on street parking is removed or reduced in any way this would have detrimental effect on local businesses and parking in general. I strongly feel this should be considered as a high priority.

- 7 Woodland Walk

I am pleased the Community Base has been retained. This will provide a much needed facility for the local community, providing opportunities for local groups to be created with somewhere to meet. I do think the parking is inadequate. One of the major concerns in the current developments is the lack of parking leading to cars blocking pavements and roads. The assumption is that a 1 bedroom flat only needs 1 parking space but this is not always the case, every property should have at least 2 spaces.

- Councillor Keith Dibble

As one of the ward councillors I support the application and welcome the new community base.

### **Policy and determining issues**

The site is located within the built-up area.

Local Plan Policies SS1 (Presumption in Favour of Sustainable Development), IN2 (Transport), HE1 (Heritage), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN2 (Affordable Housing), PC8 (Skills, Training and Employment), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE8 (Sustainable Drainage Systems) of the Local Plan and the Rushmoor Car and Cycle SPD are relevant to the determination of this application. The Council's Car and Cycle SPD is also relevant.

1. The principle of the proposals;
2. Community Facility
3. Design and Visual Impact;
4. Impact on Neighbours;
5. The Living Environment Provided;
6. Highways Considerations;
7. Affordable Housing;
8. Impact on Wildlife;
9. Drainage Issues;
10. Renewable Energy and Sustainability; and
11. Public Open Space.

### **Commentary**

- The principle of the proposals;

The proposal seeks planning permission to revise phase 5, part of the wider development proposals at 'North Town' an approval subject to a planning obligation and conditions including provision of affordable housing and a temporary community facility.

Temporary community facility – The S106 obligation for the permitted scheme required the provision of a temporary community facility to ensure continued provision between the demolition of the existing buildings and the completion of the new building with a replacement facility. The requirement for a temporary community facility remains and discussions are in progress regarding its location and size. Local Plan Policy IN1 precludes loss of such facilities.

Affordable housing – The original permission met the policy requirement to deliver 40% affordable housing, and included sheltered housing to be occupied by persons over the age of 55. The 40% requirement has been met on the wider site. The current scheme provides 100% affordable housing units.

Loss of retail units – The proposal would remove retail units featured in the original planning permission. A marketing report has been submitted with the application advising that it would

be uneconomic to construct additional retail accommodation in this part of North Lane. Whilst the report dates from 2018, it is clear that there has been a reduction in the demand for retail floor space since 2020. As a result, no objection to the absence of retail floor space is considered sustainable.

Subject to other material planning considerations, the proposal is acceptable in principle.

- Community facility

Policy IN1 – Infrastructure and Community Facilities permits development provided that certain criteria are met. This includes that ‘There is no loss or reduction in capacity of existing infrastructure, including community facilities; unless 1) replacement services or facilities are provided on site or within the vicinity which meet the need of the local population; 2) necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in local provision; and 3) it has been clearly demonstrated that there is no need for the facility or demand for another community use on site.

The proposal would reduce the size of the community facility from that previously approved from 275sqm to 145sqm. The current view being that there is not a need for a facility of such size. Pre-application discussions regarding the usability of the resulting space to meet the needs of the community have informed the current proposals. The proposed community space is flexible and designed to be used as smaller and larger meeting spaces depending upon the demand. The current proposal makes an additional commitment to provide a Community Worker to manage and establish the facility.

Subject to securing the provision of the community worker via a S106 obligation, the proposal would not conflict with Policy NE1 in this regard.

- Design and Visual Impact;

The proposed layout of the development is not dissimilar to that approved under the 2009 planning application. It would comprise two mirroring ‘L’ shaped buildings that would front North Lane and Denmark Street. It would have apartment blocks entered from Denmark street with the terraced houses on either side. The design is contemporary and provides an identifiable gateway into the North Town Development, whilst integrating well with the existing townscape of North Lane.

The scale and massing of the proposal is also considered to respect the surrounding buildings

Subject to a condition for material samples, the proposal would accord with Policy DE1 of the Local Plan.

- Impact on Neighbours;

The neighbours most affected by the development would be those adjacent to the proposal – 11a and 14 Denmark Street.

11a Denmark Street is a two storey end of terrace property next to the application site (Site A). Part of the flank wall of the three storey element of the proposal would be 3.7m from the side boundary of the garden. Given their relative orientation and distance apart, it is considered that the proposal would not result in harmful loss of daylight and sunlight to the

garden or habitable windows of this property, and there would not be a harmful loss of privacy.

14 Denmark Street is a two storey end of terrace property that would be located next to the application site (Site B). Part of the flank wall of the three storey element of the proposal would be 3.7m from the side boundary of the garden. Given their relative orientation and distance apart, it is considered that the proposal would not result in a harmful loss of daylight and sunlight to the garden or habitable windows of this property, and there would not be a harmful loss of privacy.

The proposal would not conflict with Policy DE1 of the Local Plan in this respect.

- The Living Environment Provided;

The proposal would provide a mix of 5x 3 bedroom units, 16 x 2 bedroom and 9 x 1 bedroom units. Each unit would provide the minimum floor space standard as set out within Policy DE2 and would each provide either a garden or a private balcony in accordance with Policy DE3 of the Local Plan.

The proposal would not conflict with Policy DE1 or DE10 of the local plan in this respect.

- Highways Considerations;

The proposal increases the number of residential properties associated with the wider North town development. The submission includes a Transport Statement that details the trip generation for the proposed site. It compared traffic generation between the previous planning permission 09/00431/FULPP of 24 dwellings and 670sqm of retail floor area compared to the new proposal of 30 residential units, based on data taken from the TRICS database. This anticipates that the proposed development would generate 13 fewer 'back and forth' trips than the previous proposal during the weekday AM peak hour and 14 fewer 'there and back' trips during the weekday PM peak hour. HCC Highways advise that the development proposals are considered unlikely to result in material adverse impact upon the operation of the local highway network.

The proposal seeks to provide two new access points on Queen Street and Denmark Street. The Highway Authority has reviewed the visibility splays for both and have no objection. However, only the swept path for Queen Street has been provided. This demonstrates that two vehicles can move in and out of the access at the same time, which is acceptable. No swept path has been provided for Denmark Street and it appears that there is not room for more than one vehicle to manoeuvre in or out of the means of access at one time. It is not however considered that this would result in harm to the highway network, a precautionary condition is however proposed requiring further details.

The proposal would provide a 30 residential properties with a mix of 5x 3 bedroom units, 16 x 2 bedroom and 9 x 1 bedroom units. This results in a need for 51 parking spaces. 24 car parking spaces are provided within 'Site A', and 27 bays are provided within 'Site B', complying with this requirement. There are existing parking bays to the front of the site that can be utilised by visitors. Users of the community facility are anticipated to be local to the site.

The proposal would accord with Policy IN2 of the Local Plan and the Rushmoor Car and

Cycle SPD.

- Affordable Housing;

Policy LN2 of the Local Plan requires, subject to viability, on sites for 11 or more dwellings to have a minimum of 30% of dwellings as affordable homes with a 70/30 mix (Social rent / intermediate). This proposal is a 100% affordable housing scheme providing such a mix. Subject to securing such provision by legal agreement, the proposal would not conflict with the requirements of Policy LN2.

- Impact on Wildlife;

The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' in April 2018 established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage. This process, culminating in the Council's Appropriate Assessment of the proposals, is overall described as Habitats Regulation Assessment (HRA).

Undertaking the HRA process is the responsibility of the decision maker (in this case, Rushmoor Borough Council) as the 'Competent Authority' for the purposes of the Habitats Regulations. The following paragraphs comprise the Council's HRA in this case:-

#### HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations.

The Thames Basin Heaths SPA is designated under the E.C Birds Directive for its lowland heathland bird populations. The site supports important breeding bird populations, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge; and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.

Heathland is prone to nitrogen deposition due to increases in Nitrogen Oxide. Calculations undertaken for the Rushmoor Borough Council Local Plan found that there will be no in-combination impacts on the habitats as a result of development in the Local Plan, including an allowance for 'windfall' housing developments. However within the screening process it will need to be ascertained whether development outside the Local Plan within 200m of the SPA will increase vehicle movements to above 1000 extra trips/day or exceed the Minimum Critical Load by over 1% either alone or in-combination with the Local Plan.

The bird populations and nests are very prone to recreational disturbance, with birds vacating the nests if disturbed by members of the public. This leaves the young unprotected and increases the risk of predation. Dogs not only disturb the adults, but can directly predate the young.

Visitor surveys have shown that the visitor catchment area for the Thames Basin Heath SPA is 5km, with any proposals for residential development within this catchment contributing to recreational pressure on the SPA. The research also evidenced that residential development within 400m of the SPA would cause impacts alone due to cat predation of adult and young birds.

The retained South East Plan Policy NRM6 and adopted Rushmoor Local Plan Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2018)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 32 net new residential flats close to Aldershot Town Centre. As such, the proposed development is located within the 5km zone of influence of the SPA but outside the 400 metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.

All new housing development within 5 km of any part of the Thames Basin Heaths SPA, of which the current proposals would make a contribution, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance in combination with other housing development in the vicinity of the Thames Basin Heaths SPA. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

#### Appropriate Assessment under Regulation 63(1) of the Habitats Regulations.

If there are any potential significant impacts upon the Thames Basin Heaths SPA, the applicant must suggest avoidance and/or mitigation measures to allow an Appropriate Assessment to be made. The Applicant must also provide details that demonstrate any long term management, maintenance and funding of any such solution.

The project the subject of the current planning application being assessed would result in a net increase of dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted Rushmoor Local Plan Policy NE1 and Thames Basin Heaths Avoidance & Mitigation Strategy (2022), a permanent significant effect on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in 2022. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

The AMS comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the SPA; and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to avoid displacing visitors from one part of the SPA to another and to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that the mitigation and avoidance measures are in accordance with the AMS.

In order to meet the requirements of Policy NE1 and the AMS applicants must:-

- a) secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and
- b) secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

These requirements must be met to the satisfaction of Natural England and Rushmoor Borough Council (the Competent Authority) before the point of decision of the planning application.

In this respect, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy comprises two elements. First, the provision of Suitable Alternative Natural Greenspace (SANG) at Southwood in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Southwood Country Park SANG will be considered. In accordance with the strategy, the applicant has agreed to make a financial contribution of to provide and maintain the SANG at Southwood Country Park to be secured by way of a s106 planning obligation. Subject to the necessary s106 Agreement being completed in this respect, the proposals would have an acceptable impact on the Thames Basin Heaths Special Protection Area in compliance with the requirements of Local Plan Policy NE1.

#### Conclusions of Appropriate Assessment.

On this basis, subject to the completion of a satisfactory s106 Planning Obligation in this respect, it is considered that the applicants will have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of Local Plan Policy NE1 and the AMS. Accordingly it is considered that planning permission can be granted for the proposed development on SPA grounds.

Biodiversity net gain – The site comprises hardstanding with some landscaping to the site. There are also established trees on the site, some of which would be lost as a result of the development. The proposal sits on the same footprint as the existing permission, and the loss of these trees has been accepted. The Council's Arboriculturist has reviewed the proposal and raises no objection subject to conditions for tree protection and landscaping. A condition has been imposed to require a landscaping scheme that also provides biodiversity net gain.

- Drainage –

Core Strategy Policy NE8 requires all new buildings and car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). The area has a high ground water level that will make infiltration unviable at this location, and given that there are no watercourses in the vicinity, connection to the surface water sewer is considered appropriate. However, the Lead Local Flood Authority (LLFA) although raising no objection to the proposal, have queried aspects of the submissions accompanying the current proposal. Given there is an extant permission for this site and no discernible difference in the extent of development and hard surfacing in the current proposal, delaying determination for consideration of further detail would not be appropriate.

- Public Open Space –

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Local Plan Policy DE6 allows provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting. Subject to the applicant satisfactorily completing the s106 Agreement in this respect, the proposal is considered to be acceptable within the terms of Local Plan Policy DE6.

**Conclusions –**

The proposals are considered acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment and are acceptable in highway terms. On the basis of the provision of a contribution towards the Southwood SPA mitigation scheme the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; along with the provision of contributions towards Open Space, and provision of a community support worker. .The proposals are thereby considered acceptable having regard to Policies SS1, IN1, IN2, HE1, DE2, DE3, DE4, DE6, DE10, LN2, PC8, NE1, NE3, NE4, NE8 of the Local Plan and the Rushmoor Car and Cycle SPD.

-

**Full Recommendation**

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 30<sup>th</sup> September 2022 to secure the following:-

The financial contribution (**£35,164.50 + £3,882.58**) towards the maintenance of SPA in accordance with the avoidance and mitigation strategy;

A Public Open Space Contribution (**£11,642.40**); and

Securing the provision of on-site affordable housing;

The provision of a temporary community facility (prior to the demolition of the existing building to be in place until the opening of the new community facility within the development)



Securing, via a mechanism to be agreed, funding for a community support worker or equivalent resource for a period of not less than five years from the date of first occupation of the development

The Head of Economy, Planning and Strategic Housing in consultation with the Chairman be authorised to GRANT planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not completed by 30<sup>th</sup> September 2022 or at a mutually agreed alternative date, 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 make 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 Local Plan Policy NE1.

1. The development hereby permitted shall be begun before the expiration of one year 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, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended August 2019 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

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

1233-PD101C; 1233 PD10B; 1233 PD101D; 1233 PD102D; 1233 PD203C; 1233 PD204C; 1233 PD301B; 1233 PD302B; 1233 PD303B; 1233 PD304A; 1233 PD305A; Transport Statement November 2021; Flood Risk and Drainage Strategy October 2021; SUDS Management and Maintenance Strategy October 2021; Updated Marketing Report 18th september 2018; Planning Statement by Mission Planning; Design and Access Statement.

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

3. Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained:

- External walls
- Roofing materials
- Window frames.

Reason - To ensure satisfactory external appearance.\*

4. Surfacing of access driveways, forecourts or other paths and hard surfaces within the development hereby approved shall not commence until a schedule and/or samples of the surfacing materials to be used for them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained

Reason - To ensure satisfactory external appearance and drainage arrangements.\*

5. Prior to occupation of any residential unit or use of any other part of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.\*

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Class(es) A, AA, C, D, E, ; of Part(s) 1 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

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

7. No residential unit within the development shall be occupied until the parking spaces shown on the approved plans have been completed and allocated to specified individual properties in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the provision and availability of adequate off-street parking.\*

8. The parking space(s) on approved Plans shall be used only for the parking of private motor vehicles ancillary and incidental to the residential use of the occupiers. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers.

Reason - To safeguard residential amenity and ensure the provision and availability of adequate off-street parking.

9. 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.

10. The visibility splays shown on drawings 146.0004.001 shall be kept free of any obstruction exceeding 0.6 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

11. No development shall start on site until a construction traffic management plan has been submitted to and approved in writing by the Planning Authority, which shall include:
- a. A programme of and phasing of demolition (if any) and construction work;
  - b. The provision of long term facilities for contractor parking;
  - c. The arrangements for deliveries associated with all construction works;
  - d. Methods and phasing of construction works;
  - e. Access and egress for plant and machinery;
  - f. measures to mitigate impacts on neighbouring highways; and
  - g. details of wheel water spraying facilities;
  - h. Protection of pedestrian routes during construction;
  - i. Location of temporary site buildings, compounds, construction material, and plant storage areas; Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

12. No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -
- a. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.
  - b. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
  - c. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.\*

13. Prior to first occupation or use of the development hereby approved a fully detailed landscape and planting scheme (to include landscape planting and ecological enhancement and the management thereof) shall be submitted to and approved in writing by the Local Planning Authority. Measures proposed within this approved scheme

shall be carried out in the first planting season following the occupation of the buildings and maintained in accordance with the approved management plan.

Reason - To ensure the development makes an adequate contribution to visual amenity and biodiversity.\*

14. No development, including demolition works, shall start on site until an Arboricultural Method Statement with tree protection methods has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason - To preserve the amenity value of the retained tree(s) and shrubs\*.

15. No building materials shall be stored during the construction period within the rooting zone of any retained trees.

Reason - To ensure that existing trees are adequately protected and to preserve their amenity value.

16. In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention

### **Informatives**

1. **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.
2. **INFORMATIVE – FIRE INFORMATIVES.** Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations. Access to the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings within the site will be dealt with as part of the building regulations application at a later stage). Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations.

3. **INFORMATIVES.** A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk).

4.



**GENERAL NOTES:**

1. All elevations are the responsibility of ISA Architects Ltd and shall not be copied, altered or reproduced in any form or printed as part of a third party without the written consent of ISA Architects Ltd.
2. This drawing has been produced as a guide only and is subject to a further detailed survey, which may give rise to an additional survey.



SITE A - WEST ELEVATION (Plots 17-30)  
North Lane



SITE A - SOUTH ELEVATION (Plots 17-24)  
Denmark Street

SITE A - PRINCIPLE ELEVATIONS 2024.11.08 1:100  
0 1 2 3 4 5 6 7 8 9 10  
SCALE 1:100

1	20.02.23	Planning/Revise	1:0	004
2	11.04.23	Final/Issue	1:0	004
3		Revisions		

The people orientated placemakers.



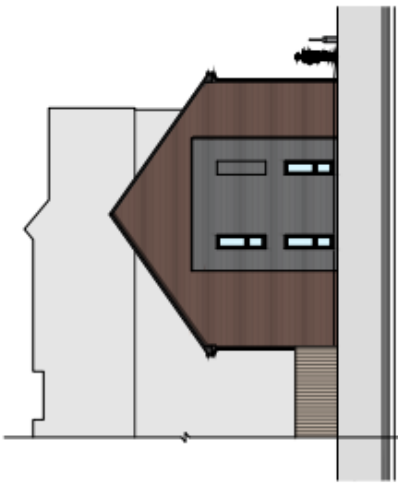
VIVID

Project: North Town Phase 5  
North Lane  
Aldershot

Site Name: SITE A  
PRINCIPLE ELEVATIONS  
Drawing Title: PLANNING  
Scale: 1:100 @ A1  
Project Ref: 1233 PD302  
Revision: B  
Date: 11/08/2024  
Author: JLD  
Checked: JLD  
Drawn: JLD  
Project Manager: JLD  
Client: VIVID  
1:100 @ A1



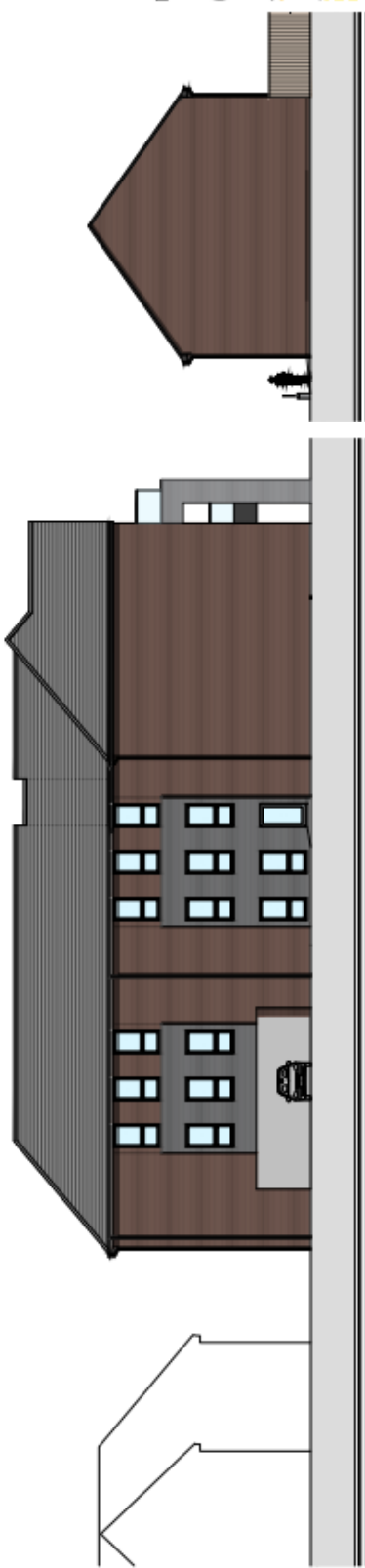
GENERAL NOTES:  
 1. This drawing is the property of KSA Architects Ltd and may not be copied, reproduced, or used in any way without the written consent of KSA.  
 2. This drawing is for information only and is not intended for construction. It is subject to change without notice and is not intended for use in any legal proceedings.



SITE A - NORTH ELEVATION (Plot 30)  
From Footpath



SITE A - EAST ELEVATION (Plots 17-30)  
Rear



SITE A - SOUTH ELEVATION (Plot 25)  
From Alleyway

SITE A - North ELEVATION (Plots 17-24)  
Rear

SITE A - REAR & SIDE ELEVATIONS  
Scale 1:100



The people orientated placemakers.



VIVID  
 North Town Phase 5  
 North Lane  
 Aldershot

Client	VIVID
Location	North Town Phase 5 North Lane Aldershot
Project Name	REAR & SIDE ELEVATIONS
Planning	1:100 @ A1
Project No.	1233 P0304
Revision	A
Author	LD
Checker	LD
Approved	LD
Date	12/12/2023

**GENERAL NOTES:**

1. The photographs of this site are for illustrative purposes only and are not intended to be used as a reference for any other project.
2. The photographs of this site are for illustrative purposes only and are not intended to be used as a reference for any other project.
3. The photographs of this site are for illustrative purposes only and are not intended to be used as a reference for any other project.
4. The photographs of this site are for illustrative purposes only and are not intended to be used as a reference for any other project.



SITE B - WEST ELEVATION (Plots 01-16)  
North Lane



SITE B - NORTH ELEVATION (Plots 06-16)  
Denmark Street

SITE B - PRINCIPLE ELEVATIONS SCALE 1:100



Rev	Date	Description	By	CHK
1	11/11/21	Issue for Review	KL	KL
2	11/11/21	Final	KL	KL



VIVID

Project:  
North Town Phase 5  
North Lane  
Aldershot

Drawing Title:  
SITE B  
PRINCIPLE ELEVATIONS

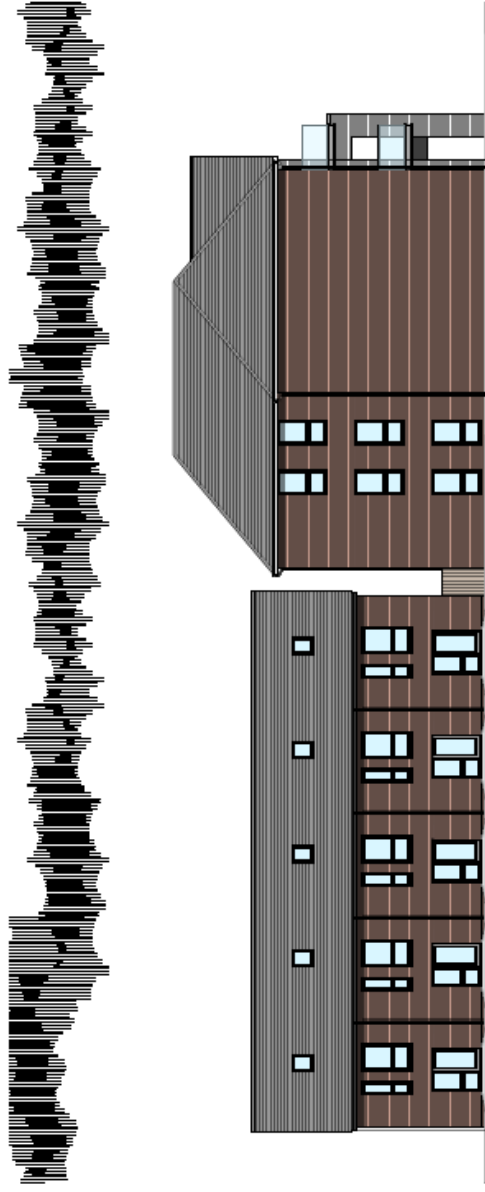
Client	Scale	Drawn By	Checked By
1233 PD303	1:100 @ A1	B	LD

KSA  
 KSA Architecture Limited  
 100-102, Victoria Road, Aldershot, Hampshire, GU11 1AA  
 Tel: 01246 812345  
 Email: info@ksa.co.uk  
 www.ksa.co.uk

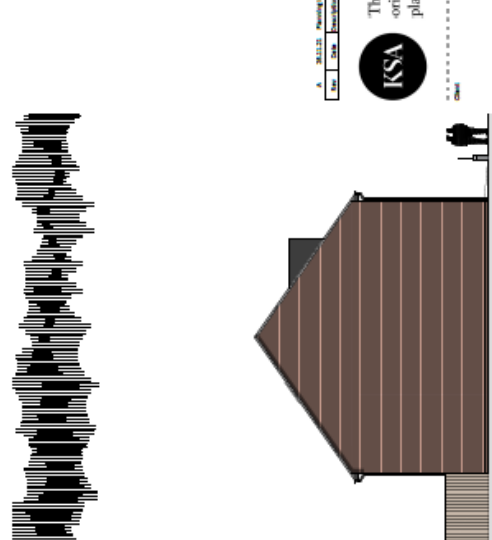
**GENERAL NOTES:**  
 1. The architect or design professional shall be responsible for obtaining all necessary permits and approvals for the project.  
 2. The architect or design professional shall be responsible for obtaining all necessary permits and approvals for the project.  
 3. The architect or design professional shall be responsible for obtaining all necessary permits and approvals for the project.



SITE B - SOUTH ELEVATION (PLOT 1)  
Queen Street



SITE B - EAST ELEVATION (PLOTS 01-16)  
Rear



SITE B - NORTH ELEVATION (PLOT 5)  
From Alleyway



SITE B - SOUTH ELEVATION (PLOTS 06-16)  
Rear

SITE B - REAR & SIDE ELEVATIONS  
SCALE 1/100



A		2023.12.15		Project Name	
Rev.	Date	Drawn	Checked	Scale	Sheet No.

**KSA**  
 The people orientated placemakers.

**VIVID**

North Town Phase 5  
 North Lane  
 Aldershot

SITE B		REAR & SIDE ELEVATIONS	
PLANNING		1:100 @ A1	
1233 P0305		A	
RIBA		ID	

This page is intentionally left blank

## 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	21/00170/FULPP	Ward: Empress
Applicant:	Mr Suneet Jain	
Decision:	<b>Permission Granted</b>	
Decision Date:	19 July 2022	
Proposal:	Erection of six storey building with basement, comprising ground floor flexible retail use under Use Classes E, F.2 and Sui Generis and 31no. residential apartments above	
Address	<b>Land At Former 1 - 5 Firgrove Parade Farnborough Hampshire</b>	

---

---

Application No	22/00147/FULPP	Ward: Cove And Southwood
Applicant:	Mr Shah	
Decision:	<b>Permission Granted</b>	
Decision Date:	29 July 2022	
Proposal:	Demolition of existing building and erection of 4 houses with associated private amenity, refuse, bicycle storage and car parking with creation of new dropped kerb access	
Address	<b>132 Cove Road Farnborough Hampshire GU14 0HG</b>	

---

---

Application No 22/00158/NMAPP Ward: Wellington

Applicant: Mr Jarrod Spencer

Decision: **Permission Granted**

Decision Date: 26 July 2022

Proposal: Non-material Amendment to planning permission comprising 12/00958/OUT dated 10th March 2014 and 15/00898/REMPP dated 18th October 2016 to vary condition 2 (Approved Plans) of the reserved matters permission to allow for minor internal and external alterations to Plots 100 and 101, Block B, Block C, Block D and Block E.

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension  
Alisons Road Aldershot Hampshire**

---

---

Application No 22/00160/REV Ward: Wellington

Applicant: Mr Jarrod Spencer

Decision: **Permission Granted**

Decision Date: 26 July 2022

Proposal: Variation of condition 2 (Approved Plans) of listed building consent 15/00931/LBC2PP dated 18th October 2016 to allow for minor external and internal alterations to Plots 100 and 101, Block B, Block C, Block D and Block E.

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension  
Alisons Road Aldershot Hampshire**

---

---

Application No 22/00198/FULPP Ward: West Heath

Applicant: N Gibberd

Decision: **Permission Granted**

Decision Date: 13 July 2022

Proposal: Demolition of existing conservatory and chimney, erection of single storey rear extension, front porch along with fenestration alterations and formation of flue for log burner

Address **74 West Heath Road Farnborough Hampshire GU14 8QX**

---

---

Application No 22/00211/FULPP Ward: Knellwood  
Applicant: Dr M Hussain  
Decision: **Permission Refused**  
Decision Date: 21 July 2022  
Proposal: Two storey (plus basement) side and rear extensions to provide 3 additional C2 (Residential Institution) rooms  
Address **145 Alexandra Road Farnborough Hampshire GU14 6RR**

---

---

Application No 22/00249/ADV Ward: Rowhill  
Applicant: Mr Vic Nicholls  
Decision: **Permission Granted**  
Decision Date: 28 July 2022  
Proposal: Display of sign on front boundary  
Address **The Aldershot Traction Club Weybourne Road Aldershot Hampshire GU11 3NE**

---

---

Application No 22/00251/FUL Ward: Cove And Southwood  
Applicant: Paul Warden  
Decision: **Permission Granted**  
Decision Date: 11 July 2022  
Proposal: Change of use of garage space to office and storage space  
Address **48 Larch Way Farnborough Hampshire GU14 0QW**

---

---

Application No 22/00260/FULPP Ward: North Town  
Applicant: Mr Tim Pilgrim  
Decision: **Permission Granted**  
Decision Date: 26 July 2022  
Proposal: Demolition of existing chimney and rear extension and erection of a single storey rear extension, formation of first floor rear dormer, insert rear skylight, new UPVC windows and external alterations  
Address **33 Connaught Road Aldershot Hampshire GU12 4RN**

---

---

Application No 22/00280/FUL Ward: West Heath  
Applicant: Mr Jim Ball  
Decision: **Permission Refused**  
Decision Date: 14 July 2022  
Proposal: Erection of an attached dwellinghouse on garden land to side of existing house  
Address **35 Cheyne Way Farnborough Hampshire GU14 8RX**

---

---

Application No 22/00302/FULPP Ward: Empress  
Applicant: Ms Denise Goddard  
Decision: **Permission Granted**  
Decision Date: 19 July 2022  
Proposal: Erection of a single storey side and rear extension  
Address **124 Union Street Farnborough Hampshire GU14 7PX**

---

---

Application No 22/00330/FULPP Ward: Rowhill  
Applicant: Mr Tanyimboh & Ms Alobwede  
Decision: **Permission Granted**  
Decision Date: 14 July 2022  
Proposal: Erection of a two storey side and single storey rear extension  
Address **49 Rowhill Avenue Aldershot Hampshire GU11 3LP**

---

---

Application No 22/00347/CONDPP Ward: Wellington  
Applicant: Grainger (Aldershot) Limited And Secretar  
Decision: **Permission Granted**  
Decision Date: 01 August 2022  
Proposal: Submission of details pursuant to Condition 3 (landscaping) and 4 (seating) of planning permission 21/00742/FULPP dated 11th November 2021 for construction of new memorial square at Pennefathers (Zone G), Wellesley, Aldershot.  
Address **Memorial To IRA Victims Pennefather's Road Wellesley Aldershot Hampshire**

---



---

Application No 22/00351/FUL Ward: Knellwood  
Applicant: Mr Paul Harrison  
Decision: **Permission Granted**  
Decision Date: 12 July 2022  
Proposal: Erection of ground floor rear and side extension following demolition of existing extension  
Address **27 The Grove Farnborough Hampshire GU14 6QS**

---

---

Application No 22/00352/FUL Ward: St John's  
Applicant: Mrs Kaur  
Decision: **Permission Granted**  
Decision Date: 22 July 2022  
Proposal: Retention of ornamental bird on chimney  
Address **4 Minley Road Farnborough Hampshire GU14 9RS**

---

---

Application No 22/00353/FUL Ward: Empress  
Applicant: Farnborough Holdings Ltd  
Decision: **Permission Granted**  
Decision Date: 21 July 2022  
Proposal: Installation of new shop front and alterations to side and rear elevations to facilitate use of existing first floor storeas independent Class E unit  
Address **65 - 69 Queensmead Farnborough Hampshire GU14 7RL**

---

---

Application No 22/00355/FULPP Ward: Cove And Southwood  
Applicant: Mr A Emmerson  
Decision: **Permission Granted**  
Decision Date: 26 July 2022  
Proposal: Erection of single storey rear extension following demolition of existing conservatory and erection of new double garage in front garden  
Address **48 Hazel Avenue Farnborough Hampshire GU14 0DW**

---

---

Application No 22/00362/FULPP Ward: St John's  
Applicant: Mr Cleeve  
Decision: **Permission Granted**  
Decision Date: 03 August 2022  
Proposal: Erection of a part two storey and single storey rear extension, first floor side extension above existing garage and single storey front extension  
Address **15 Nightingale Close Farnborough Hampshire GU14 9QH**

---

---

Application No 22/00366/FULPP Ward: Fernhill  
Applicant: Mr & Mrs Markham  
Decision: **Permission Granted**  
Decision Date: 27 July 2022  
Proposal: Proposed two side dormer with one roof light to the front roof slope and proposed gable end to the rear roof slope.  
Address **5 Fernhill Walk Blackwater Camberley Hampshire GU17 9HB**

---

---

Application No 22/00376/FULPP Ward: Empress  
Applicant: Mr. Adam Robinson  
Decision: **Permission Granted**  
Decision Date: 12 July 2022  
Proposal: Change of use of ground floor premises from retail (Use Class E) to mixed use Restaurant and Hot-food takeaway (Sui Generis)  
Address **62 - 64 Queensmead Farnborough Hampshire GU14 7SB**

---

---

Application No 22/00377/ADVPP Ward: Empress  
Applicant: Mr. Adam Robinson  
Decision: **Permission Granted**  
Decision Date: 12 July 2022  
Proposal: Display of internally illuminated fascia sign and one internally illuminated projecting sign  
Address **62 - 64 Queensmead Farnborough Hampshire GU14 7SB**

---

---

Application No 22/00380/CONDPP Ward: Empress  
Applicant: Mr B Edmondson  
Decision: **Permission Granted**  
Decision Date: 13 July 2022  
Proposal: Submission of details pursuant to Condition 3 (Noise Abatement) of planning permission 21/00361/FULPP for the change of use to flexible Amusement Arcade (sui generis) or retail unit (Use Class E)  
Address **29 Kingsmead Farnborough Hampshire GU14 7SJ**

---

---

Application No 22/00381/FULPP Ward: Rowhill  
Applicant: Mr Thedchanamoorthy Kandiah  
Decision: **Permission Granted**  
Decision Date: 21 July 2022  
Proposal: Installation of dormer window to west elevation  
Address **Remyck House 5 Eggars Hill Aldershot Hampshire GU11 3NQ**

---

---

Application No 22/00401/FUL Ward: North Town  
Applicant: Mr L Poulter  
Decision: **Permission Granted**  
Decision Date: 28 July 2022  
Proposal: Erection of a two storey side and single storey rear extension and front porch  
Address **96 Field Way Aldershot Hampshire GU12 4UL**

---

---

Application No 22/00403/TPOPP Ward: Knellwood  
Applicant: Carolyn Welland  
Decision: **Permission Refused**  
Decision Date: 01 August 2022  
Proposal: Remove one Scots Pine (T15 of TPO 397) to ground level  
Address **1 Penns Wood Farnborough Hampshire GU14 6RB**

---

---

Application No 22/00409/TPOPP Ward: Cherrywood

Applicant: Mr Trevor Hopkin

Decision: **Permission Granted**

Decision Date: 27 July 2022

Proposal: One Oak (T1 of TPO 323) T1 on submitted plan, shorten lateral spread in all directions by no more than 3 metres to suitable secondary growth with remaining spread being 8 metres in all directions. Reduce height and upper crown by no more than 2 metres to suitable secondary growth points leaving height at 18 metres. Thin crown by no more than 10% removing crossing and small diameter internal growth

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

---

---

Application No 22/00414/FULPP Ward: Knellwood

Applicant: Mr. Derek Flynn

Decision: **Permission Granted**

Decision Date: 21 July 2022

Proposal: Demolition of existing garage and shed to side and erection of new garage

Address **61 Cambridge Road East Farnborough Hampshire GU14 6QX**

---

---

Application No 22/00423/FULPP Ward: St John's

Applicant: Mr Alexandru Ionas

Decision: **Permission Granted**

Decision Date: 19 July 2022

Proposal: Erection of front porch and canopy

Address **15 Marjoram Close Farnborough Hampshire GU14 9XB**

---

---

Application No 22/00424/PDCPP Ward: Cove And Southwood  
Applicant: Mr Nick Wooderson  
Decision: **Development is Lawful**  
Decision Date: 26 July 2022  
Proposal: Lawful Development Certificate for Proposed Development: Erection of a single storey rear extension  
Address **4 Derwent Close Farnborough Hampshire GU14 0JT**

---

---

Application No 22/00425/FUL Ward: Empress  
Applicant: D Kirby  
Decision: **Permission Granted**  
Decision Date: 13 July 2022  
Proposal: Erection of a single storey rear extension  
Address **10 Sunderland Place Farnborough Hampshire GU14 7GG**

---

---

Application No 22/00431/FULPP Ward: St Mark's  
Applicant: Mr and Mrs Ali  
Decision: **Permission Granted**  
Decision Date: 26 July 2022  
Proposal: Conversion of garage to habitable room and erection of 1.6 metre high boundary walls with closeboard fencing and railings  
Address **265 Lynchford Road Farnborough Hampshire GU14 6HX**

---

---

Application No 22/00433/TPOPP Ward: Knellwood  
Applicant: Metropolitan Thames Valley Housing Ass  
Decision: **Permission Granted**  
Decision Date: 27 July 2022  
Proposal: Remove one Scots Pine (part of group G9 of TPO 439A) ,TVH001136 on submitted plan  
Address **Fairfax Mews Church Road East Farnborough Hampshire GU14 6QJ**

---

---

Application No 22/00435/FULPP Ward: Fernhill  
Applicant: Mr Ian Bradley  
Decision: **Permission Granted**  
Decision Date: 15 July 2022  
Proposal: Erection of a single storey rear extension  
Address **36 Blackthorn Crescent Farnborough Hampshire GU14 9AF**

---

---

Application No 22/00437/FULPP Ward: Cherrywood  
Applicant: Mr Daniel Spence  
Decision: **Permission Granted**  
Decision Date: 21 July 2022  
Proposal: Conversion of garage to create a habitable room and erection of a single storey rear extension  
Address **90 Sand Hill Farnborough Hampshire GU14 8JS**

---

---

Application No 22/00440/FULPP Ward: Cove And Southwood  
Applicant: Mr & Mrs Hall  
Decision: **Permission Granted**  
Decision Date: 21 July 2022  
Proposal: Erection of a two storey side and single storey rear extension  
Address **9 Kendal Close Farnborough Hampshire GU14 0LB**

---

---

Application No 22/00445/FULPP Ward: Cove And Southwood  
Applicant: MR Ramesh Thapa  
Decision: **Permission Granted**  
Decision Date: 22 July 2022  
Proposal: Erection of conservatory to rear  
Address **34 Derwent Close Farnborough Hampshire GU14 0JT**

---

---

Application No 22/00460/NMAPP

Ward: Knellwood

Applicant: Mr Carne

Decision: **Permission Granted**

Decision Date: 05 August 2022

Proposal: Non Material Amendment to planning permission 21/00900/FULPP dated 11 January 2022, to allow amendments to design of roof to have a single centrally placed larger roof light and to amend the first floor to a mezzanine and ground floor as a gym

Address **33 Canterbury Road Farnborough Hampshire GU14 6QP**

---

---

Application No 22/00464/FULPP

Ward: North Town

Applicant: Mr James Elliot

Decision: **Permission Granted**

Decision Date: 05 August 2022

Proposal: Erection of a single storey rear extension

Address **4 Anglesey Road Aldershot Hampshire GU12 4RF**

---

This page is intentionally left blank



Development Management Committee  
17<sup>th</sup> August 2022

Agenda Item No. 4  
Planning Report No.EPSH2233

### Appeals Progress Report

#### 1. New Appeal

##### 1.1 Land to the front of 82 to 86 Cove Road at the junction of Bridge Road and Cove Road Farnborough.

An appeal against notification that Prior Approval is required and refused (application 21/00856/TELEPP) for: the installation of a 20-metre high monopole supporting 6 no. antennas and 2 no. transmission dishes, 4 no. equipment cabinets and development works ancillary thereto. has now been made valid and given a start date. The planning appeal reference is APP/P1750/W/22/3298725. The appeal will be determined by the written representation method.

#### 2. Appeal Decision

2.1 Appeal against refusal of planning application 21/00074/FULPP for Construction of new Home Shopping storage areas and associated cold rooms, construction of new click & collect canopy and associated steelworks and associated works at **Asda, Westmead, Farnborough** for the following reasons, was the subject of a decision dated 19 August 2021:

- 1 The proposal would result in the loss of an amenity area and trees having amenity value and would replace them with an incongruous structure with illuminated advertisements, to the detriment of the character and amenity of the area and therefore fails to provide high quality design that respects the character and appearance of the area or to improve the quality of the built environment and is therefore contrary to Policies DE1, DE6 and NE3 of the Rushmoor Local Plan.
- 2 The proposal would have a detrimental impact upon the amenity of the nearby residents by reason of the increased traffic and activity at the rear of the building and the adverse impact upon the outlook from these properties due to the loss of established amenity trees and landscaping and their replacement with hardstanding and a structure bearing illuminated advertisements, contrary to Policy DE1 of the Rushmoor Local Plan.

The appointed Inspector considered that the main issues for the appeal were:  
(i) the effect of the proposal on the character and appearance of the area, and;  
(ii) on the living conditions of nearby residents in terms of noise and disturbance.

In respect of character and appearance, the Inspector agreed with the Council that the landscaped area with its substantial trees formed an important amenity area in a locality otherwise devoid of natural landscaping. Given its overall size and height and that it would occupy an area currently unencumbered by structures, the proposed canopy would represent an uncharacteristic addition

to the street scene. This prominence would be especially great at night with the proposed illumination.

The Inspector found that the loss of a significant area of landscaping would have an adverse impact on the character and appearance of the area. The Inspector also agreed that the proposed planting scheme would not compensate for the loss of the existing trees, and given the amount of hard surfacing, questioned whether the proposed trees would survive. Accordingly, the Inspector concluded that the proposed development would be contrary to Policies DE1, DE6 and NE3 of the Rushmoor Local Plan 2019 (RLP), which, amongst other aims, seek to ensure that new developments make a positive contribution towards improving the quality of the built environment by ensuring that existing landscaping features are included in the overall design of the scheme. It would also conflict with policies of the National Planning Policy Framework including those set out in Paragraph 130, which indicate that planning decisions should ensure that developments are visually attractive as a result of appropriate and effective landscaping.

With respect to living conditions, the Inspector commented that the appeal site is located some distance from nearby residential dwellings. No objections were raised from the Council's Environmental Health or Highways advisers as to the unacceptability of the proposal. The Appellant had submitted a noise survey which concluded that any noise arising from the proposal is likely to be 'imperceptible' at the nearest dwelling and there was little evidence that contradicted this position. Moreover, whilst the Appellants acknowledged that the proposal would result in a different type of noise and disturbance compared to that of a service yard, the distances involved mean that noise and disturbance from the proposal is unlikely to be harmful to neighbouring occupiers. The Inspector noted that there was little evidence before them that the proposal would result in material harm to the living conditions of nearby residential occupiers through noise and disturbance arising from the proposal. Accordingly, they concluded that the proposal would accord with part of Policy DE1 of the RLP, which seeks to ensure that proposals not cause harm to existing and/or adjacent users by reason of noise.

Whilst the Inspector found in favour of the Appellant on the second main issue, they did not consider that this should override the harm they identified in respect of the first main issue. Accordingly, the proposal would not accord with the adopted Development Plan when considered as a whole and there are no material considerations that indicate a decision otherwise than in accordance with it. The Inspector therefore **DISMISSED** the Appeal.

### **3. Recommendation**

2.1 It is recommended that the report be **NOTED**.

**Tim Mills**  
**Head of Economy, Planning and Strategic Housing**

**Development Management Committee**  
**17<sup>th</sup> August 2022**

**Agenda item 5**  
**Head of Economy, Planning and**  
**Strategic Housing**  
**Report No.EPSH2228**

## **Enforcement and possible unauthorised development**

### **1. Introduction**

This report considers current matters of enforcement and possible unauthorised development. Authority to take planning enforcement action is delegated to the Head of Economy, Planning and Strategic Housing. Matters that require a Committee decision are reported, together with delegated decisions to take action.

It is not an offence to carry out works without planning permission and the National Planning Policy Framework (NPPF) states that enforcement action is discretionary and that local planning authorities should act proportionately in responding to suspected breaches of planning control. Local authorities are also advised to take action only where it is appropriate to do so. The purpose of this report is therefore to report to Committee decisions with regard to enforcement action and/or to seek approval for further action.

### **2. Policy**

The Council's Approach to Planning Enforcement is set out in the adopted Local Enforcement Plan. The essential thrust of the Plan is that we will not condone wilful breaches of planning law, but we will exercise our discretion regarding enforcement action if it is considered expedient to do so. Our priorities with regard to enforcement are:

- To focus our resources to ensure that the most pressing and harmful issues are addressed appropriately.
- In determining the expediency of enforcement action we will have regard to the seriousness of any harm which is evident as a result of a breach of planning control.
- Matters which can potentially have a serious impact on the safety or amenity of residents or occupiers of property or on the natural environment will take priority over minor infractions and matters of dispute between neighbours.

### **3. Items**

Each item contains a full description, details of any investigation, and an assessment of the situation and concludes with a recommendation.

This report relates to:

Item 1 Delegated Decisions on Enforcement Action

Item 2 Updates on Enforcement Action

All information, recommendations and advice contained in this report are understood to be correct at the time of writing this report. Any change in circumstances will be updated verbally 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.

#### **4. Human rights**

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. Any recommendation either to take or not to take enforcement action has been assessed to make sure that the decision is compatible with the Act. If there is a potential conflict this will be highlighted in the individual report on the relevant item.

#### **5. Financial implications**

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 enforcement cases 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.

#### **6. Recommendation**

That the report be **NOTED**

Tim Mills

Head of Economy, Planning and Strategic Housing

#### **BACKGROUND PAPERS**

*Rushmoor Local Plan (2019)*

*Rushmoor Local Enforcement Plan (2016)*

*National Planning Policy Framework (NPPF)*

## Item1

**Delegated decisions by the Corporate Planning Manager to take no further action in respect of alleged breaches of planning control.**

**The following decisions are reported for INFORMATION purposes only. They relate to enforcement cases that are in breach of planning but no application has been forthcoming and where a decision to take no further action has been taken in accordance with the Council's Scheme of Delegation.**

---

Address	52 Sidlaws Road Farnborough
Ward	Fernhill
Decision	No further action
Decision Date	20 <sup>th</sup> July 2022
Reasons	<p>This item is returned for noting following the report to Committee on 20<sup>th</sup> July 2022 as that report was accompanied by an incorrect photograph. The Correct photograph is now appended.</p> <p>The Council received a complaint stating a porch had been erected at No. 52 Sidlaws Road encroaching onto the adjacent property.</p> <p>A site visit was carried out and it is apparent that a pitched roof had been erected over the existing flat roofed garage and the front porch to the front of the property. The roof is development requiring planning permission as it projects forward of the principal elevation of the property.</p> <p>The owner was contacted and stated he wasn't aware planning permission was required as others in the area had done the same recently. The two other properties he referred to had however obtained planning permission before carrying out the works. The owner said that he would submit a retrospective planning application, but one has not been forthcoming.</p> <p>Encroachment is a civil matter between the two properties and the complainant has been advised of this.</p>
Alternatives	<p>An enforcement notice could be issued but as the development is considered acceptable, it is not considered expedient for the council to take further action</p>
Case Officer	Tara Cowell
Associated Documents	Enforcement Reference 22/00030/RESWRK



## Item 2

### Updates on enforcement matters.

- A. An enforcement notice requiring the removal of the unauthorised storage of tyres within the rear parking area was issued in respect of **183 Ash Road, Aldershot** on 27 July 2022, with a compliance period of 3 months.

Enforcement Reference 21/00068/GENWRK

- B. An enforcement notice requiring cessation of the unauthorised material change of use of the domestic outbuilding to use for commercial purposes and the removal of a fence sub-dividing the residential garden was issued in respect of **185 Ash Road, Aldershot** on 15 July 2022, with a compliance period of 3 months.

Enforcement Reference 21/00157/COUGEN

- C. Planning Contravention Notices were served on the two separate owners of **146 Tongham Road, Aldershot** on 4 July 2022 in connection with the Council's investigation of an alleged unauthorised change of use of the property to three flats being occupied as serviced rental accommodation, requiring a written response to the Council on or before 25 July 2022. Formal responses to the Notices were received from both owners on 25 July 2022 confirming that the unauthorised change of use of the property had ceased. Subsequent inspection of the property and contact with the complainant has confirmed that the property is now unoccupied. The situation with the property is being monitored.

Enforcement Reference 22/00054/COUGEN

This page is intentionally left blank



**Planning (Development Management) summary report for the quarter  
Apr-Jun 2022**

**1. Introduction**

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1<sup>st</sup> April to 30<sup>th</sup> June 2022.

**2. Planning Applications**

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the first quarter of the financial year. 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 69 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	Apr-Jun 2022	Government Target	2021/2022 Total
2	100%	60%	100%

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

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Apr-Jun 2022	Government Target	2021/2022 Total
19	89.5%	65%	91%

\*8 of 19 cases were determined outside the statutory period but 6 were subject to agreed extensions of time and therefore recorded as in time.

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

Decisions in quarter	Apr-Jun 2022	Government Target	2021/2022 Total
84	90.5%	80%	89%

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	Apr-Jun 2022	Appeal Decisions	Appeals Allowed
40% max	33.3%	3	1

### 3. Workload

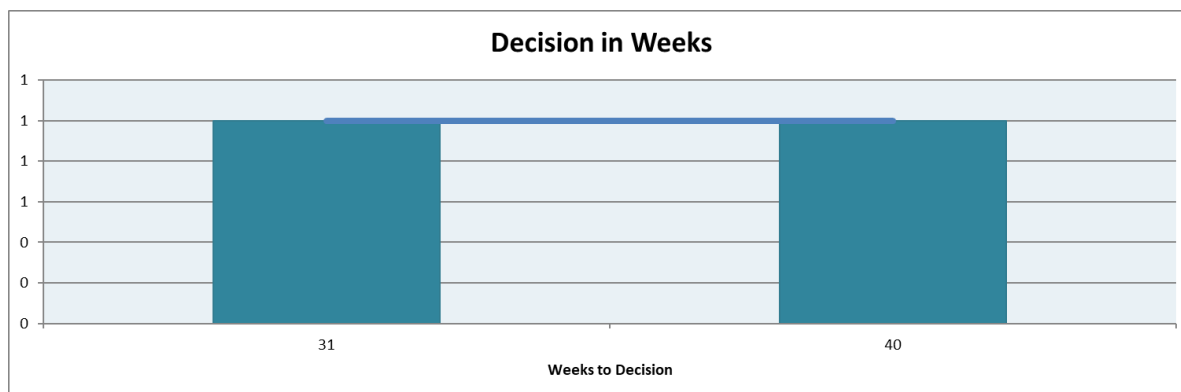
3.1 This section deals with workload demand on the Development Management Section in the first quarter of 2022-2023.

Departmental Work Demand Apr-Jun 2022

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q1	225	71	192	2

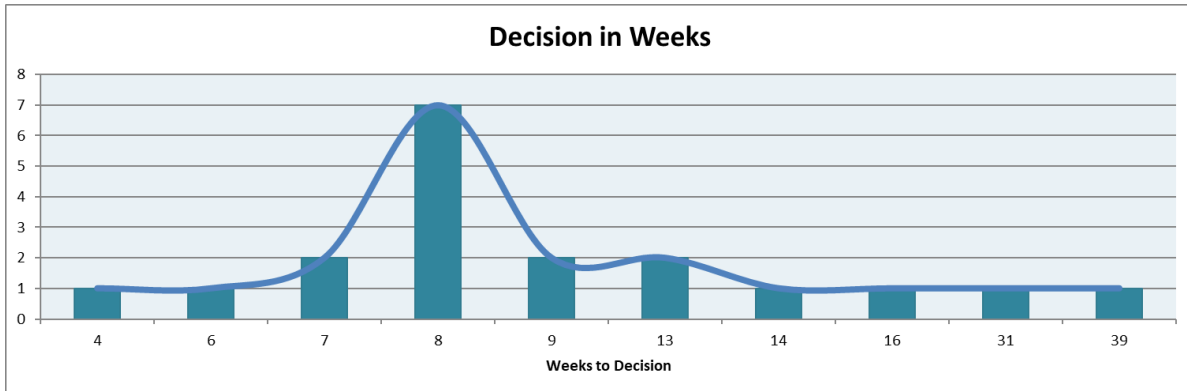
3.2 The following graphs present the time period being taken to determine different types of application in the first quarter of 2022-2023.

Major and small-scale majors Total 2



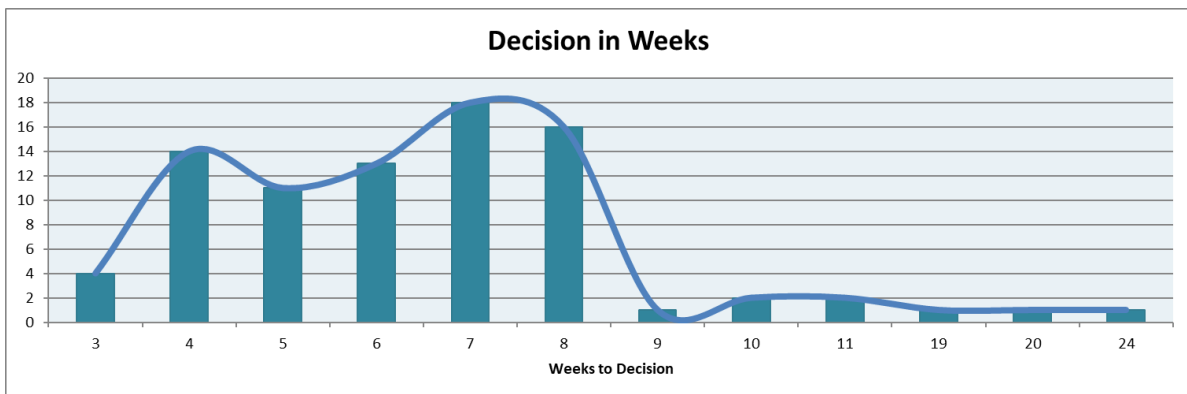
3.3 Performance with regard to Major applications remains well above the Government target with both cases determined in accordance with agreed extensions of time.

Minor (Non householder) applications Total 19



3.4 This second graph illustrates the determination times for minor applications, 89.5% of which were determined within the statutory period or in accordance with agreed extensions of time in the first quarter of 2022-2023.

'Other' (Including Householder) applications Total 84



3.5 This third graph shows that in the first quarter of this financial year the majority of householder applicants (over 90%) received decisions within eight weeks of their validation date.

#### 4. Fee Income

4.1 The total planning fee income received for the first quarter was £70,289 against a budget estimate of £87,000.

4.2 The total pre-application income received for the first quarter was £10,953 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. Members will note that the figures are significantly higher than those reported in recent quarters notwithstanding the absence of 'new' major development schemes. This has been largely the result of deferred or 'holding account' payments or instalments in respect of schemes at North Lane and Southwood Crescent implementation of which is now progressing.

Section 106 contributions received	Apr-Jun 2022
Contributions received (Rushmoor and Hampshire)~	£1,403,564.73
Open Space (specific projects set out in agreements)	£266,127.57
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £420,413.74 b) £0 e) £21,344 f) £576,095
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows f) Rowhill Copse	a) £45,961.26 b) £0 c) £0 d) £2,609 e) £8,078 f) £62,936.16
Transport (specific projects set out in agreements)*	£17,411.87

~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.

6 new undertakings/legal agreements were signed in the period April-Jun 2022.

## 6. Comment on workload for this quarter

6.1 This quarter year saw a fall in numbers of application submissions and determinations. In particular, although there are anticipated to be a number of major application submissions during the financial year, there have been no such submissions in Quarter 1. Planning fee income is consequently slightly below the budgetary estimate. Encouragingly, pre-application income continues to out-perform our estimates.

## 7. Wellesley

7.1 There have been 1031 residential occupations to date at Wellesley. Maida Development Zone A is substantially complete. This contains 228 units of which 226 are occupied. Of the remaining two units, one is completed and has up until recently been in use as a show home. The other plot contained a temporary sales and marketing suit, which has recently been removed.

- 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 584 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. 102 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. The units within Gunhill House & Water Tower are completed. 10 units are now occupied within the CMH Development Zone.
- 7.6 Taylor Wimpey has commenced work on the next phase of development at Stanhope Line East (Zone K) and part of Buller (Zone M) Development Zones, following permission granted on the 27<sup>th</sup> May 2021 for 430 dwellings. This phase will incorporate the eastern half of Stanhope Lines, Wellesley's linear park. The Council is currently considering various details applications in relation to the permission. A sales and marketing suite has been approved and is operating on Hope Grant's Road (East).

## **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.*

This page is intentionally left blank