

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 18th January, 2023 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 - 6)

To confirm the Minutes of the meeting held on 9th November, 2022 (copy attached).

## 3. PLANNING APPLICATIONS – (Pages 7 - 116)

To consider the Executive Head of Property and Growth's Report No. PG2301 on planning applications recently submitted to the Council (copy attached).

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

Item	Reference Number	Address	Recommendation
1	21/00271/FULPP	Block 3, Queensmead, Farnborough	For information
2	22/00193/OUTPP	Proposed Farnborough Civic Quarter Development Site, Meudon Avenue, Farnborough	For information
3	22/00340/REMPP	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	For information
4	22/00849/FULPP	Discovery Place, Columbus Drive, Farnborough	For Information

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

Item	Pages	Reference Number	Address	Recommendation
5	13-50	22/00138/REMPP	Blandford House and Malta	Grant

Barracks  
Development  
Site, Shoe Lane,  
Aldershot

6      51-79      22/00779/REVPP      The Galleries,  
High Street,  
Aldershot      Approve

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 117 - 120)**

To consider the Executive Head of Property and Growth's Report No. PG2302 (copy attached) on the progress of recent planning appeals.

5.      **ESSO PIPELINE PROJECT – (Pages 121 - 122)**

To receive a verbal update on the position regarding the approval of requirements pursuant to the Development Consent Order (Report No. PG2303 attached).

6.      **UPDATE TO THE CONSTITUTION - PUBLIC SPEAKING PROCEDURES AND STANDING DEPUTIES – (Pages 123 - 132)**

To receive Report No. DEM2301 on updates to the Constitution relating to Public Speaking Procedures and Standing Deputies.

**MEETING REPRESENTATION**

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

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

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# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 9th November, 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 attended the meeting as a Standing Deputy.

## Non-Voting Member

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

### 35. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

### 36. MINUTES

The Minutes of the Meeting held on 12th October, 2022 were approved and signed as a correct record of proceedings.

### 37. 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
22/00068/REM &	Blandford House	Eleanor King (Agent)	In support

22/00277/REMPP	and Malta Barracks Development Site, Shoe Lane, Aldershot	Central South Planning Savills, Mountbatten House, 1 Grosvenor Square, Southampton SO15 2BZ	
22/00068/REM	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	Mr Paul Reneaux The Gables, 24A Vine Close, Aldershot	Against
20/00400/FULPP	Former Lafarge Site, Hollybush Lane, Aldershot	Richard Coutts (Agent) Baca Architects Ltd, Unit 1, 199 Long Lane, London, SE1 4PN	In support
22/00453/FULPP	Studio 40, Lynchford Road, Farnborough	Ian Watts (Agent) Space M Studio, The Coach House, 29 Birmingham Road, Whitacre Heath, Warwickshire, B46 2ET	In support

### 38. 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:

\* 22/00068/REM Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

\* 22/00277/REMPP Blandford House and Malta Barracks Development Site, Shoe Lane, 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. EPSH2240, be noted

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

\* 20/00400/FULPP Former Lafarge Site, Hollybush Lane, Farnborough

- \* 22/00453/FULPP Studio 40, Lynchford Road, Farnborough
- (iv) the current position with regard to the following applications be noted pending consideration at a future meeting:
  - 21/00271/FULPP Block 3, Queensmead, Farnborough
  - \*\* 22/00193/OUTPP Proposed Farnborough Civic Quarter Development Site, Meudon Avenue, Farnborough
  - \*\* 22/00138/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. EPSH2240 in respect of these applications was amended at the meeting.
- \*\* It was agreed that site visits would be arranged to these sites

39. **PLANNING APPLICATION NO. 20/00400/FULPP - FORMER LAFARGE SITE, HOLLYBUSH LANE, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2240 (as amended at the meeting) regarding the development of the site to create a leisure facility comprising an aquatic sports centre, including; a restaurant, indoor children's play area, an equestrian centre and associated stabling; 9 floating holiday lodges with associated car parking, landscaping and bund.

**RESOLVED:** That

subject to the completion of a satisfactory s106 Planning Agreement between the applicants and Rushmoor Borough Council by 30 November 2022 or in accordance with an agreed by an extension of time, to secure:-

- (a) the required SPA SAMM financial contributions as set out in the report;
- (b) securing a contribution of £16,500 travel plan monitoring and approval fees payable to Hampshire County Council in connection with the approval, administration and monitoring of a Travel Plan; and
- (c) appropriate clauses to secure the restoration and retention for the lifetime of the development of the original line of the Blackwater Valley Path through the application site

the Head Economy, Planning and Strategic Housing in consultation with the Chairman be authorised to GRANT planning permission subject to the amended conditions and informatives, as set out in the report.

40. **PLANNING APPLICATION NO. 22/00453/FULPP - STUDIO 40, LYNCHFORD ROAD, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2240 (as amended at the meeting) regarding the change of use from suite of offices (Class E(g)) to day school (Class F1(a)), provision of car parking, drop-off point for mini bus, landscaping and associated works.

**RESOLVED:** That

subject to the completion of a satisfactory s106 Planning Agreement between the Applicant and Hampshire County Council by the 31st January 2022 or in accordance with an agreed extension of time, to secure, an agreed Travel Plan and Travel Plan bond, the Head Economy, Planning and Strategic Housing in consultation with the Chairman be authorised to GRANT planning permission subject to the amended conditions and informatives, as set out in the report.

41. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2241 concerning the following appeal decisions:

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
21/00476/FULPP	Against refusal of planning permission for 'Change of use from public house (Sui Generis) to grocery shop (Use Class E), with continued use above ground floor of ancillary residential accommodation' in respect of The Royal Staff Public House, Mount Pleasant Road, Aldershot.	New appeal to be determined
21/00912/FUL	Against refusal of planning permission for the " <i>Formation of a new driveway and vehicular access for off street parking</i> " at 66 Church Road, Aldershot.	Dismissed
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. EPSH2241 be noted.

42. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

**Enforcement  
Reference No.**

**Description of Breach**

22/00069/COUGEN

Complaints had been received that the flat above the White Lion Public House, 20 Lower Farnham Road, Aldershot was being advertised as available for rent independently from the Public House in May 2022. This was evidenced on a site visit in June 2022 and followed up with a number of letters were sent to the owner with no response. A Planning Contravention Notice (PCN) was issued on 4 August which was returned completed on 8 September. This confirmed that the first-floor flat was being occupied by tenants under a six-month shorthold tenancy agreement with the owner as the landlord. The PCN confirmed that there had been a breach of planning control as the first-floor flat was ancillary to the Public House, and not an independent dwelling (Use Class C3).

Planning Application 22/00159/FULPP for a rear first floor extension and change of use of the flat into an independent dwelling had been refused in April 2022, therefore, instructions had been issued to the Corporate Manager, Legal to draft and serve the notices in this respect.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2242 be noted.

43. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY TO SEPTEMBER 2022**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2243 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 July to 30th September 2022 and for the year 2022/23.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2243 be noted.

The meeting closed at 9.31 pm.

CLLR CALUM STEWART (CHAIRMAN)

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**Development  
Management  
Committee  
18th January 2023**

**Executive Head of Property  
& Growth  
Report No. PG2301**

## **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 Executive Head of Property & Growth, 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  
Executive Head of Property & Growth

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### *Background Papers*

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

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**Section A****Future items for Committee**

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

Item	Reference	Description and address
1	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>This application is subject to a request for an extension of time to consider further amendments.</p>
2	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 960 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 [Amended description and submissions finalised on 16 December 2022]</p>

		<p><b>Proposed Farnborough Civic Quarter Development Site Meudon Avenue Farnborough Hampshire</b></p> <p>Assessment of this application is in progress and has not reached the stage for committee consideration.</p>
3	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>Assessment of this application is in progress and has not reached the stage for committee consideration.</p>
4	22/00849/FULPP	<p>Demolition of existing buildings and the construction of a single building for class E(g)(iii), B2 and B8 with associated infrastructure.</p> <p><b>Discovery Place Columbus Drive Farnborough Hampshire</b></p> <p>Assessment of this application is in progress and has not reached the stage for committee consideration.</p>

### Section B

#### Petitions

Item	Reference	Description and address
		There are no petitions to report



The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Maggie Perry
Application No.	22/00138/REMPP
Date Valid	23 <sup>rd</sup> February 2022
Expiry date of consultations	13 <sup>th</sup> December 2022
Proposal	<b>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.</b>
Address	<b>Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot, Hampshire</b>
Ward	St. Marks
Applicant	Miss Tilly Wishaw, Redrow Homes Ltd
Agent	Ms Bryony Stala, Savills
Recommendation	<b>Grant</b>

## **BACKGROUND**

On the 15<sup>th</sup> May 2020 the Council granted hybrid outline planning permission ref: 17/00914/OUTPP for the development of up to 180 dwellings (including the conversion of Blandford House and retention of three existing dwellings) including access, internal roads, demolition of buildings, amenity space, green infrastructure and sustainable drainage systems (Matters for Approval - Access Only) to include FULL approval of details for the provision of 13.7ha of Suitable Alternative Natural Greenspace (SANG) and associated car park (18 spaces). The planning permission was granted subject to a s106 legal agreement.

Redrow Homes Ltd are delivering the residential element of the Outline Consent. The Blandford Woods SANG (Full Planning Permission) will be delivered by Grainger Plc and The Land Trust. This Reserved Matters Application represents Phase 2 of the residential development.

Phases 1 and 3 were approved on the 14/11/2022 following Development Management Committee on the 9<sup>th</sup> November 2022. These phases comprise 9 and 11 private residential

houses respectively (Phase 1 – REF: 22/00068/REM. Phase 3 REF: 22/00277/REMPP).

## PHASE 2 SITE

The Phase 2 Reserved Matters Area is located to the east of the approved Phases 1 & 3 at the northern end of the wider Blandford House & Malta Barracks Development Site. The Phase 2 site (approx.2.8ha) wraps around the northern and eastern boundaries of existing residential properties within Vine Close and extends to the eastern boundary with Farnborough Road. The site takes access from the west from Shoe Lane via Phase 1 and Phase 3.

Phase 2 incorporates locally listed Vine Cottage, which is proposed to be retained in residential use in accordance with the Outline Consent. Blandford House, the key locally listed building within the wider development site, falls within Phase 6 to the north of Phase 2. This phase is yet to be submitted as part of a Reserved Matters Application.

The Outline Consent identifies Blandford House as delivering residential accommodation through conversion. However, Redrow have confirmed that they are *“in the process of preparing an application for the area around Blandford House. This will be submitted to the Council in the coming months. Blandford House is currently being marketed for sale with the potential to be re-used as offices or a nursery, in line with the current use class. The application, which will include the area around the building will therefore assume an office use or similar. It is of no benefit to Redrow to keep this building vacant and we are committed to ensuring an appropriate use which retains the original and historic elements of the building.”*

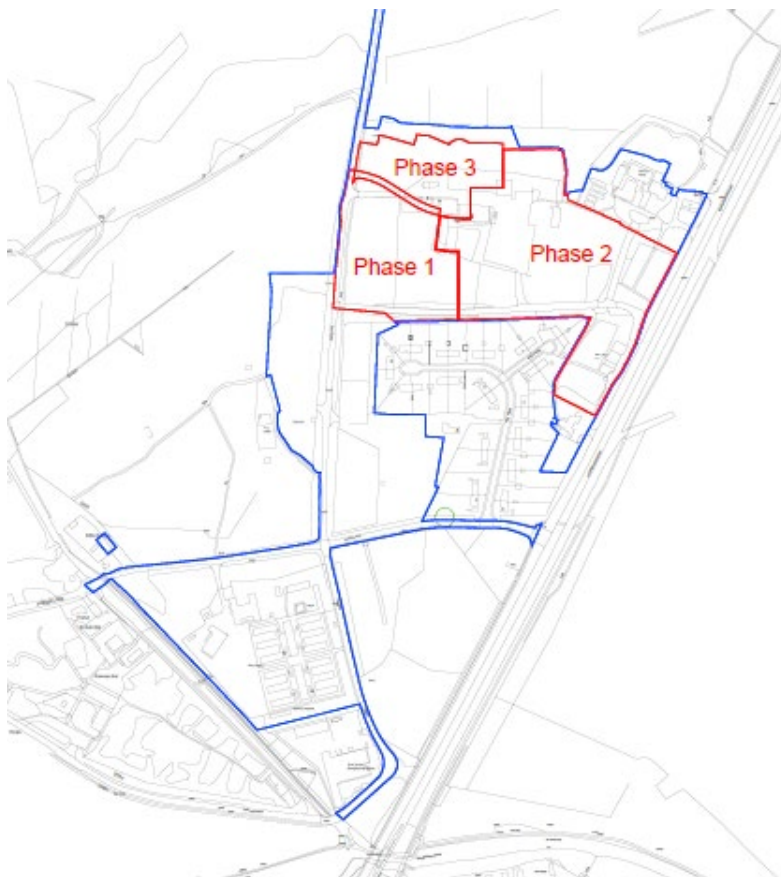


Figure 1 – Phase 2 in context

## **WIDER BLANDFORD HOUSE AND MALTA BARRACKS DEVELOPMENT SITE**

The wider Blandford House and Malta Barracks Development Site of approximately 26.1 hectares lies on land between the Army Golf Club to the west, the A325 to the east and immediately to the north of the Basingstoke Canal. The site comprises previously developed land within a woodland setting. The land was made surplus to requirements by the Ministry of Defence (MoD) and Defence Infrastructure Organisation (DIO).

Access to the development site is from Farnborough Road via Forge Lane from the south/southeast, and from Government Road to the north, via Shoe Lane. Forge Lane and Shoe Lane both intersect the site and connect to Laffan's Road at the southern end of the site.

The wider development site includes Blandford House, a large detached former military residence, which is designated as a Building of Local Importance and set within extensive grounds. In total there are five structures on the wider site which have been designated by RBC as being of local importance:

- Blandford House
- Blandford Cottage (Blandford Lodge)
- Vine Cottage
- Blandford Cottages
- George VI Post Box, Forge Lane

No part of the development site falls within a conservation area. Aldershot Military Conservation Area lies to the east side of Farnborough Road. The Basingstoke Canal Conservation Area is located to the south.

Malta Barracks, a former disused army barracks, is located in the south of the site, immediately to the north of the TA Centre and to the east of Runways End Outdoor Centre. Malta Barracks comprises a number of low-level buildings and hard standing.

The site wraps around Vine Close, a small development of military housing, which was not included in the allocation for the development site. Forge cottage, a single property to the west of Shoe Lane, falls within the site allocation but was not included in the Hybrid Outline Application Site

Extensive areas of woodland surround both Blandford House and Malta Barracks. The woodland largely comprises of the consented Blandford Woods SANG and the existing Wellesley SANG. The northern areas of woodland lie adjacent to the Army Golf Course. The Basingstoke Canal (Conservation Area and Site of Special Scientific Interest) and Wellesley Woodlands SANG lie immediately to the south.

The northernmost part of the application site (within the consented SANG) falls within a Site of Importance for Nature Conservation Interest (SINC) that largely covers the adjacent golf course (Army Golf Course – East). Shoe Lane, includes a Road Verge of Ecological Importance. These are both sites of local importance.

The site is close to two statutory designated sites of European Importance: The Thames Basin Heaths Special Protection Area (TBH SPA) (nearest part 700m to the west) and

Thursley, Ash, Pirbright and Chobham Special Area of Conservation (TAPC SAC) which lies 3.5km to the north-east of the site.

Bourley and Long Valley SSSI lies 0.8km to the south-west of the site. The Basingstoke Canal Site of Special Scientific Interest lies adjacent to the southern boundary of the site. These are both sites of national importance. Watts Common Site of Importance for Nature Conservation (SINC) lies directly adjacent to the northern boundary of the site and is of local importance.

## THE PROPOSAL

This Reserved Matters Application (RMA) is for Phase 2 of the residential redevelopment of the Blandford House & Malta Barracks Development Site. Phase 2 would deliver 76 residential units, comprising of 43 private houses and 33 affordable units, together with internal access roads and public open space (referred to as Amenity Open Space in the s106 legal agreement). The scheme would provide 159 allocated parking spaces and 17 visitors spaces. A variety of two-storey house types and sizes are proposed together with a three-storey apartment building. The proposed residential accommodation comprises the following:

Tenure	Dwelling Size	Quantum	Percentage (approx.)
Affordable Housing	1 bed apartment	9	12%
	2 bed apartment	8	11%
	2 bed house	8	11%
	3 bed house	7	9%
	4 bed house	1	1%
Private Market Housing	2 bed house	0	0%
	3 bed house	33	43%
	4 bed house	4	5%
	5 bed house	6	8%
	<b>Total</b>	<b>76</b>	

Vine Cottage is included in the proposed residential accommodation as private market housing (1 x 3-bedroom dwellinghouse).

The 33 affordable units proposed for Phase 2 would comprise 19 affordable rented and 14 shared ownership, equating to an approximately 60/40 split. This would contribute towards the following site wide quantum of affordable housing, which has been agreed as part of the approved Affordable Housing Strategy, and secured by the s106 legal agreement, in accordance with Local Plan policies LN1 (Housing Mix) and LN2 (Affordable Housing):

Total No. Units (not including existing dwellings)	Private (70%)	Total Provision (AHU) 30%	Affordable Rent (AR) 70%	Shared Ownership (SO) 30%
176	123	53	37	16

During the course of the application significant amendments have been made to the Phase 2 scheme to ensure that the RMA area complies with the approved Land Use Parameter Plan, to improve the layout and distribution of the proposed affordable housing units and associated parking spaces, to improve the relationship of new dwellings to the existing houses in Vine Close, and to increase proposed road widths and demonstrate visibility splays in response to comments from the Highway Authority. Furthermore, as with Phases 1 and 3, a considerable amount of work has been undertaken in relation to the preparation of site-wide Ecological Management Plan, to demonstrate Biodiversity Net Gain as a result of the development.

## **NOTIFICATION**

### **Application Publicity & Neighbours Notified**

In addition to posting two (2) site notices and a press advertisement, forty (40) letters of notification were sent to neighbouring owner/occupiers. A re-consultation letter was sent to those commented on the application. The extended consultation period expires on 13<sup>th</sup> December 2022.

Two representations of objection has been received from one (1) individual address, 24A Vine Close, Aldershot.

The comments have been received via Public Access. The comments are summarised below:

- Raised concerns about the planning process.
- Commented that has been no feedback or follow-up consultation for previously submitted views.
- Queried construction hours.
- Queried various aspects of the construction management process.

### *Case Officer's Response:*

It is noted that the objector's property does not directly adjoin the Phase 2 site and the comments relate to the site wide development without specific reference to the design of Phase 2. Conditions are proposed in respect of construction hours and Construction Environmental Traffic Management Plan (CTMP/CEMP) has been approved in respect of Condition 15 of the Outline Approval under planning reference 21/00985/CONDPP in consultation with the Council's Environmental Health Officer and the Highway Authority (HCC).

The objector was consulted in relation to the Hybrid Outline Planning Permission and has been consulted on each of the Reserved Matters Applications received to date. The objectors' comments on Phases 1 & 3 were addressed in the respective planning committee reports. The consultation process has been carried out fully in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

### **Consultees & Other Bodies**

HCC Highways Development Planning: Provided detailed comments and advice on road layout and vehicle tracking, noting that the roads will not be

offered for adoption. HCC have advised that “...confirmation regarding the forward visibility splays and the ability for a refuse vehicle to adequately service the site should be provided prior to the Highway Authority providing no objection to the application.”

*Response: Amendments to road widths and splays together with further tracking diagrams have been submitted during the course of the application to address HCC comments. HCC were reconsulted on 18/11/2022. No further comments received.*

HCC Senior Archaeologist:	Confirmed no objection.
Hampshire Fire and Rescue Service	Provided detailed advice which has been forwarded to the developer for consideration
Hampshire Constabulary:	Provided detailed advice which has been forwarded to the developer for consideration.
Severn Trent Services Ltd:	No comments received.
South East Water Ltd:	No comments received.
Southern Gas Network:	No comments received.
Thames Water:	Confirmed no objection in relation to surface water network infrastructure capacity. Advised that South East Water should be consulted in relation to water supply.
Grainger Plc:	No comments received.
Hampshire Swifts (Charity):	Whilst not a formal consultee, Hampshire Swifts have submitted a representation in relation to the proposals. The comments include a recommendation for integral Swift bricks to be incorporated into the scheme.  <i>Case Officer's response: The comments were forwarded to the Applicant for consideration in the preparation of their Ecological Management Plan and can be considered in respect of details submitted pursuant to proposed Condition 5.</i>

## **Internal Consultees**

RBC Environmental Health:	Comments (extract/paraphrased):  With regards internal noise levels, Environmental Health are satisfied that the noise mitigation measures proposed within the noise report will achieve a satisfactory internal noise environment for future occupants.
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The noise report finds that noise levels in external amenity areas are predicted to be no greater than 55 dB LAeq, 16hr for the majority of the proposed units. However, for those properties nearest to Farnborough Road, gardens will generally have noise levels significantly above the BS 8233 Upper Guideline value, with noise levels of around 60 - 65 dB LAeq, 16 hr. The report offers no suggestions as to how these noise levels can be mitigated. BS 8233 advises that development should be designed to achieve the lowest practicable levels in external amenity spaces and I can see nothing within the report that demonstrates that they have sought to achieve this.

In para 3.7, the report sets out its approach in addressing noise within these spaces by having an aspirational target noise level of 55 dB LAeq, 16 hr, with justification provided where this is not possible. No such justification has been provided.

*Case Officer's response: A condition is proposed to ensure that the recommendations of the report for internal levels are complied with and to seek details of acoustic fencing in respect of the properties proposed adjacent to Farnborough Road.*

RBC Housing Enabling Officer:	Confirmed no objection following receipt of amended plans.
RBC Ecology Officer:	Confirmed no objection following detailed discussions and updates to the Ecological Management Plan as informed by the submission of a Biodiversity Net Gain Assessment.
RBC Conservation Officer:	Confirmed no comment.
RBC Arboricultural Officer:	No objections received.
RBC Community - Contracts:	Confirmed no objection provided any private drives relied upon for access are constructed to withstand the weight of a large refuse truck. Where drives would not be accessible for HGVs, residents would be responsible for bringing out their bins for collection.
RBC Planning Policy:	No comments received.

## **POLICY AND DETERMINING ISSUES**

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

*Hampshire Minerals and Waste Plan* (adopted in October 2013) and saved Policy NRM6 of the *South East Plan* (adopted in May 2009).

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

SS1	Presumption in Favour of Sustainable Development
SS2	Spatial Strategy
SP10	Blandford House and Malta Barracks
IN1	Infrastructure & Community Facilities
IN2	Transport
HE1	Heritage
HE3	Development within or adjoining a Conservation Area
HE4	Archaeology
DE1	Design in the Built Environment
DE2	Residential Internal Space Standards
DE3	Residential Amenity Space Standards
DE4	Sustainable Water Use
DE6	Open Space, Sport & Recreation
DE10	Pollution
LN1	Housing Mix
LN2	Affordable Housing
NE1	Thames Basin Heaths Special Protection Area
NE2	Green Infrastructure
NE3	Trees and Landscaping
NE4	Biodiversity
NE5	Countryside
NE8	Sustainable Drainage Systems

The Council's adopted supplementary planning documents (SPDs) 'Car and Cycle Parking Standards', 2017, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2022 and Aldershot Military Conservation Area Appraisal and Management Plan (RBC, February 2021) are also relevant.

The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019 (amended July 2021), and The Department for Communities and Local Government's Technical Housing Standards (2015) are material considerations.

The proposals have been assessed against the policy framework outlined above and all other relevant material considerations. The main determining issues in the assessment of the proposals are:

- The principle of development
- Housing tenure & mix
- Layout, design and appearance & impact of heritage assets
- Transport, parking & access
- Impact on neighbours
- Living environment created for future residents
- Nature conservation and trees
- Pollution & remediation
- Flood risk & drainage
- Sustainable development
- Archaeology



## COMMENTARY

### The Principle of Development –

The principle of the residential redevelopment of the application site was established by Hybrid Outline Planning Permission ref: 17/00914/OUTPP and is consistent with Local Plan Policy SP10 (Blandford House and Malta Barracks). The proposed Phase 2 scheme would deliver residential dwellings together with internal access roads and public open space in accordance with the principles set out in the approved Hybrid Outline Planning Permission's Land Use Parameter Plan and Movement Parameter Plan (as amended by application ref: 22/00371/NMAPP).

The current application takes the form of a comprehensive Reserved Matters Application for Phase 2 of the residential development. In this regard, Condition 3 of the Outline Consent states *“No development (with the exception of the SANG and SANG car park and the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A shall take place in any Development Zone identified on Phasing Plan 2491-C-1106-SK3, until an application for details relating to appearance, landscaping, layout and scale of the development hereinafter called “the reserved matters” shall be submitted to and approved in writing by the Local Planning Authority in respect of that Development Zone/Reserved Matters Area...”* The RMA has been submitted in accordance with Condition 3, which includes a full list of the details to be addressed by each Reserved Matters Application (RMA).

### Housing Tenure & Mix –

Phase 2 of the Blandford House and Malta Barracks residential development would deliver 76 residential units, comprising of 43 private houses (Including Vine Cottage) and 33 affordable units as follows:

Tenure	Dwelling Size	Quantum	Percentage (approx.)
Affordable Housing	1 bed apartment	9	12%
	2 bed apartment	8	11%
	2 bed house	8	11%
	3 bed house	7	9%
	4 bed house	1	1%
Private Market Housing	2 bed house	0	0%
	3 bed house	33	43%
	4 bed house	4	5%
	5 bed house	6	8%
	<b>Total</b>	<b>76</b>	

The 33 affordable units proposed for Phase 2 would comprise 19 affordable rented and 14 shared ownership units, equating to an approximately 60/40 split. As with the architectural approach for the private units within the Phase 1 and 3 schemes, the proposed units would comprise of a variety of types and styles and have been designed to be tenure blind. The Council's Housing Enabling Officer has raised no objection to the proposed split, in the context of the wider development and the requirements of the approved Affordable Housing Strategy.

The affordable dwellings would contribute towards the following site wide quantum of

affordable housing, which has been agreed as part of the approved Affordable Housing Strategy, and secured by the s106 legal agreement, in accordance with Local Plan policies LN1 (Housing Mix) and LN2 (Affordable Housing):

Total No. Units (not including existing dwellings)	Private (70%)	Total Provision (AHU) 30%	Affordable Rent (AR) 70%	Shared Ownership (SO) 30%
176	123	53	37	16

Three of the affordable rented units would meet wheelchair housing standards in accordance with the s106 legal agreement which requires 10% of the affordable rented units to be wheelchair units (1 x 1-bed ground floor flat and 2 x 2-bed houses). Each of these units would have direct access to an allocated disabled parking space and garden area.

The Outline Approval requires 5% of the total number of residential units on the wider development site to be provided as self-build/custom-build plots. The current application confirms that two of these units would be delivered within Phase 2. The units would take the form of custom-build 3 or 4 bedroom detached houses which would be delivered by Redrow Homes.

During the course of the application, significant improvements have been made to the layout and distribution of the proposed affordable housing across Phase 2 in order to provide a better mix of private and affordable housing, particularly in the south-easternmost part of the Phase 2 site. Amendments have also been sought to increase the number of parking spaces for the affordable units and ensure that the size and layout of those spaces meet the Building Regulations standards for Accessible and Adaptable Dwellings.

Flat block A would deliver 2 x 2-bed shared ownership unit, 6 x 2 bed social rented units and 1 x 1-bed social rented wheelchair unit on the ground floor. Grainger Trust have confirmed that they will be the registered provider for the affordable homes. They have confirmed that they have no objection to the tenure split in Block A from a management perspective, particularly given that the S/O homes would benefit from their own point of access to the building.

**Layout, Design & Appearance -**

The Planning Statement and Design Statement submitted with this Reserved Matters Application (RMA) refer to the Design and Access Statement (DAS) approved as part of the Outline Planning Permission. The application demonstrates how the proposed Phase 2 scheme has been guided by the DAS and the approved Parameter Plans of the Outline Consent.

The approved Land Use Parameter Plan for the wider development details pockets of residential development focussed on areas of previously developed land, set in the context of retained buildings and wooded areas. The proposed Phase 2 development forms a continuation of approved Phases 1 and 3 in terms of its layout and follows the same architectural approach. This phase would deliver a variety of two-storey house types together with a three-storey apartment building. The submitted Planning Statement confirms that the character of the proposed houses will complement the local vernacular “...utilising similar materials, such as red and brown brickwork or occasional render and timber, and design features, such as hipped roofs, gables and bay windows”.

Phase 2 incorporates the easternmost part of the public open space approved within Phase 1 and would deliver a second area of public open space to the south of Blandford House. Significant trees have been retained and incorporated into the development where possible and replacement planting and landscaping is proposed.

The area around Vine Cottage has already been subject to significant tree removal (including a Norway Spruce plantation to the south) which was approved under details application ref: 22/00167/CONDPP pursuant to Condition 9 of the Hybrid Outline Planning Permission. This tree loss and how it has impacted on the character of the area was discussed at the Development Management Committee Member's Site Visit. Members enquired whether additional tree planting could be secured by condition in this area, particularly along the boundary of the site with the Farnborough Road.

Due to constraints of the narrow width of this southern part of the Phase 2 site, the potential for street trees and planting in the vicinity of Vine Cottage is very limited. Notwithstanding this, opportunities for additional planting could be carefully explored pursuant to proposed Condition 5 (Landscaping, Tree Planting and Biodiversity Enhancements) and there is potential for more substantial tree planting further north along the eastern boundary of site towards Blandford House and within the associated area of proposed public open space.

#### *Impact on existing heritage assets*

No part of the application site or wider development site directly lies within a conservation area. Aldershot Military Conservation Area is located outside of the site further to the east, on the east side of Farnborough Road. The Basingstoke Canal Conservation Area is located to the south.

A Heritage Impact Assessment was submitted with the RMA ref: JAC27310 PHASE II RM Application: Land at Blandford House and Malta Barracks Development Site (RPS, November 2021). The assessment concludes that no potential impacts have been identified in relation to the significance of relevant nearby locally listed buildings.

In this regard, there are five structures on the wider development site which have been designated by RBC as being of local importance. Only one of these buildings/structures, Vine Cottage, falls directly within the current Phase 2 Reserved Matters Application Area. This locally listed building is located within the southern part of the Phase 2 site and will be retained for residential use in accordance with the Outline Permission. The two-storey building backs on to and is partly visible from Farnborough Road, but is only accessible (by car) from within the site via Shoe Lane to the west.

The Phase 2 scheme has been designed to respect the setting of the adjacent locally listed buildings, Blandford House and Blandford Lodge to the north and Blandford Cottages to the south. These retained buildings fall outside of Phase 2 and will be considered in a later phases of the development. In this regard, the submitted Planning Statement confirms that no alterations are proposed to any of the locally listed buildings as part of the RMA development, *“although the proposals represent an alteration to the immediate wider setting of these non-designated build heritage assets.”*

The Phase 2 development successfully incorporates Vine Cottage within the proposed pattern of development, with dwellings of a similar scale and building line proposed on either side and gardens to the rear backing on to Farnborough Road. The resultant row of dwellings would face into the development site, fronting a new secondary street and facing new dwellings of a similar scale on the western side.

## Vine Cottage

The Heritage Statement submitted with the Outline Planning Permission (17/00914/OUTPP) describes the historic background of Vine Cottage: *“Vine Cottage was originally used as the residence of the Senior Royal Engineer Officer. It is possible that the existing cottage is the small rectangular building shown on the 1854 Ordnance Survey Map, suggesting that it may predate the establishment of the military camp. However, the overall height of the building and arrangement of the windows suggest more likely that it was the former service wing of the officer residence. The 1872 Ordnance Survey Map shows the rectangular plan form of the current cottage, with a larger extension to the north, which appears to have bay windows on the west elevation. Further to the north is a smaller building which may have been a coach house or stable. To the south is shown the current glazed vinery. Between 1938 and 1963, the main northern part of house was removed creating the current building. At this time, coach house to the north was also demolished. In recent years the cottage has been used as private tenanted residential accommodation and is currently unoccupied.”*

The approved Heritage Statement describes the appearance of the building as *“Two storey, double pile house with shallow pitched natural slate roofs. The walls are rendered finished and the east and west elevation have incised horizontal lines. Two chimneys are located on the south elevation, which are built in yellow stock brickwork. The original timber sash windows and bay window on the west elevation have been replaced with uPVC double glazed windows. A prominent feature of the building is the vinery on the south elevation. The original timber framed vinery has been replaced with an aluminium frame glazed structure with a plinth in modern red engineering bricks...”* Generally, the building is noted as being in poor condition and suffering from damp which will require considerable repair and renovation.

The Phase 2 RMA scheme confirms that Vine Cottage would be retained in residential use in accordance with the Outline Consent. No changes (internal or external) are currently proposed to the locally listed building itself, which comprises a three-bedroom two-storey detached property. The only alterations proposed at this stage are to the curtilage of the dwelling, through the allocation of private amenity space to the rear and 2 designated parking spaces to the southern side.

A condition is proposed to seek and agree details of the materials proposed for the external surfaces of the development. This is particularly important for the areas of the scheme that fall within the setting of the retained buildings on site, and the condition shall apply notwithstanding any details submitted in the current application.

## The Vine

Whilst not a material planning consideration, the Applicant Redrow Homes are aware of the local interest in Vine Cottage, specifically in the existing mature vine growing within its glazed lean-to. In this regard, Redrow have engaged with a vine specialist who has reviewed the health and condition of the vine and carried out maintenance works to retain it.

## Conclusions

It is considered that the layout of the development would comply with the approved Outline Planning Permission Parameter Plans and the detailed design and appearance of the scheme would accord with the principles set by the approved Design & Access Statement. The development would retain the existing locally listed Vine Cottage and would respect the setting of this building and adjoining heritage assets. Therefore, subject to the imposition of a planning

condition to seek further details of the proposed materials; it is considered that the proposed scheme would result in good quality residential development which would be compatible with the existing character and appearance of the area. The proposal therefore accords with Local Plan policies SP10 (Blandford House and Malta Barracks), DE1 (Design in the Built Environment) and HE1 (Heritage).

### **Highways Considerations -**

Details of the site layout, roads, footpaths, means of access, have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 3 of the Hybrid Outline Planning Permission. A Transport Assessment, Travel Plan and Highways Improvements were approved/secured as part of the Outline Permission for the wider development.

It is considered that the proposed road layout and means of access for Phase 2 is consistent with the principles set out in the approved Hybrid Outline Planning Permission's Movement Parameter Plan (as amended by 22/00371/NMAPP).

During the course of the planning application, amendments to the plans have been secured to ensure that the development meets the Council's parking standards for the number of private parking and visitors' spaces provided, to demonstrate adequate road layouts, visibility splays and tracking for service/refuse vehicles and to ensure that the parking provision for the affordable housing meets part M4(2) of the Building Regulations for Accessible and Adaptable Dwellings and M4(3) for Wheelchair User Dwellings.

### *Access & Parking*

Policy IN2 (Transport) requires new development to provide appropriate parking provision in accordance with the Council's 'Car and Cycle Parking Standards' Supplementary Planning Document (SPD) (adopted in November 2017). There is a presumption that the parking standard (including the visitor parking requirement) should be provided in full.

Vehicular access to Phase 2 would be from Shoe Lane via two primary roads which also provide access to Phases 1 and 3 to the west. These primary roads extend eastwards from Phases 1 and 3 and serve the secondary roads and mews/private drives located primarily in eastern side of this reserved matters area. The applicant has confirmed that all the roads would be private and would not therefore be adopted by the Highway Authority (Hampshire County Council).

Pedestrian and cycle access has been incorporated into the design and layout of the scheme in accordance with the approved Movement Parameter Plan (as amended by 22/00371/NMAPP). It is noted that Conditions 6 and 7 of the Outline Permission concern pedestrian and cycle access to and from the site/ wider site. These details have been submitted by the Applicant (ref: 22/00397/CONDPP) and are currently under consideration in consultation with the Local Highway Authority (HCC). Specifically in relation to Phase 2, a connection is shown to the proposed SANG footpath/ cyclepath on the northern boundary of the Phase 2 site which would provide pedestrian and cycle access to Farnborough Road towards Queen's Roundabout to the north, in accordance with the Outline Permission.

The proposed development of 76 residential units would provide 159 allocated parking spaces fully in accordance with the Council's parking standards, which require one car parking space per 1 bedroom dwelling, two spaces for 2/3 bedroom dwellings and three spaces for every residential property of 4 or more bedrooms. It is noted that Principle 10 of the SPD states that

garages provided for new development will not be counted as parking spaces. Therefore, whilst many of the dwellings would benefit from garages, these spaces have not been included in the assessment.

Phase 2 would also provide 17 visitors' spaces which would slightly exceed the Council's parking standards which require 1 visitor parking space for every 3 x 1 bedroom property and 1 visitor parking space for every 5 properties of 2 or more bedrooms. However, it is proposed that the additional spaces would contribute towards visitors' parking for the wider development.

The Council's parking standards require cycle storage provision of 1 space per 1-bed dwelling and 2 spaces per 2-bed plus dwelling. In the case of the individual houses proposed, it is envisaged that bicycles would be stored within the private garages or sheds within the curtilage of the dwellings. A brick-built secure cycle store is proposed to serve the proposed apartment block, located within amenity space to the rear of the building.

Hampshire County Council (HCC) (Transport Planning) were consulted in relation to the Reserved Matters Application and have provided detailed comments in respect of parking provision, road layout, visibility and geometry, noting that the roads will not be offered for adoption. The Applicant has responded to HCC's comments with Transport Technical Note Ref: 11349P Dated: October 2022 which describes amendments to the layout of the scheme and provides further tracking diagrams and adjustments to visibility splays. The amended plans demonstrate that the width of the roads in question have been increased from 4.8m to 5.5m to ensure that a car can pass a refuse vehicle, or refuse vehicle pass a parked car.

It is therefore considered that the Phase 2 development would provide private parking and visitors' spaces and cycle parking in accordance with the Council's adopted parking standards, and has demonstrated adequate road layouts, visibility splays and tracking for service/refuse vehicles. Condition 9 is proposed to ensure that the parking spaces are implemented and allocated as detailed on the approved plans and retained for the life of the development.

### *Refuse and Recycling Storage*

The proposed development would be serviced by the Council's Community Contracts Team and they have been consulted in relation to the detail of the proposals. The majority of the development comprises houses and residents would be expected to store refuse and recycling within the curtilage of their properties. In the case of the proposed apartment building, an integral bin-store is incorporated into the ground floor, accessed from the southern side of the building.

The Community Contracts Team have confirmed no objection to the Phase 2 scheme provided any private drives relied upon for access, are constructed to withstand the weight of a large refuse truck. They have also advised that where drives would not be accessible for HGVs, residents would be responsible for bringing out their bins for collection.

It is considered that the amended application drawings demonstrate adequate vehicle tracking for service/refuse vehicles within the development. The developer has confirmed that where refuse vehicles would be expected to enter private drives, the road surface would be suitable for a 32-tonne vehicle.

### *Construction Traffic Management Plan*

A Construction Environmental Traffic Management Plan (CTMP/CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 3 of the Outline Approval. The traffic management section of the report set out the overall framework for managing the movement of construction and delivery traffic to and from the site, ensuring the use of appropriate routes and minimising any impacts. An updated version of the CTMP/CEMP has been approved in respect of Condition 15 of the Outline Approval under planning reference 21/00985/CONDPP in consultation with the Council's Environmental Health Officer and the Highway Authority (HCC).

### **Impact on Neighbours –**

The Phase 2 site wraps around the northern and eastern boundaries of the rear gardens of existing residential properties within Vine Close. These are the only properties that would be affected by the development as the retained dwellings on the wider site, including Vine Cottage, are unoccupied.

The proposed development is primarily two-storey, with one three-storey apartment block proposed in the eastern corner of the site, located more than 55m from Vine Close. The proposed development adjoining the northern boundary with Vine Close would comprise of an internal access road and landscaping. This layout and relationship is a continuation of the approved Phase 1 scheme to the west.

The nearest part of the proposed two-storey development to dwellings within Vine Close would be located within the strip of land between Vine Close properties and Farnborough Road to the east, in the vicinity of Vine Cottage. Whilst the existing two-storey semi-detached houses within Vine Close benefit from relatively large rear gardens, amendments have been sought to the layout and orientation of this part of the development to improve the relationship between the houses and provide greater separation.

A representation of objection has been received from one neighbouring occupier within Vine Close. The objector's property does not adjoin the Phase 2 site and the comments appear to concern the wider residential development. The objector raised concerns relating to impacts during the construction period. In this regard, a planning conditions is proposed to restrict the hours of construction. Furthermore, a Construction Traffic Management Plan and Construction Environmental Management Plan (ref: 21/00985/CONDPP) have been approved under conditions 14 and 15 of the Outline Planning Permission.

Given the scale and nature of the proposed development and the separation from existing dwellings, it is not considered that the proposed dwellings would result in any unacceptable impact on properties within Vine Close by reason of overlooking, loss of outlook, loss of privacy or disturbance. Taking into account the context of the site, the residential nature of the proposed use, and the proposals for future residential phases adjoining the site, is considered that proposed development would be compatible with and would not result in any demonstrable harm to the amenities of neighbouring occupiers and uses, in accordance with Local Plan policy DE1.

### **Living Environment Created for Future Residents –**

Phase 2 would deliver 76 residential units, comprising of 43 private houses and 33 affordable units. The properties would all exceed the minimum internal space standards defined in The Ministry of Housing, Communities and Local Government's *Technical Housing Standards* (2015), which are reflected in Policy DE2 (Residential Space Standards) of the Rushmoor Local Plan.

The proposed houses would all benefit from private gardens, most of which would exceed the minimum of 30m<sup>2</sup> required for family houses, in accordance with Rushmoor Local Plan Policy DE3. A condition is proposed to seek details of acoustic boundary treatment for those properties whose gardens would be located adjacent to the Farnborough Road.

It is considered that the proposed development would provide new dwellings of a generous size and efficient layout with sufficient natural light, ventilation, together with access to private and public amenity space. Adequate spacing would be provided between dwellings and habitable room windows to safeguard against loss of privacy and outlook. A condition is proposed to seek full details of external lighting for the development, noting that this may be restricted by the proximity of the site to the approved Blandford Woods SANG to the north and the adjoining woodland within the public open space.

The residents of Phase 2 would have direct access to the Blandford Woods SANG via the proposed cyclepath and footpath on the northernmost boundary. Occupiers of the development would also have direct access to areas of proposed public open space to the within the application site to the north and within Phase 1 to the west. The proposed open space within approved Phase 1 includes an equipped area of play to be delivered in accordance with the outline planning permission's Land Use Parameter Plan as secured by the terms of the s106 Legal Agreement and Conditions 19 and 20 of the Hybrid Outline Planning Permission.

A revised Noise Assessment was submitted with the Phase 2 RMA. With regards internal noise levels, Environmental Health are satisfied that the mitigation measures proposed within the noise report will achieve a satisfactory internal noise environment for future occupants. The noise report finds that noise levels in external amenity areas are predicted to be no greater than 55 dB LAeq, 16hr for the majority of the proposed units. However, for those properties nearest to Farnborough Road, gardens will generally have noise levels significantly above the BS 8233 Upper Guideline value, with noise levels of around 60 - 65 dB LAeq, 16 hr. BS 8233 advises that development should be designed to achieve the lowest practicable levels in external amenity spaces, however, the report offers no suggestions as to how these noise levels can be mitigated. Conditions are therefore proposed to ensure that the recommendations of the report for internal levels in dwellings are complied with and to seek details of acoustic fencing in respect of those properties proposed adjacent to Farnborough Road.

Consultation comments and advice received from the County's Crime Prevention Design Officer and Fire and Rescue Services, were forwarded to the Applicant for consideration.

It is considered that the development would provide a satisfactory living environment for future residents, in accordance with Local Plan policies DE1, DE2, and DE3.

### **Environment, Nature Conservation & Trees**

The Hybrid Outline Planning Application proposals were screened for the purposes of the Environmental Impact Assessment Regulations 2011 (as amended 2015) and was not considered to be EIA development (Planning Ref: 17/00245/SCREEN dated 05/05/2017). No significant environmental effects were identified, and it was considered that any potential environmental effects could be addressed satisfactorily and conventionally at the planning application stage through the submission of supporting information and/or imposition of planning conditions. The Hybrid Outline Planning Application was accompanied by an Ecological Impact Assessment and Shadow Habitats Regulations Assessment (HRA).



Details of landscaping together with an Ecological Management Plan (as amended), Ecological Appraisal Addendum Report and an updated Arboricultural Development Statement have been submitted with this Reserved Matters Application in accordance with the requirements of Condition 3 of the Hybrid Outline Planning Permission. A Construction Environmental Management Plan (CEMP) has been approved (ref: 22/00985/CONDPP) in respect of Condition 14 of the Outline Approval in consultation with the Council's Environmental Health Officer and Ecology Officer.

The residential areas detailed on the Hybrid Outline Planning Permission's approved Land Use Parameter Plans (as amended by 22/00371/NMAPP) focus primarily on pockets of previously developed land. However, together with areas of hardstanding and structures, these areas do contain existing trees and vegetation, and given the relatively large size of the scheme, it was accepted that in granting the outline consent, a significant number of trees and vegetation would require removal to facilitate the development.

### *Ecology & Biodiversity Net Gain*

Paragraph 174 of the National Planning Policy Framework (NPPF) (amended July 2021) states that "*Planning policies and decisions should contribute to and enhance the natural and local environment by; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*". Paragraph 179 requires the promotion of "*the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity*".

Since the approval of the Outline Permission, the Environment Act 2021 has introduced a statutory footing for securing measurable net gains for biodiversity, requiring a 10% minimum uplift post-development. It is expected that this will become a statutory requirement from November 2023. Rushmoor Borough Council have an expectation that all major planning applications, including those with 10 or more dwellings or over 1000sqm of commercial floorspace, should seek to attain a minimum 10% net gain in biodiversity value as a result of development, ahead of statutory obligation.

Condition 3 (15) attached to the Hybrid Outline Planning Permission (17/00914/OUTPP dated 15/05/2020) requires the submission for approval in writing of an Ecological Management Plan in respect of each Reserved Matters Application (RMA).

The Council's Ecology Officer has reviewed the EMPs submitted with each RMA submission to date and commented that the EMPs focussed primarily on protected species with less emphasis on addressing the impact of the proposed development on biodiversity at a habitat level. Measures to avoid, mitigate, and where appropriate, compensate for adverse impacts (on protected species) resulting from development were proposed but the plan lacked a comprehensive site-wide evaluation which quantified the extent to which existing habitats present would be retained, enhanced, or lost to development. It is noted that this assessment does not cover the proposed Blandford Woods SANG site area, because the SANG already benefits from full planning permission.

Given the planning policy context outlined above, the Council's Ecology Officer has worked very closely with the Applicant to secure a site-wide Biodiversity Net Gain Assessment (including DEFRA Metric) which has informed the preparation of updated Ecological Management Plan/s for each of the Reserved Matters Areas within the Blandford House &

Malta Barracks Development Site (excluding the SANG).

The site-wide BNG strategy includes the following measures:

- Increasing the number of 'Urban Trees' originally proposed to compensate for some canopy loss
- Converting ornamental scrub in Phase 2 to native scrub
- Retention and enhancement of the woodland corridor located to the south-west of Vine Close (amounting to 547m<sup>2</sup>)
- Enhancement of beech woodland and in the central northern part of the site, along with other woodland areas
- Provision of 4 new permanent ponds
- Provision of native hedgerows, on a more than like for like basis.
- Provision of 22 bat boxes, 58 bee bricks, 24 bird boxes, 5 hedgehog domes and 10 reptile habitat features

Whilst not included in the submitted BNG Assessment, the application acknowledges the 'off-site' enhancements that have already been secured by the approved Blandford SANG which include wide-scale woodland enhancement throughout the SANG, being brought under long-term management by the Land Trust. These include the removal of non-native scrub (Rhododendron and Cherry Laurel), and the creation of new rides. These off-site enhancements are secured through a SANG Environmental Management Plan (SANG EMP), which is required by Condition 23 of the Outline Planning Consent and has been approved under planning reference: 21/00882/CONDPP.

The Council's Ecology Officer has commented "*The Metric now concludes a biodiversity net gain of 13.72% post-development when assessed against a predevelopment ecological baseline. This enables a conclusion that the development as proposed is able to attain above a minimum of 10% net gain in biodiversity value and therefore achieves Rushmoor Borough Council expectations for this development in that regard.*" The Ecology Officer notes "*The DEFRA Metric referenced above addresses ecological losses and gains as relates to habitats only. Legally protected species present at the development site will need to be subject to separate consideration, in line with best practice impact avoidance and mitigation methodologies in order to ensure no breach of statutory obligations regarding these species.*"

Condition 4 and 5 are proposed to ensure that the development is implemented strictly in accordance with the approved Environmental Management Plan and to seek updated landscaping and planting plans to secure the detailed recommendations (biodiversity enhancements) of the approved Ecological Management Plan, specifically in respect of Phase 2.

It is therefore considered that subject to appropriate safeguarding conditions, the proposed scheme would mitigate any adverse impacts on wildlife and ecologically sensitive receptors and would secure opportunities for biodiversity enhancement in accordance with Local Plan policy NE4 (Biodiversity).

#### *Thames Basin Heaths Special Protection Area*

The wider Blandford House & Malta Barracks Development Site will deliver 13.7ha of Suitable Alternative Natural Greenspace (SANG) designed to avoid or mitigate any potential adverse effects on the Thames Basin Heaths Special Protection Area (TBH SPA) through increased recreational use such as dog walking. The SANG was approved as part of the hybrid outline

planning permission ref: 17/00914/OUTPP and is secured by s106 legal agreement, together with Strategic Access and Monitoring (SAMM) contributions.

The SANG has been designed to serve as mitigation not only for the residential redevelopment of Blandford House and Malta Barracks, but also for other future 3rd party residential schemes within the Borough which lie within 5km of the SANG boundary, for example within Aldershot Town Centre. In this regard, the approved SANG Delivery Strategy confirms that the proposed SANG would provide sufficient capacity for 1,717 people. Therefore, based on an average occupancy rate of 2.4 people per dwelling (ppd) (as set out in RBC's TBH SPA Avoidance and Mitigation Strategy) the proposed Blandford Woods SANG would have capacity for 715 residential units, a significant overprovision.

The residents of Phase 2 would have direct access to the Blandford Woods SANG via a cyclepath and footpath to the north of the site. The provisions of the s106 legal agreement and conditions of the Hybrid Outline Planning Permission would ensure that the development SANG is delivered and accessible prior to first occupation of any part of the residential development as approved.

It is therefore considered, taking into account these mitigation measures, that the proposals are not likely to have a significant effect, alone or in combination upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area (SPA), in accordance with saved South East Plan Policy NRM6, Local Plan policy NE1 and Rushmoor's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2022.

### *Trees*

Notwithstanding the quantum of tree removal established in the Outline Approval, Condition 9 of the Hybrid Outline Planning Permission was imposed to seek details of an Arboricultural Development Statement (ADS), to include an updated Tree Removal Plan, prior to any removal of trees in any phase and prior to commencement in the relevant Reserved Matters Area (RMA). This was to ensure that no trees were removed unnecessarily prior to the detailed design stage of the development.

On 25/05/2022 an application for the removal of trees within an area that included the Phase 2 application site was approved under ref: 22/00167/CONDPP pursuant to Condition 9 of the Hybrid Outline Planning Permission. This approach was agreed on site with the Council's Tree Officer and Planning Officer in order to allow essential works to be carried out on site prior to the approval of the relevant RMA. The works included trenching for archaeology and to ensure that priority trees were removed before the bird nesting season. The trees in question were all located in areas identified for residential development on the approved outline parameter plans, and their removal was necessary to facilitate the development.

The Phase 2 RMA is accompanied by an updated Arboricultural Development Statement (ADS) ref: JSL3922\_22773 V3 (RPS Group, October 2022) in accordance with Condition 3 (20) of the Hybrid Outline Planning Permission. The ADS has been updated to reflect the latest layout and to include the tree removal approved under ref: 22/00167/CONDPP. The ADS identifies significant trees to be retained and incorporated into the development together with tree protection measures for those trees to be retained. The landscaping proposals submitted with the Phase 1, 2 and 3 RMAs include mitigation tree planting which includes both woodland planting and new street trees.

The Council's Arboricultural Officer was consulted in relation to the Phase 2 RMA and has

raised no objection to the proposals. It is accepted that the tree removal, including the removal of some moderate and high-quality trees, is necessary to deliver the development approved by the Outline Planning Permission. The proposals are acceptable on balance given the constraints of the site and subject to the appropriate mitigation planting. Conditions 5 and 10 are proposed in respect of detailed tree planting proposals and to ensure that the tree protection measures set out in the updated Arboricultural Development Statement, are fully implemented in accordance with Local Plan policy NE3 Trees and Landscaping.

## **Pollution & Remediation –**

Local Plan policy DE10 (Pollution) seeks to ensure that developments do not give rise to or are not subjected to unacceptable levels of pollution.

### *Contaminated Land*

A Geotechnical and Geo-environmental Site Investigation report relating to all phases of the proposed residential development, has been submitted to and approved in writing by the Local Planning Authority (ref: 22/00306/CONDPP). These details are pursuant to Condition 11 (site investigation and remediation) of the Hybrid Outline Planning Permission.

*In this regard, the Council's Environmental Health Officer previously commented "The report has identified elevated concentrations of lead and PAHs within some areas of made ground, and recommends that a 600mm capping layer of clean soil be laid in gardens and landscaped areas where made ground is present. All top soils and natural soils are considered suitable for re-use on site. No ground gas precautions are considered necessary and there are no apparent issues with regards ground water."*

It is also noted that Condition 12 of the Hybrid Outline Planning Permission requires prior to first occupation of any Reserved Matters Area, the approval of a verification report, to be submitted to demonstrate effective compliance with the contamination remediation works as approved. Further, Condition 13 of the Hybrid Outline Planning Permission seeks to ensure that suitable additional remedial measures be submitted to the Council for approval, in the event that previously unidentified contamination is discovered during construction.

### *Air Quality & Construction Impacts*

An Air Quality Assessment was submitted with the Hybrid Outline Planning Permission application and was assessed by the Council's Environmental Health Officer, who raised no objection to the findings and recommendations. The impact of the development on air quality when complete and operational would be negligible for both existing receptors and new occupants.

A Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (ref: 21/00985/CONDPP). These details relate to all phases of the proposed residential development and are pursuant to Condition 14 (CEMP) of the Hybrid Outline Planning Permission. The purpose of the CEMP is to reduce the risk of adverse impacts resulting from the construction of the development (including from noise, dust and lighting) on sensitive environmental resources and to minimise disturbance to local residents and other sensitive receptors.

### *Lighting*

The northern boundary of the Phase 2 RMA site adjoins the Blandford SANG and the

development wraps around a retained area of woodland to the west. Given the sensitivities around providing streetlighting in respect of its potential impact on local ecological receptors, planning condition 6 is proposed to ensure that no external lighting is installed unless agreed with the Local Planning Authority in accordance with the recommendations of the approved Ecological Management plan, in accordance with Local Plan policies DE10 (Pollution) and NE4 (Biodiversity).

### **Flood Risk & Drainage –**

The Hybrid Outline Planning Application was accompanied by a Flood Risk Assessment and a Flood Risk & Utilities Statement. Potential flood risks in the area include surface water flooding and overtopping or breach of the Basingstoke Canal. However, the site is located in Flood Risk Zone 1, which means it is at the lowest risk of flooding. Taking into account the characteristics of the site and the nature of the wider proposals, and subject to mitigation measures in the form of Sustainable Drainage Systems (SuDS), the assessment concluded that there are no significant sources of flood risk that would affect the site.

Local Plan Policy NE8 (Sustainable Drainage Systems) requires the implementation of integrated and maintainable SuDS in all flood zones for both brown field and greenfield sites. The Applicant's Reserved Matters Application Planning Statement describes the Sustainable Urban Drainage Solution (SuDS) proposed for the wider Blandford House & Malta Barracks Development Site, which includes the proposed pond within approved Phase 1, and refers to cellular soakaways and SuDS treatment and storage located beneath permeable paved roadways within the development.

Technical details relating to a surface water drainage scheme have been submitted in relation to northern part of the wider development site under application ref: 22/00372/CONDPP, in accordance with Condition 10 of Hybrid Outline Planning Permission ref:17/00914/OUTPP. Hampshire County Council (Lead Flood Authority) were consulted in relation to those details and following a request and receipt of further technical details, they have confirmed no objection to the proposals, in respect of Phases 1, 2 and 3.

### **Sustainable Development -**

Local Plan Policy DE1 expects proposals to '*promote designs and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy*'. In this regard, it is noted that the Planning Statement outlines that the dwellings will incorporate a range of design and energy efficiency measures which aim to minimise and reduce carbon dioxide emissions and confirms that the new dwellings will meet the water efficiency standard of 110 litres per person per day, in line with Policy DE4 (Sustainable Water Use). Compliance Condition 12 and Informative 5 are proposed in respect of the water efficiency standard.

### **Archaeology -**

During the course of this application, details relating to archaeology have been submitted and approved (ref: 22/00305/CONDPP dated 09/05/2022) in respect of Conditions 16, 17 and 18 of hybrid outline planning permission ref:17/00914/OUTPP. The conditions require details of a Written Scheme of Investigation, a Programme of Archaeological Mitigation of Impact and a Post-excavation Assessment to be submitted to the local planning authority for approval, in accordance with Local Plan Policy HE4 (Archaeology).

The County Archaeologist was consulted in relation to the details, commenting "*I can confirm*

*that I endorse the submitted archaeological evaluation report and that it meets the requirements of condition 16. Furthermore, the results from the archaeological evaluation indicate that the site has been the subject wide ranging previous disturbance and that any archaeological potential has been compromised. As such, no further archaeological work should be required. On this basis, I can recommend that conditions 16, 17 and 18 be discharged.”* This position is also supported by the Phase II Heritage impact Assessment submitted with the RMA. Therefore, no further conditions are proposed in relation to Phase 3.

## **Conclusion**

The Reserved Matters Application Phase 2 scheme sufficiently reflects the terms of the outline planning permission for the Blandford House and Malta Barracks Development Site, including the Land Use and Movement Parameter Plans (as amended) and the approved Affordable Housing Strategy. Subject to appropriate planning conditions, the development would not result in any unacceptable impacts on the character and appearance of the area or existing heritage assets and would mitigate any impacts on local environmental conditions and nature conservation. The scheme would deliver a good standard of living accommodation and an appropriate mix of residential dwellings and would not result in any material harm to the amenity of neighbouring occupiers or uses. The proposals would also be acceptable in highway terms.

It is therefore considered that subject to compliance with the attached conditions, the existing planning conditions of the Hybrid Outline Planning Permission and the associated s106 legal agreement; taking into account the provisions of the Development Plan and all other material planning considerations, including consultee responses and representations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

## **FULL RECOMMENDATION**

**GRANT** reserved matters approval subject to the following conditions and informatives:-

### **Time limit**

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

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

### **Approved Plans**

- 2 The permission hereby granted shall be carried out in accordance with the following drawings:
  - 20212 – P201G Site Layout – Phase 2
  - 20212 – P204F Site Layout – Affordable Units
  - 20212 – P205E Site Layout – Self Build Units
  - Vine Cottage Floor Plans and Elevations December 2022
  - 20212 - P2-257 Single Garage - Plans and Elevations
  - 20212 - C205C Coloured Street Scenes – Phase 2
  - 20212 - P2-258 Twin Garage – Plans and Elevation

- 20212 - S201A Site Location Plan - Phase 2
- 20212 - P2-220B Amberley - Plans and Elevations
- 20212 - P2-221B Cambridge - Plans and Elevations - Brick
- 20212 - P2-223B Hampstead - Floor Plans
- 20212 - P2-224C Hampstead - Elevations – Brick
- 20212 - P2-225B Highgate - Floor Plans
- 20212 - P2-226B Highgate - Elevations – Brick
- 20212 - P2-227B Highgate - Elevations - Render
- 20212 - P2-228B Leamington Lifestyle - Plans and Elevations - Brick
- 20212 - P2-229B Leamington Lifestyle - Plans and Elevations - Render
- 20212 - P2-230B Ledsham - Floor Plans
- 20212 - P2-231B Ledsham - Elevations - Brick
- 20212 - P2-232B Ledsham - Elevations - Render
- 20212 - P2-235A Oxford Lifestyle - Plans and Elevations - Brick
- 20212 - P2-236B Oxford Lifestyle - Plans and Elevations - Render
- 20212 - P2-237B Richmond - Floor Plans
- 20212 - P2-238B Richmond - Elevations - Brick
- 20212 - P2-239B Richmond - Elevations - Render
- 20212 - P2-240 Warwick - Plans and Elevations - Brick
- 20212 - P2-243B Plots 25-28 - DartSpey - Floorplans
- 20212 - P2-244B Plots 25-28 - DartSpey - Elevations
- 20212 - P2-246B Plots 29-33 - DartSpey - Floorplans
- 20212 - P2-247B Plots 29-33 - DartSpey - Elevations
- 20212 - P2-248B Plots 84-86 - BrueTweed - Floorplans
- 20212 - P2-249B Plots 84-86 - BrueTweed - Elevations
- 20212 - P2-250B Plots 89-90 - Dart - Floorplans
- 20212 - P2-251B Plots 89-90 - Dart - Elevations
- 20212 - P2-252B Plots 91-9596-100 - TavySpey - Floorplans
- 20212 - P2-253B Plots 91-9596-100 - TavySpey - Elevations
- 20212 - P2-255A Flat Block Plots 75-83 Floor Plans
- 20212 - P2-256A Flat Block Plots 75-83 Elevations
- 20212 - P2-260A Lincoln 3 - Floor Plans
- 20212 - P2-261A Lincoln 3 - Elevations-Render
- 20212 - P2-262A Stratford - Plans and Elevations
- 20212 - P2-263 Cambridge - Plans and Elevations - Render
- 20212 - P2-265 Oxford Option - Plans and Elevations - Brick
- 20212 - P2-266 Oxford Option - Plans and Elevations - Render
- 20212 - P2-267 Hampstead - Elevations - Render

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

### **Materials**

- 3 A schedule of the materials (including updated Building Materials Plan and samples where required by the Local Planning Authority) to be used for the external surfaces of the dwellings and the hard-surfaces within the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these

matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.

Reason – To ensure a satisfactory appearance for the development and to safeguard the character and appearance of the area and the setting of adjoining heritage assets.\*

### **Ecological Management Plan**

4 The development shall be carried out strictly in accordance with the Ecological Management Plan documents hereby approved (in so far as they relate to Phase 2), prior to first occupation of the development hereby approved:

- Ecological Management Plan Phase 2 ref: Vf2 (Aspect Ecology, 3<sup>rd</sup> November 2022);
- Ecological Appraisal Addendum Phase 2 ref: Vf3 (Aspect Ecology, 30<sup>th</sup> November 2022; and
- Biodiversity Net Gain Assessment ref: Vf4A (Aspect Ecology, 30<sup>th</sup> September 2022)

Reason - In the interests of nature conservation and biodiversity net gain.\*

### **Landscaping, Tree Planting and Biodiversity Enhancements**

5. Prior to the first occupation of the residential development hereby approved, details of an updated landscaping, tree planting and biodiversity enhancement plan, to accord with the recommendations of the approved Ecological Management Plan Phase 2 ref: Vf2 (Aspect Ecology, 3<sup>rd</sup> November 2022); and Biodiversity Net Gain Assessment ref: Vf4A (Aspect Ecology, 30<sup>th</sup> September 2022), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first occupation of the residential development hereby approved and thereafter maintained in accordance with the Ecological Management Plan. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved.

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

### **External Lighting**

6 Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with an Artificial Lighting Assessment (including the design, duration, intensity of illumination predicted lighting contours and retained dark corridors for the wider development site), to accord with the recommendations of the approved Ecological Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors.\*

### **Boundary Treatment & Acoustic Fencing**



- 7 Prior to the first occupation of the residential development hereby approved, details of the design and location of all boundary treatment (including a scheme for acoustic rear garden fencing for Plots 75 to 95 and Plot 178) proposed within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development and retained thereafter\*

Reason - To ensure satisfactory external appearance for the development, to safeguard the living conditions of future residents and in the interests of highway safety.

### **Noise Attenuation**

- 8 The development shall be carried out strictly in accordance with the mitigation (glazing and ventilation) described within the Blandford House Noise Assessment Phase 2 ref R9052-2 Rev 0 (24Acoustics, 22 December 2022) hereby approved. The mitigation shall be implemented prior to first occupation of the development to which it relates and thereafter retained for the life of the development\*

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

### **Parking spaces**

- 9 The residents' and visitors' parking spaces shall be laid out, allocated and made available in accordance with drawing 20212-P900A (Phase 1, 2 and 3 Parking Provision) hereby approved in so far as it relates to the Phase 2 RMA, prior to first occupation of the units to which the parking spaces relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the development.\*

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

### **Arboricultural Development Statement**

- 10 The development shall be carried out strictly in accordance with the Phase 2 Arboricultural Method Statement V3 ref: JSL3922\_22773 (RPS Group, October 2022) hereby approved, in so far as it relates to the Phase 2 RMA.

Reason - To safeguard retained trees on the site, to safeguard the character and appearance of the area and in the interests of biodiversity.

### **Hours of Construction**

- 11 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.

### **Sustainable Water Use**

- 12 The dwellings hereby permitted shall be designed and implemented to meet the water efficiency standard of 110 litres per person per day.

Reason - To ensure that the development makes efficient use of mains water in accordance with Policy DE4 of the Rushmoor Local Plan.

### **Removal of PD Rights – Enlargement of dwellings**

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order) there shall be no enlargement or extension of the dwellings hereby permitted, including porches and any additions or alterations to the roof, without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development and to protect the amenities of neighbouring occupiers.

### **Removal of PD Rights – Outbuildings**

- 14 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 new building or enclosure shall be constructed within the curtilage of the dwellings hereby permitted, without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development and to protect the amenities of neighbouring occupiers.

## **INFORMATIVES**

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

The proposal has been assessed against following policies of the Council's Development Plan (Adopted 21st February 2019): SS1 Presumption in Favour of Sustainable Development; SS2 Spatial Strategy; SP10 Blandford House and Malta Barracks; IN1 Infrastructure & Community Facilities; IN2 Transport; HE1 Heritage; HE3 Development within or adjoining a Conservation Area; HE4 Archaeology; DE1 Design in the Built Environment; DE2 Residential Internal Space Standards; DE3 Residential Amenity Space Standards; DE4 Sustainable Water Use; DE6 Open Space, Sport & Recreation; DE10 Pollution; LN1 Housing Mix; LN2 Affordable Housing; NE1 Thames Basin Heaths Special Protection Area; NE2 Green Infrastructure; NE3 Trees and Landscaping; NE4 Biodiversity; NE5 Countryside; NE8 Sustainable Drainage Systems.

In addition to the *Rushmoor Local Plan*, the development plan for Rushmoor includes the *Hampshire Minerals and Waste Plan* (adopted in October 2013) and saved Policy NRM6 of the *South East Plan* (adopted in May 2009).

The Council's adopted supplementary planning documents (SPDs) 'Car and Cycle Parking Standards', 2017, Thames Basin Heaths Special Protection Area Avoidance

and Mitigation Strategy (AMS) as updated April 2022 and Aldershot Military Conservation Area Appraisal and Management Plan (RBC, February 2021) are also relevant.

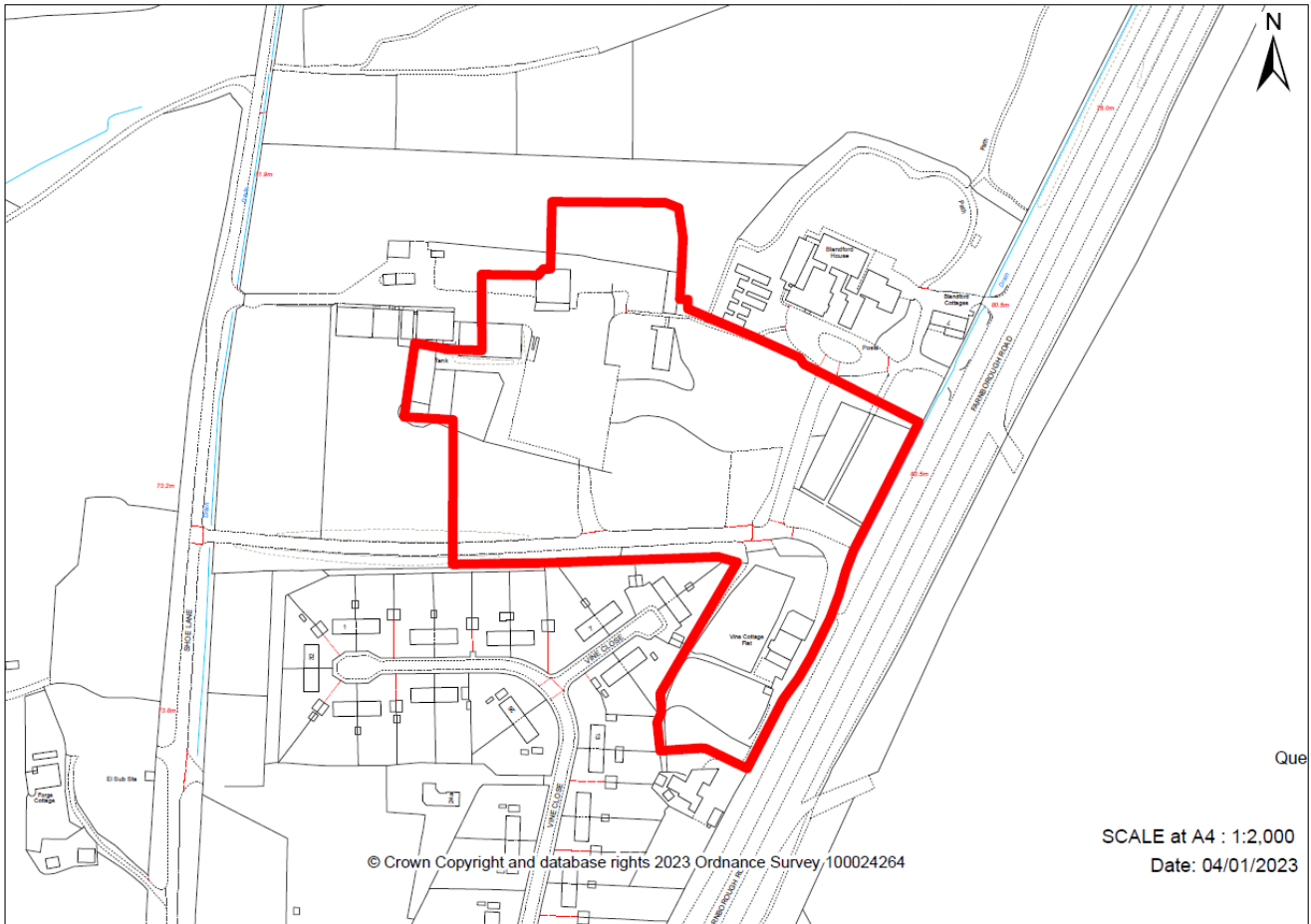
The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019 (amended June 2021), and The Department for Communities and Local Government's *Technical Housing Standards (2015)* are material considerations.

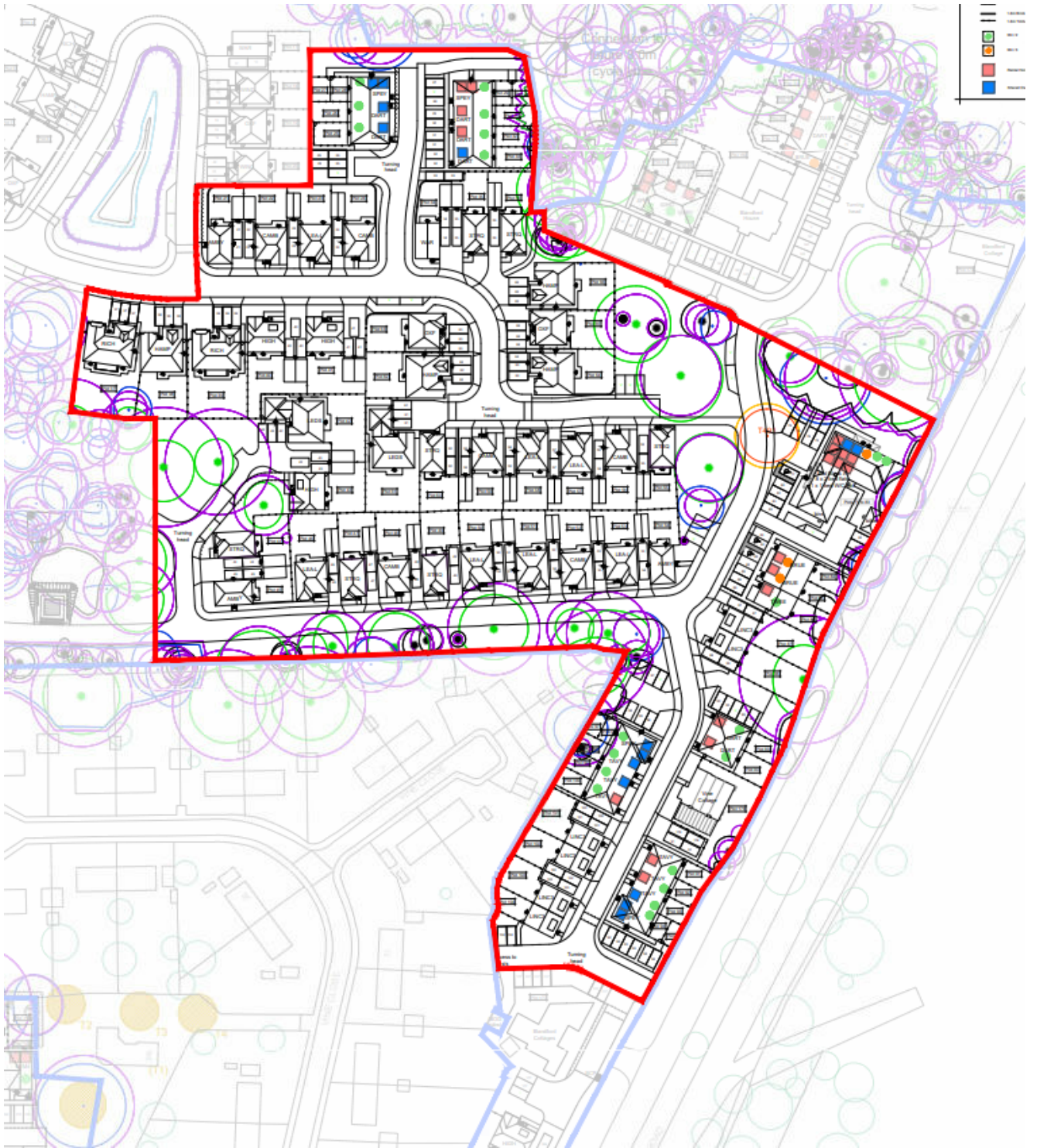
The Reserved Matters Application Phase 2 scheme sufficiently reflects the terms of the outline planning permission for the Blandford House and Malta Barracks Development Site, including the Land Use and Movement Parameter Plans (as amended). Subject to appropriate planning conditions, the development would not result in any unacceptable impacts on the character and appearance of the area, environmental conditions, on nature conservation or existing heritage assets. The development would provide an acceptable living environment for future occupiers and would not be harmful to the amenity of neighbouring occupiers or uses. The proposals would be acceptable in highway terms.

It is therefore considered that subject to compliance with the attached conditions, the existing planning conditions of the Hybrid Outline Planning Permission and the associated s106 legal agreement; taking into account the provisions of the Development Plan and all other material planning considerations, including consultee responses and representations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

2. INFORMATIVE - Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
3. INFORMATIVE -The Applicant is reminded that there are a number of conditions attached to the original hybrid outline planning permission (ref:17/00914/OUTPP dated 15/05/2020) which remain applicable to the Reserved Matters Area and may also require details to be approved prior to the commencement of development.
4. INFORMATIVE - The Applicant is reminded that this permission and the original hybrid outline planning permission ref:17/00914/OUTPP dated 15/05/2020) is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
5. INFORMATIVE - The Applicant is advised in respect of Condition 12 (Sustainable Water Use) that compliance with this condition will need to be demonstrated when applying for Building Control Approval for the development. The Council strongly recommends that this condition is implemented having regard to the "fittings approach" set out in Table 2.2 of The Building Regulations 2010 (Part G).
6. INFORMATIVE - The applicant is advised that the construction of the development shall be carried out strictly in accordance with the Construction Traffic & Environmental

7. INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
8. INFORMATIVE - All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.
9. The Applicant is advised that the Council holds National Skills Academy for Construction status and works in partnership with the construction industry to maximise employment and skills opportunities from developments locally. Our Economic Development team offers support in preparing and implementing Employment and Skills Plans, along with others, including Job Centre Plus, and in facilitating links with local job seekers, schools, colleges and job centres. For more information, please contact the Council's Skills & Employment Officer, Nicky Phillips on 01252 398764 or [nicky.phillips@rushmoor.gov.uk](mailto:nicky.phillips@rushmoor.gov.uk)
10. INFORMATIVE – The Applicants are advised that works have now commenced on the improvement road-works for North Camp along the A3011 Lynchford Road between the B3403 Alexandra Road and Park Road. Hampshire Council advise that these works will take approximately 16 months to complete. To enable construction during the first phase of the works, the A3011 Lynchford Road westbound will remain closed for an approximate 12-month period that commenced in November 2022. Although the eastbound lane will remain open to all traffic during this time, traffic congestion may be an issue with travel in this direction nonetheless. The applicants are therefore advised to take these traffic movement constraints into account in producing and implementing any Construction Management Plan relating the development the subject of this Permission, whether or not a Condition of the Permission.
11. 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.







04/24/2020  
Street Scene A-A

Rectangular Strip



04/24/2020  
Street Scene B-B



NOTES



Drawn 70.00  
Sheet 75-80  
**Street Scene C-C**



Drawn 70.00  
Sheet 76-80  
**Street Scene D-D**



NTS





Vine Cottage



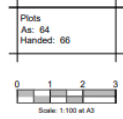
Page  
 VINE COTTAGE  
 FLOOR PLANS & ELEVATIONS  
 SCALE: 1:100  
 DECEMBER 2022



Front Elevation



Side Elevation




Rear Elevation



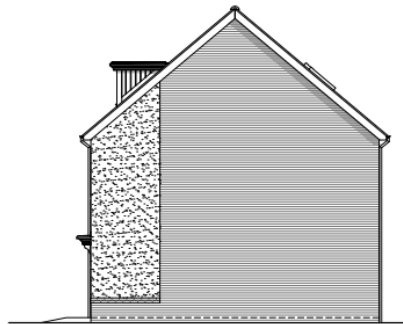
Side Elevation

Hampstead Heritage Collection G Series  
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 Redrow Code: A1  
 Date: 05/03/20  
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**REDROW**

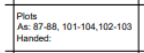
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				Planning	SCALE: 1:100 (A3 ORIGINAL)	DRAWING: Hampstead Proposed Elevations - Render	
					DRAWN: RP	20212	
					DATE: Oct 22	P2-267	



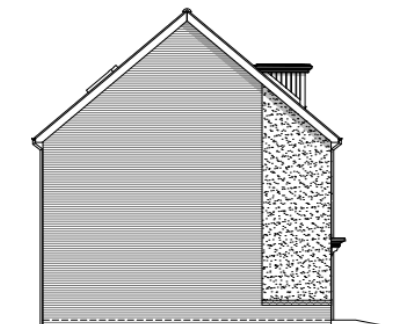
Front Elevation



Side Elevation




Rear Elevation



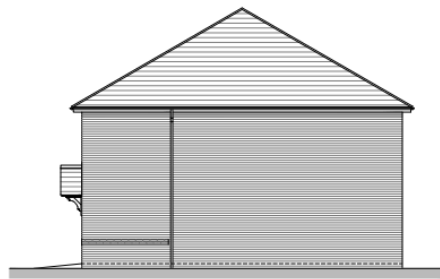
Side Elevation

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 05\_LINCOLN\_000 1  
**REDROW**

REV	DATE	REVISIONS	BY	STATUS	CLIENT: Redrow Homes	PROJECT: Blandford House and Malta Barracks	 <b>architecture - planning - masterplanning</b> Broadlands House, Farnham Business Park, Weyford Lane, Farnham, Surrey GU14 8DZ info@gspearchitecture.com www.gspearthitecture.com Tel: 01252 267878
A	11/10/22	House type updated to G Series version.		Planning	SCALE: 1:100 (A3 ORIGINAL)	DRAWING: Lincoln 3 Proposed Elevations - Render	
					DRAWN: RP	20212	
					DATE: Oct 22	P2-261	



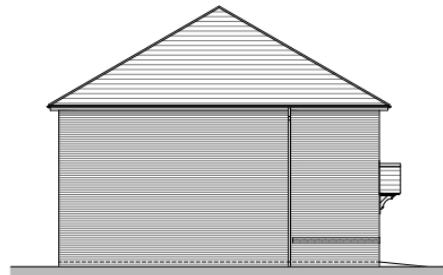
Front Elevation



Side Elevation



Rear Elevation




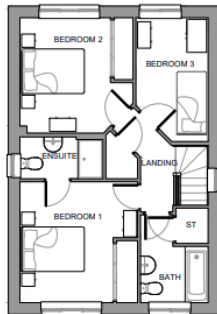
Side Elevation



Scale: 1:100 at A3



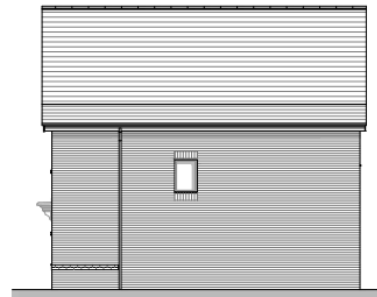
REV	DATE	REVISIONS	BY	STATUS	CLIENT:	Redrow Homes	PROJECT:	Blandford House and Malta Barracks	 Blandford House, Farnham Business Park, Weydon Lane, Farnham, Surrey GU10 9DT. info@apmarchitects.com www.apmarchitects.com Tel: 01252 267676
	A	13/07/22				Plot numbers amended to suit revised site layout.		KLH	
B	10/10/22	Plot numbers and plans amended to suit revised site layout.							
<p><b>Planning</b></p>					DRAWN:	RP	20212	P2-251	B
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First Floor Plan

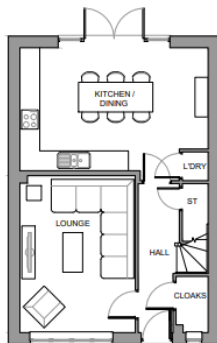


Front Elevation



Side Elevation

Plots  
As: 34  
Handed:



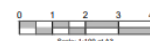
Ground Floor Plan



Rear Elevation




Side Elevation



Scale: 1:100 at A3

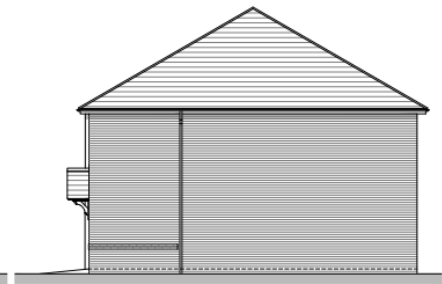


Warwick  
Heritage Collection  
G Series  
10000' 00' 00"  
10000' 00' 00"  
10000' 00' 00"  
Date: May 2022  
By: [Name]

REV	DATE	REVISIONS	BY	STATUS	CLIENT:	Redrow Homes	PROJECT:	Blandford House and Malta Barracks	 Blandford House, Farnham Business Park, Weydon Lane, Farnham, Surrey GU10 9DT. info@apmarchitects.com www.apmarchitects.com Tel: 01252 267676
		Oct22				House type amended to suit Series G		JR	
<p><b>Planning</b></p>					DRAWN:	JR	20212	P2-240	A
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Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Scale: 1:100 at A3



REV	DATE	REVISIONS	BY	STATUS	CLIENT:	Redrow Homes	PROJECT:	Blandford House and Malta Barracks
A	13/03/22	Plot numbers amended to suit revised site layout.	KLH	RP	SCALE:	1:100 (A3 ORIGINAL)	DRAWING:	Plots 29-33 - Dart/Dart/Spey Elevations
B	10/10/22	Plot numbers and plans amended to suit revised site layout.			DRAWN:	RP	20212	P2-247
					DATE:	Oct '22		B

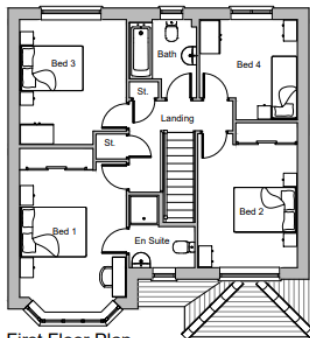
Planning



architecture planning masterplanning  
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First Floor Plan

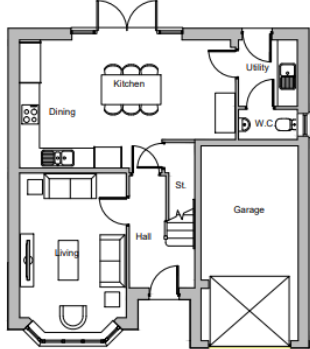


Front Elevation



Side Elevation

Plots  
As  
Handed: 63



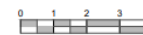
Ground Floor Plan



Rear Elevation



Side Elevation



Scale: 1:100 at A3

Oxford  
Heritage Collection  
G Series  
Plot 22, 24  
Handed: 63  
Date: 04/10/22  
W.L. 2022/06/1



DATE	REVISIONS	BY	STATUS	CLIENT:	Redrow Homes	PROJECT:	Blandford House and Malta Barracks
				SCALE:	1:100 (A3 ORIGINAL)	DRAWING:	Oxford (Self-Build Option) Proposed Plans and Elevations - Render
				DRAWN:	RP	20212	P2-266
				DATE:	Oct 22		

Planning



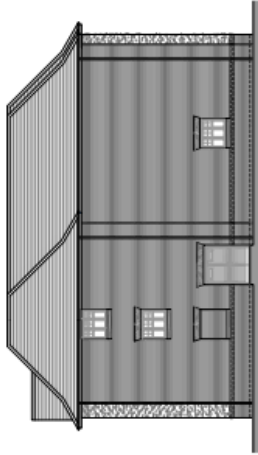
architecture planning masterplanning  
Blandford House, Farnham Business Park,  
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info@aparchitecture.com www.aparchitecture.com  
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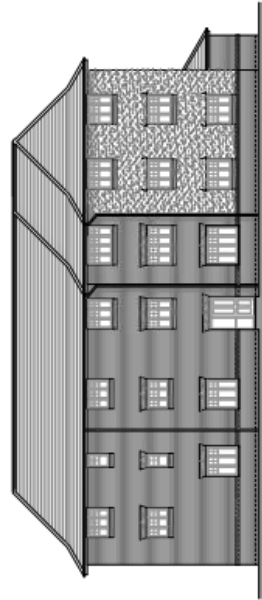
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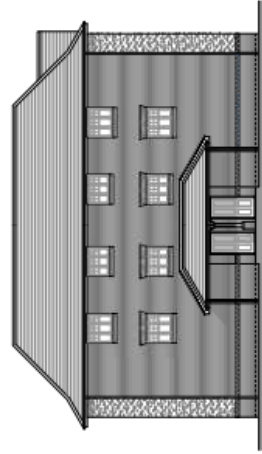
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



<p>PLANNING</p>		<p>DATE: 28/03/22</p>	<p>PROJECT: Standard House and Mills Barns</p>
<p>SCALE: 1:100</p>	<p>DATE: 2021</p>	<p>PROJECT: P2-256</p>	<p>CLIENT: The BlockPlan 24.33 Program Floor Plans</p>
<p>DATE: 28/03/22</p>	<p>DATE: 2021</p>	<p>PROJECT: P2-256</p>	<p>CLIENT: The BlockPlan 24.33 Program Floor Plans</p>





Approved Land Use Parameter Plan

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                      David Stevens

Application No.                      22/00779/REVPP

Date Valid                              4th November 2022

Expiry date of  
consultations                      2nd December 2022

Proposal                              MINOR MATERIAL AMENDMENTS to planning permission 20/00508/FULPP dated 5 September 2022 relating to The Galleries, High Street Car Park and Arcade. Comprising: Revised car park layout to provide a total of 851 spaces (5 additional spaces over development as approved); alterations to stair cores; additional means of escape; re-located disabled bays; provision of EV charging spaces; revised cycle and refuse/recyclables storage and plant room space; re-configured residential floor cores and means of escape; deletion of recessed/inset balconies in favour of additional internal floorspace for flats and elevational alterations to buildings involving an overall reduction in glazed areas; and revised visibility splay for The Galleries site car park entrance.

Address                                **The Galleries High Street Aldershot**

Ward                                      Wellington

Applicant                              Shaviram Aldershot Limited

Agent                                    D. Rose Planning LLP

Recommendation                      **Approve**

### **Description & Relevant History**

In total the application site covers approximately 1.85 hectares within Aldershot Town Centre to the east of Wellington Street and Court Road, south of Wellington Avenue (A323), north of Victoria Road and west of Station Road. The application site comprises three adjoining elements:-

1. **The Galleries Site** : This is the central element of the application site and primarily consists the footprint of The Galleries Shopping Centre, but also encompasses the adjacent older shop premises at Nos.99 and 101 High Street to the east side. Neighbouring properties at Nos.103-109 High Street (No.109 is Aldershot Library) and 41-51 (odd inclusive) Station Road adjoin to the north-east and east respectively. Little Wellington Street bounds the south side of The Galleries, with Stafford House flats,

Aldershot Conservative Club and Aldershot Arcade located on the opposite side of this service road and footpath link. The Galleries Shopping Centre turns the corner from Little Wellington Street into Wellington Street and has a frontage that terminates against the side of No.6 Wellington Street to the north. The Galleries element excludes the triangle of mainly older properties to the north-west in a mix of commercial and residential uses at the corner of Wellington Street with High Street : these are Nos.2, 2a, 2b, 4 and 6 Wellington Street; 59-61, 61a, 63, 65, 67-79, 81 & 83 High Street; and Bakehouse Mews. No.83 High Street directly abuts the west side of The Galleries where it fronts High Street. The Wellington Shopping Centre is located on the opposite side of Wellington Street to the west of The Galleries. The Council's proposed Union Street East (USE) re-development site is located to the north-west of Wellington Street.

The Galleries Shopping Centre is a two-storey purpose-built shopping mall building with the mall mainly situated at first-floor level, with servicing on the ground floor level below. It was built in the late 1980's, but not completed and opened until the mid-1990s. It was last configured to provide 21 retail units and is now entirely vacant and the Mall closed and boarded-up. There is a bridge link across Wellington Street physically connecting the first-floor mall to the Upper Mall Level of the Wellington Shopping Centre (opened in the mid-1970s). Although, a side staircase from the first-floor Galleries mall also provided a pedestrian route directly down to street level in Wellington Street. The Wellington Street bridge link has been blocked-off where it adjoins the Wellington Shopping Centre since autumn 2017 as it no longer serves any useful purpose following the closure of the Galleries mall. The Council approved an application for demolition of the bridge link under ref: 20/00232/DEMOPP earlier this year, although this work has not yet been implemented. The current planning application site does not include the Wellington Centre bridge link, which has now been demolished in any event.

There are some independently accessible ground floor shop units located in the High Street and Wellington Street frontages of The Galleries building. Nos.16-18 Wellington Street (formerly Poundworld) is vacant; and 12-14 Wellington Street (Bright House) closed at the end of March and is not thought likely to reopen.

The adjoining shop properties at Nos.99 & 101 High Street (formerly a sports shop and a 'Zanussi MegaCentre') that are also included within the current application site are both vacant.

2. **High Street Multi-Storey Car Park Site** : Opposite the High Street (north) entrance into The Galleries is an elongated triangular shaped area of land extending from the wider end to the west at Court Road (opposite Gala Bingo); and the NAAFI Roundabout at the narrower end to the east. This is bounded to the north by Wellington Avenue (A323), with Burger King, a car wash and MoD housing at Anzio Close opposite. The car park building itself is roughly rectangular in footprint. The car park is nominally of 5-storey height and has 9 parking levels. However, due to structural problems, only the lowest 4 levels of the car park remain in use, with the remainder inaccessible to the public. The narrower end of the Car Park Site contains a small stand of trees (the only trees within the entire site; none the subject of a Tree Preservation Order), an area of grass, a bottle bank and an access ramp into the car park. The Car Park site is in Council ownership.
3. **The Arcade Site** : This adjoins The Galleries Site (1 above) on the south side of Little Wellington Street. It is a smaller late 1980s modern shopping mall development with offices at first-floor level which replaced a Victorian shopping arcade in the late 1980's.



It is bounded by Wellington Street to the west; Victoria Road to the south; Nos.122-128 Victoria Road and the car park boundary of Aldershot Conservative Club to the east. The Arcade remains occupied (currently 74% occupancy level) by a number of small shops, especially along the frontages of Wellington Street (Nos.20-28) and Victoria Road (Nos.130-138). The active units comprise of a mix of Class A1, A2, A3 and Sui Generis (betting shop and tattoo parlour). The majority of the internal element of the Arcade, now only accessible from the Victoria Road end, is vacant. Excluded from, and inset into the south-west corner of The Arcade Site and the junction of Wellington Street with Victoria Road, is No.30 Wellington Street, which is an Edwardian town of the 19<sup>th</sup> Century building (1896), occupied by National Westminster Bank.

Planning permission was granted in September 2022 subject to the phasing and condition amendments agreed at the Development Management Committee meeting on 19 January 2022. Permission was granted subject to conditions (with some minor changes agreed in January 2022) and a s106 Agreement for *“redevelopment of the High Street Car Park, The Galleries Shopping Centre and the Arcade Shopping Centre to provide a phased development comprising 596 flats (330no. one bedroom and 266no. two bedroom), flexible commercial uses within Use Class E (commercial, business & service uses) and/or Use Class F.1 (learning and non-residential institutions; excluding schools and places of worship), public car parking and residents' car and cycle parking, together with external amenity areas including roof gardens and public realm”*; 20/00508/FULPP.

The current application proposes some minor material amendments to the original approved scheme, but would remain consistent with the description of development of the original permission. There is no change to either the number or mix of residential units, or the overall mix of uses as already approved. The application also retains the public realm and landscape proposals as already approved. The amendments arise from detailed design work on the proposed buildings undertaken to ensure compliance with current Building Control and other technical requirements. The following proposed amendments are identified:-

### **Galleries Site**

#### **Car Park:**

- Revised visibility splay for car park entrance into Little Wellington Street;
- Car Park layout revised to minimise 'dead ends', with provision of 242 spaces compared to 271 spaces approved within the original permission;
- Split level car park layout removed, with the access level no longer requiring a ramp;
- Car park stair core reconfigured and an additional means of escape added;
- Disabled spaces repositioned as structural columns would have impacted upon their accessibility as originally approved; and
- EV car parking spaces added.

#### **Ground Floor:**

- Reconfigured and relocated cycle storage more conveniently accessible from the Square;
- Relocated and additional refuse/recyclables stores for both Galleries east and west blocks;
- Revised plant room space to meet mechanical and electrical requirements; and
- Consequential but an overall minor reduction in the quantum of flexible Use Class E and/or Use Class F.1 floorspace in order to provide the above;

#### **Upper (Residential) Floors:**

- Cores reconfigured and/or relocated with additional means of escape added; and
- Recessed/inset balconies incorporated into the dwelling for increased utility [but gable end and bolt-on balconies have been retained];

#### **Elevations:**

- Glazed areas reduced to address heat loss and gain calculations to ensure Building Regulation compliance;
- Sections of elevations where glazing previously to be replaced with high quality brickwork or complementary panels;
- All living rooms to have full height windows approximately 2-metres wide;
- Bedrooms to have full height windows approximately 1-metre wide; and
- Amendments to balconies as set out above;

### **High Street Car Park Site**

#### Car Park/Ancillary Areas:

- Improved structural arrangement and car parking bay sizes with revised layout enabling the provision of 463 spaces compared to 425 spaces approved with the original permission;
- Amendment to car ramps;
- Lift and stair cores reconfigured;
- Disabled car parking relocated to a more convenient location adjacent to a residential entrance;
- EV spaces incorporated;
- Residents' bicycle storage has been consolidated; and
- Refuse storage revised with more convenient access.

#### Residential Floors:

- Lift and cores reconfigured. Passing places introduced on corridors; and
- Recessed/inset balconies incorporated into the dwelling for increased utility [bolt-on balconies have been retained];

#### Elevations:

- Glazed areas reduced to address heat loss and gain calculations to ensure Building Regulation compliance;
- Glazing to be reduced in extent, with additional masonry in the elevations finished with high quality brickwork or complementary panels to match their surroundings;
- All living rooms to have full height windows approximately 2-metres wide;
- Bedrooms to have full height windows approximately 1-metre wide; and
- Amendments to balconies as set out above.

### **Arcade Site**

#### Car Park:

- Minor layout changes with provision of 146 spaces compared to 150 spaces as originally approved.

#### Residential Floors:

- Passing places added to corridors; and
- Recessed/inset balconies incorporated into the dwelling for increased utility [gable end and bolt-on balconies would be retained];

#### Elevations:

- Glazed areas reduced to address heat loss and gain calculations to ensure Building Regulation compliance;
- Where glazing is reduced, this is to be replaced with high quality brickwork or complementary panels;
- All living rooms to have full height windows approximately 2-metres wide;
- Bedrooms to have full height windows approximately 1-metre wide; and
- Amendments to balconies as set out above.

There would be a net increase in parking spaces provided by the development of 5 spaces overall, but with a redistribution of parking from the Galleries (minus 29 spaces) and Arcade (minus 4 spaces) Sites that would be re-distributed to the High Street Multi-Storey car Park

Site (plus 38 spaces).

Since Minor Material Amendments under s73 of the Town & Country Planning Act 1990 have the legal effect creating a fresh planning permission, the applicants have confirmed that they are willing to enter into a Deed of Variation to the original S106 agreement thereby ensuring that the obligations relating to the original permission would also apply to the fresh planning permission relating to the amended scheme.

### **Consultee Responses**

HCC Highways Development Planning      No highways objections.

Contract Management                      More information needed concerning bin store capacity.

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 193 individual letters of notification were sent to the owner/occupiers of properties in High Street, Anzio Close, Wellington Avenue, Station Road, Victoria Road, The Arcade, Wellington Street and Bakehouse Mews, including all properties adjacent or opposite the application site.

### **Neighbour comments**

No comments have been received as a result of neighbour notifications and other usual application publicity.

### **Policy and determining issues**

The site is located both within the defined urban area of Aldershot and the town centre of Aldershot as defined by the Rushmoor Local Plan (2014-2032), adopted November 2019. The site is not located within a Conservation Area, nor adjoins one. The site does not contain any Listed Buildings and none are located immediately adjacent : the nearest Listed Buildings are the former Palace Cinema and the Post Office Buildings on Station Road.

There are some Buildings of Local Interest (BOLI) are located at No.41 Station Road; 1-11 Wellington Street and 49- 51 Union Street; and the Former George Hotel; and Nos.115 & 117 Victoria Road at 'Bank Corner', at the junction of Wellington Street, Victoria Road and Gordon Road.

Within the defined Town Centre area, the Galleries and Arcade portions of the application site are identified as being within the 'Primary Shopping Area'. However, within this, the Wellington Street frontage of The Galleries portion of the site is then more specifically identified as 'Primary Frontage'. However, the street frontages of the Arcade site onto Wellington Street and Victoria Road are 'Secondary Frontage'. The whole of The Galleries is identified as 'Additional Secondary Frontage (Aldershot)'.

Rushmoor Local Plan Policies IN2 (Transport), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards) and DE5 (Proposals Affecting Existing Residential (C3) Uses) are considered relevant to the consideration of the current application. The Councils adopted Car and Cycle Standards Supplementary Planning Document (SPD) adopted in 2017 is also considered relevant.

The current application is seeking a minor material amendment (MMA) to the already approved Galleries re-development scheme utilising s73 of the Town & Country Planning Act. This is a power for developers to seek variations to planning permissions that was introduced in 2010 and are intended to be a streamlined procedure for the consideration of material but otherwise straightforward amendments to development schemes that do not give rise to significant planning issues and concerns. MMAs are considered in the light of the Planning Policy and Guidance that is in place at the time that the MMA application is considered.

There is no statutory definition of an MMA; however NPPG sets out guidance to the effect that changes sought with MMAs are limited to those where the scale and nature of the proposed amendments result in a development that is not substantially different from the one which was originally approved. In this respect it is a matter for the Local Planning Authority to consider and determine whether or not any proposed variations are 'minor material' and that it is appropriate for such proposals to be considered using s73. Any request for a MMA is considered on its individual circumstances and merit as a matter of fact and degree. In this respect, it is pertinent for an LPA to consider the cumulative effects of any previous amendments that have been approved.

The effect of a s73 application for a MMA is to seek a whole new planning consent as an alternative to that of the originally approved scheme, but on different terms. Where a s73 application for a MMA is granted, the legal effect is to issue a new planning permission sitting alongside the original permission that reflects those proposed variations that are approved. However the original permission remains intact and un-amended. Nevertheless, since a MMA consent under s73 cannot alter the time limit for implementation, this condition must remain unchanged from the original permission. Where an original permission is (as in this case) accompanied by a s106 Planning Obligation, it is likely that a new s106 (or at least a Deed of variation to the original s106) will be required.

In the above context, the main determining issues for the proposed MMA are considered to be:-

1. Principle;
2. Design & Visual Impact;
3. Impact on Neighbouring Properties;
4. The Living Environment Created; and
5. Highways Considerations.

## **Commentary**

### **1. Principle -**

It remains a key Council objective to secure the regeneration of Aldershot Town Centre, of which the Galleries scheme is a significant part.

Although the proposed amendments to the original scheme are numerous, they are amended design details to ensure compliance with Building Regulation and technical requirements of other legislation that apply to the scheme and how it is to be built. Whilst the number of proposed amendments render these proposals 'material' overall, it is not considered that the scale and nature of the proposed amendments would result in an overall development that is substantially different from the one that has already been approved and, as such, they are of 'minor' impact. There is no change in the overall number of dwelling units, a minor increase in the overall number of parking spaces provided in the scheme, and a minor decrease in ground

floor commercial space. On this basis it is considered that seeking an MMA under s73 is an appropriate procedure having regard to the proposals.

## **2. Design & Visual Impact -**

Whilst some of the proposed amendments relate to the elevations of the proposed development this relates to a minor reduction in the size of windows, with the additional masonry walling matching the palette of quality external materials to be used in the development. Where there are some recessed/inset balconies within the already approved scheme, it is now proposed that these be incorporated into the dwellings to which they relate for increased utility – which has the effect of boosting the floorspace of these dwelling units. All projecting balconies within the scheme would be retained as already approved. Overall, it is considered that the proposed amendments would not result in any significant change in the external appearance of the development from that already approved and that the design and external appearance of the proposed development is acceptable and, indeed, would have been found equally acceptable had it been proposed originally.

## **3. Impact on Neighbouring Properties -**

It is considered that there would be no material and harmful changes from what has already been approved in respect of the way in which the proposed development would relate to all of its neighbours.

## **4. The Living Environment Created -**

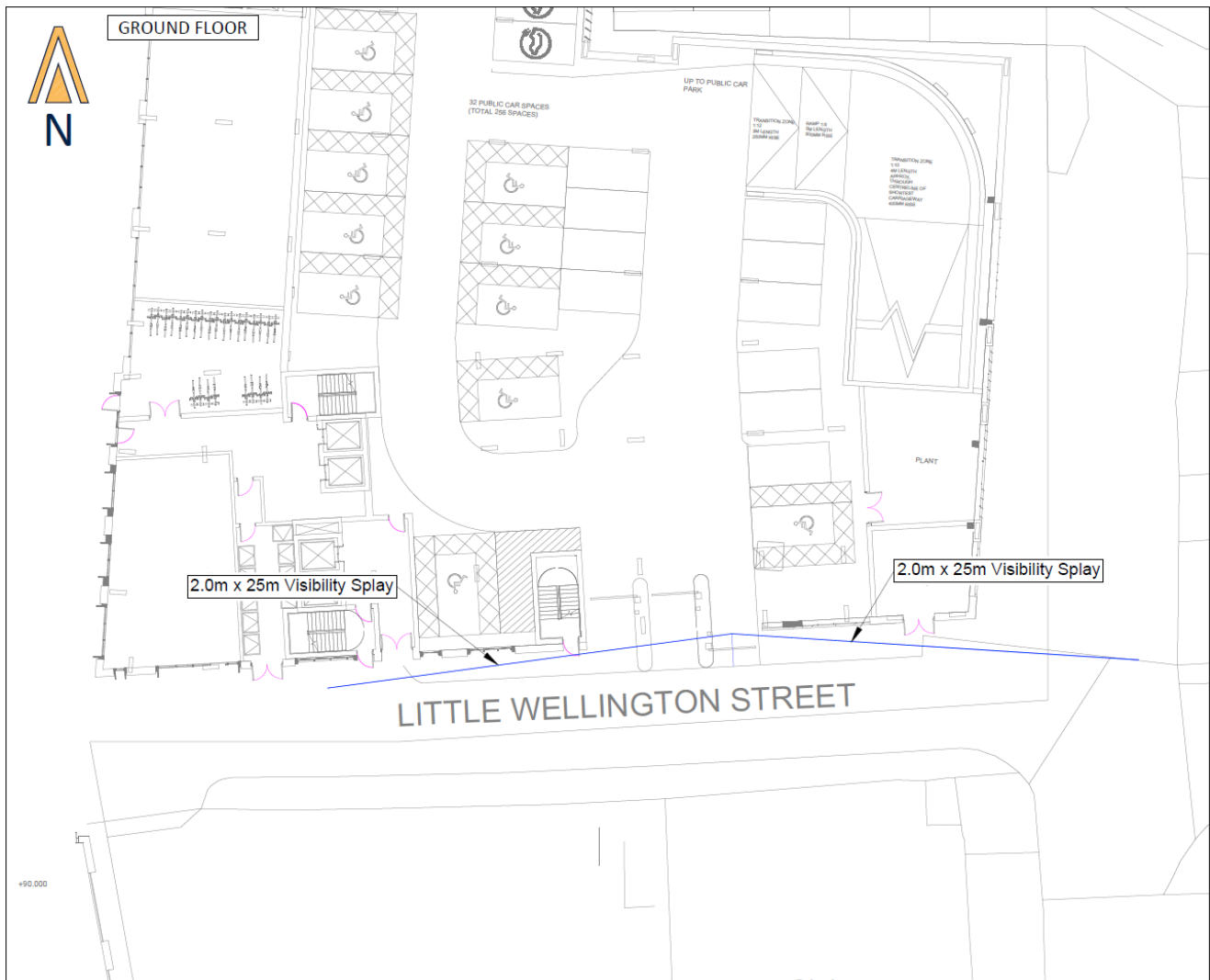
The proposed amendments would not result in any of the dwelling units within the scheme having a materially worse internal environment. Indeed, where the proposed amendments are to enclose recessed/inset balconies, this simply results in the balcony floorspace being enclosed and, as such, incorporated into these flats. In any event, Local Plan Policy DE3 allows internal floorspace to be provided in lieu of balcony space. The reduction in window sizes would not result in any material change in the extent of sunlighting/daylighting of the residential units within the scheme.

It is considered that an acceptable living environment would continue to be provided for future occupiers as a result of the proposed amendments.

## **5. Highways Considerations -**

The proposed amendments change various details in the internal design and layout of the car parking areas within the proposed development. However, these are considered to be improvements over the parking layouts as already approved. Furthermore, although it is proposed to re-distribute parking spaces away from the Galleries and Arcade sites and increase the parking provided in the development of the High Street site, the overall parking numbers in the scheme would increase by 5 spaces.

The Highway Authority (Hampshire County Council) has confirmed that the proposed revised egress from the Galleries car park into Little Wellington Street is unlikely to result in significant reduction in highway safety, not least because traffic speeds in this road would be slow. The sight-lines are the same as already approved, but the access is re-located approximately 10 metres west of the approved position:-



The proposed amended bin store arrangements seek to replicate the capacity of the bin stores approved with the proposed development as originally approved. However, the Council’s bin collection arrangements have changed since the original scheme was designed with the result that the Council’s Operations Manager (Domestic Refuse Collection) has continued concerns that the domestic waste bin storage capacity within the development is no longer sufficient. Nevertheless, as with the consideration of the original planning permission for the development, it is considered that imposition of a condition (No.39) will suffice to ensure that adequate domestic bin storage capacity is provided within the scheme. The same condition, as set out below, is to be replicated with the current application:-

**“39. Residential Units : Bin Storage & Collection Details**

*No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until the appropriate residential refuse/recycling bin storage areas for that phase have been provided and made available to the occupiers in accordance with details to be first 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 safeguard the amenities of the area. \*”*

**Other Matter : s106 Planning Obligation Requirements –**

A s106 Legal Agreement (dated 6 September 2022) was completed in respect of the original planning permission to secure the following:-

- 1) Payment of £3,293,300.00 (comprising £3,021,714.00 SANGS and £271,586.00 SAMMS contributions) towards SPA avoidance and mitigation and access management at Southwood Country Park; OR, alternatively, an appropriate payment to secure equivalent mitigation at the Blandford House/Malta Barracks SANGS site;
- 2) Payment of £100,000 for improvements to off-site Public Open Space comprising either (a) landscaping, park furniture infrastructure and footpath renewal (including renovation of historic hard/soft landscape features) and habitat improvements at Manor Park, Aldershot; OR (b) landscaping, park furniture infrastructure and footpath renewal and habitat improvements at Redan Hill Gardens, Windmill Road, Aldershot;
- 3) Provision of a full Travel Plan prior to occupation along with associated approval, monitoring fees (£1500 for approval and £3000 per annum for 5 years for monitoring : £16,500 in total) and bond;
- 5) Both mid-term and late-stage financial viability re-assessment clauses in accordance with the recommendations of the PBS Independent Viability Review (3rd August 2020);
- 6) Requirements to secure the provision, retention and management/allocation of parking spaces within the development for the lifetime of the development; and
- 7) Payment of a £5,000.00 Monitoring and Administration Fee.

All of these s106 requirements apply equally in respect of the development scheme incorporating the proposed amendments and, as a result, it is necessary for the applicants to enter into a Deed of Variation to the original s106 Agreement. This would be in order to ensure that the implementation of the fresh planning permission being sought in respect of the proposed amendments would also secure identical s106 requirements.

## **Conclusions –**

It is considered that the proposals the subject of the proposed amendments are equally acceptable in principle and in highway terms; to have an acceptable impact on the visual character, appearance and heritage assets of the area and the vitality and viability of the Town Centre shopping frontages; to have no material or adverse impact on neighbours; and to provide an acceptable living environment for future occupiers. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with Local Plan Policy DE6. On the basis of the provision of a contribution towards an appropriate SPA mitigation and avoidance 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. On the basis of the independent assessment of the submitted Financial Viability Report, and subject to mid- and late-stage re-appraisal, the proposals are considered to comply with the requirements of Local Plan Policy LN2 (affordable housing). The proposals are also considered acceptable in terms of trees, flood risk & drainage, air quality, ecology & biodiversity, archaeology, sustainability and access for people with disabilities. The proposals are thereby acceptable having regard to the requirements of Policies SS1, SS2, SP1, SP1.1, SP1.2, SP1.4, IN1, IN2, IN3, HE1, HE4, DE1, DE2, DE3, DE4, DE5, DE6, DE10, LN1, LN2, PC8, NE1, NE2, NE3, NE4, NE6 and NE8

of the adopted New Rushmoor Local Plan (2014-2032); adopted Car and Cycle Standards SPD (2017); Aldershot Town Centre Prospectus SPD (2016); Affordable Housing' SPD (2019); Buildings of Local Importance SPD (2012); & Shop Front Design Guide SPD (2015); and the advice contained in the National Planning Policy Framework and National Planning Policy Guidance.

## Full Recommendation

It is recommended that **SUBJECT** to the completion of a satisfactory Deed of Variation to the s106 Agreement dated 9 September 2022 in respect of the original planning permission by 31 January 2023, or in accordance with an agreed by an extension of time, to ensure that the implementation of the development in accordance with the proposed amendments the subject of the current application also requires compliance with identical s106 requirements, the Head of Planning in consultation with the Chairman be authorised **GRANT** planning permission for the proposed Minor Material Amendments subject to the following conditions and informatives:-

### 1. Time for implementation

The development hereby permitted shall be begun on or before 6 September 2023.

Reason – To conform to the timescale for the implementation of the original planning permission for the development hereby permitted, 20/00508/FULPP.

### 2. Approved Drawings

Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings – AC\_PP\_300 REV.P02, AC\_PP\_301 REV.P02, AC\_PP\_302 REV.P02, AC\_PP\_303 REV.P02, AC\_PP\_304 REV.P02, AC\_PP\_305 REV.P02, AC\_PP\_306 REV.P02, AC\_PP\_307 REV.P02, AC\_PP\_308 REV.P02, AC\_PP\_309 REV.P02, CP\_PP\_320 REV.P02, CP\_PP\_321 REV.P02, CP\_PP\_322 REV.P02, CP\_PP\_323 REV.P02, CP\_PP\_324 REV.P02, CP\_PP\_325 REV.P02, CP\_PP\_326 REV.P02, CP\_PP\_327 REV.P02, CP\_PP\_328 REV.P02, CP\_PP\_329 REV.P02, CP\_PP\_330 REV.P03, CP\_PP\_331 REV.P02, GA\_PP\_340 REV.P02, GA\_PP\_341 REV.P02, GA\_PP\_342 REV.P02, GA\_PP\_343 REV.P02, GA\_PP\_344 REV.P02, GA\_PP\_345 REV.P02, GA\_PP\_346 REV.P02, GA\_PP\_347 REV.P02, GA\_PP\_348 REV.P02, GA\_PP\_349 REV.P02, GA\_PP\_350 REV.P02, GA\_PP\_351 REV.P02, GA\_PP\_352 REV.P02, GA\_PP\_353 REV.P02, MP\_PP\_001 REV.P05, MP\_PP\_002 REV.P05, MP\_PP\_003 REV.P05, MP\_PP\_004 REV.P05, MP\_PP\_005 REV.P05, MP\_PP\_006 REV.P05, MP\_PP\_007 REV.P05, MP\_PP\_008 REV.P05, MP\_PP\_009 REV.P05, MP\_PP\_010 REV.P05, MP\_PP\_011 REV.P05, MP\_PP\_012 REV.P06, MP\_PP\_013 REV.P05, MP\_BE\_400 REV P02, MP\_BE\_401 REV P02, MP\_BE\_402 REV P02, MP\_BE\_403 REV P02, MP\_BE\_404 REV P02, MP\_BE\_405 REV P02, MP\_BE\_406 REV P02, MP\_BE\_407 REV P02, MP\_BE\_408 REV P02, MP\_BE\_409 REV P02, MP\_BE\_410 REV P02, MP\_BE\_411 REV P02, MP\_PE\_100 REV P05, MP\_PE\_101 REV P05, MP\_PE\_102 REV P05, MP\_PE\_103 REV P05, MP\_PE\_104 REV P05, MO\_PS\_201 REV P05, MO\_PS\_202 REV P05, MP\_PP\_014 REV P05, MP\_PS\_200 REV P05, MP\_SC\_001 REV P06, MP\_SC\_002 REV P02, MP\_SC\_003 REV P03, MP\_SC\_004 REV P02, XX\_XP\_X02 REV P02, XX\_XP\_X11 REV P02, XX\_XP\_X12 REV P02, XX\_XP\_X13 REV P02, XX\_XP\_X01 REV P02, XX\_XP\_X03 REV P02, D0302-001 REV.A, D0302-002 REV.A, D0302-003 REV.C, D0302-004 REV.A, D0302-005, D0302-006, D0302-007, D0302-008, D0302-009, 8262-LRW-ZZ-ZZ-SA-A-A00-401 REV.P03, EVOKE SK001 REV.A, EVOKE SK002 REV.A, EVOKE SK003 REV.A, EVOKE SK004 REV.A, & EVOKE R-



20-0051-013. Clarke Saunders Acoustic Report; D.Rose Planning LLP Planning Statement; Delva Patman Redlar Daylight & Sunlight Study; FHP Engineering Research Solutions Sustainability & Energy Statement; Gem Air Quality Ltd. Air Quality Assessment; Holbury Ecological Impact Assessment & Additional Bat Survey Report; JM Enviro Ltd. FRA & Drainage Strategy; JTP Design & Access Statement; Lustre Consulting Site Investigation Desk Study; Neil Tulley Associates Tree Schedule & Arboricultural Constraints; Systra FTPTransport Assessment & Framework Travel Plan; Montagu Evans Financial Viability Assessment; and Shaviram Public Consultation Statement. Drawing Nos. 00817B\_GD\_XE\_E01 REV.P01; 00817B\_GD\_XE\_E02 REV.P01; 00817B\_GD\_PE\_E01 REV.P01; 00817B\_GD\_PE\_E02 REV.P01; 00817B\_GD\_XP\_X03 REV.P01; 00817B\_GD\_XP\_X04 Phasing Plan\_P01; and Reports Demolition : COSHH Assessments; Demolition : Execution Plan & Method Statement (Amended version received 10 January 2022); Demolition : Rye Group Method Statement for Eastern Wing; Demolition : Standard Operating Procedures; Demolition : Rye Group Risk Assessments; Agents' covering email of 16 December 2021; and Agents Covering Letter dated 3 November 2022.

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

### 3. Finer-Grained Phasing Details

Notwithstanding the general phasing details indicated with the application hereby approved, other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street, no works shall start on site in respect of the implementation of this planning permission until finer-grained details for the phasing of the development hereby permitted (including the stage at which the 250 space public car parking to be provided to the Council is to be constructed and made available for use by the Council; and public bicycle parking) have been submitted to, and approved by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the phasing details so approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason – To ensure a satisfactory implementation of the approved development in the interests of the amenities of the Town Centre.

### 4. Site Investigation

Prior to each phase of development approved pursuant to Condition No.3 of this planning permission, other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street, no works pursuant to that phase shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

(a) a site investigation report based on the Phase I desk study (report ref:1654\MD\1-2017\601 issued by Lustre Consulting) 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 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

(b) 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.

(c) an asbestos survey should be undertaken prior to demolition to ensure that any asbestos present is identified and dealt with in an appropriate manner.

Where step (b) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the completeness and effectiveness of the remediation and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted for approval in writing by the Local Planning Authority.

Reason – (1) To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention; and to ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution; and (2) to ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete; in line with Paragraph 170 of the National Planning Policy Framework. \*

## 5. Unforeseen Contamination

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. \*

## 6. Surface Water Drainage details

Other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street, no development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment Rev.A by JM Enviro Limited, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-

- (a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment;
- (b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
- (c) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change; and
- (d) Maintenance schedules detailing the maintenance requirements of all drainage elements within the site.

Reason – At the request of Hampshire County Council Lead Local Flood Authority and to comply with the requirements of Local Plan Policy NE8. \*

## 7. Surface Water Network Upgrade Provision

No properties within the development hereby approved shall be occupied until confirmation has been provided to, and approved by, the Local Planning Authority that either:- all surface water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason – At the request of Thames Water, whom advise that network reinforcement works are likely to be required to accommodate the proposed development in order to avoid flooding and/or potential pollution incidents. \*

## 8. Surface Water Infiltration Systems

No drainage systems for the infiltration of surface water to the ground are permitted other than with the prior written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason – At the request of the Environment Agency to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

## 9. Piling Using Penetrative Methods

Piling using penetrative methods shall not be carried out other than with the prior written consent of the Local Planning Authority.

Reason – At the request of the Environment Agency to ensure that the piled foundations do not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.

## 10. Construction & Environmental Management Plan

Other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street, no development shall take place, including any works of demolition, until a Construction & Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the demolition and construction period. The Plan shall provide for:-

- (a) the parking of vehicles of site operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials used in constructing the development;
- (d) details and location(s) of temporary site accommodation;
- (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (e) wheel washing facilities;
- (f) measures to control the emission of dust, dirt and other emissions during construction;
- (g) a scheme for recycling/disposing of waste resulting from demolition and construction works;

- (h) measures to minimise noise and vibrations during construction and demolition; and
- (i) measures to ensure/maintain vehicular and pedestrian access to adjoining and nearby properties at all times during the demolition and construction period

Reason - In the interests of highway safety & convenience and neighbour amenities. \*

### 11. Construction Hours

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

Reason - To protect the amenities of neighbouring properties in the vicinity.

### 12. Green Roof Details

No part of the residential accommodation hereby approved shall be occupied until the design of the green roof, the uses accommodated on the roofs and the habitat creation techniques and long-term management of the roofs shall be submitted to, and approved in writing by, the Local Planning Authority. Those measures so approved shall be implemented in full during the first planting season after occupation of any part of the residential accommodation and retained thereafter.

Reason - To ensure that the green roofs survive, provide the greatest biodiversity gain, and to protect and enhance biodiversity in accordance with Local Plan Policy NE4 and Paragraph 175 of the NPPF. \*

### 13. Biodiversity Enhancement Details

No part of the residential accommodation hereby approved shall be occupied until details of an appropriate level of biodiversity enhancement, including roosting and foraging opportunities for urban birds and bat species and a sensitive external lighting strategy, shall be submitted to, and approved in writing by, the Local Planning Authority. Those details and measures so approved shall be implemented in full and retained thereafter.

Reason: To ensure that the proposals provide adequate biodiversity enhancement relative to the size of the development; and to protect and enhance biodiversity in accordance with Local Plan Policy NE4 and Paragraph 175 of the NPPF. \*

### 14. Tree Protection Measures

No works shall start on site in respect of the development of Building G until existing trees and shrubs/hedges to be retained in the vicinity 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 Arboricultural Impact Assessment Report 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 in accordance with Local Plan Policy NE3.

#### 15. Provision of Highway Access and Visibility Splays

The means of pedestrian, cycle and motor vehicular access (including any visibility splays) shown on the plans hereby approved shall be constructed and/or provided in full accordance with the approved plans and retained thereafter at all times for the lifetime of the development. The visibility splays so provided shall thereafter be kept free at all times of any obstruction including trees and shrubs exceeding 1m in height.

Reason - To improve and maintain visibility for the safety of pedestrian and vehicular traffic.

#### 16. No Overhead Servicing

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.

#### 17. Flexible Commercial/Community Units : Use

The flexible commercial/community units hereby permitted shall be used flexibly for purposes falling within Use Classes E (commercial, business & service uses) and/or Use Class F.1 (learning and non-residential institutions; excluding schools and places of worship) of the Schedule to the Use Classes Order 1987, (or any other Order revoking or re-enacting that Order).

Reason - To safeguard the viability and vitality of the Town Centre.

#### 18. Flexible Commercial/Community Units : Bin Storage & Collection

No flexible commercial/community unit hereby approved shall be occupied until details of the means and measures for the storage and collection of refuse/recycling at and from that unit has been submitted to and approved in writing by the Local Planning Authority. The bin storage and collection measures so approved shall be implemented and retained thereafter in accordance with the details so approved.

Reason - To safeguard the amenities of the area.

#### 19. Flexible Commercial/Community Units : Means of suppressing smells and fumes

Use of any flexible commercial/community units hereby permitted to be used for purposes falling within Use Classes E(c) (restaurants & cafes) shall not commence before appropriate means of suppressing and directing smells and fumes and associated extraction noise from the premises, have been installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. These details shall include the height, position, design, materials and finish of any external chimney or vent. The equipment shall be installed in accordance with the details so approved and thereafter retained.

Reason - To safeguard the amenities of neighbouring property.

#### 20. Flexible Commercial/Community Units : Opening Hours

The flexible commercial/community units hereby permitted shall not be open to customers outside the following times, unless details of any noise mitigation strategy has been submitted to and approved in writing by the LPA:-

- 0700 – 2300 Hours Mondays to Sundays

Reason - To safeguard the amenities of neighbouring occupiers.

#### 21. Flexible Commercial/Community Units : Delivery Hours

No deliveries in relation to the flexible commercial/community units hereby permitted shall be taken in or dispatched from the site outside the hours of 0700 - 2000 Hours Mondays to Sundays.

Reason - To safeguard residential amenities.

#### 22. Flexible Commercial/Community Units : Street Frontage(s)

The street frontage(s) of the flexible commercial/community units hereby permitted shall include a window display which shall be provided prior to occupation of each flexible commercial/community unit hereby permitted.

Reason - To safeguard the character and appearance of the shopping area.

#### 23. Flexible Commercial/Community Units : No Externally Audible Amplified Sound

No sound reproduction equipment, conveying messages, music, or other sound which is audible outside, and emanating from, the commercial/community units hereby permitted shall be installed without the prior written consent of the Local Planning Authority.

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

#### 24. Flexible Commercial/Community Units : Plant & Machinery

All plant and machinery (including the mechanical ventilation) to be installed associated with any of the flexible commercial/community use units hereby permitted shall, as appropriate, be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound and any external visual impact in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. Any details so approved shall be implemented in full and retained whilst the plant and machinery remains at the development.

Reason -To protect the amenity of the occupiers of the development and the amenity of neighbouring occupiers.

#### 25. Public Realm : Hard and Soft Landscaping

The flexible commercial/community units hereby approved shall not be occupied until a fully detailed soft and hard landscaping scheme including trees, planting, and details of paving/hardstanding, and external lighting has been submitted to and approved in writing by

the Local Planning Authority. Such details shall be implemented during the first planting season after the occupation of a flexible commercial/community unit within the development.

Reason - To ensure the development makes an adequate contribution to public realm visual amenity and provides satisfactory drainage arrangements. \*

#### 26. Public Realm : Landscape Management Plan

The flexible commercial/community units hereby approved shall not be occupied until a landscape management plan detailing management responsibilities, maintenance schedules 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 ensure the amenity value of the public realm trees shrubs and landscaped areas is maintained. \*

#### 27. Public Realm : Street Furniture & Lighting

The flexible commercial/community units hereby approved shall not be occupied until details of street furniture (including lighting) within the public realm areas of the development hereby approved 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 ensure satisfactory external appearance. \*

#### 28. Public Realm : Signage

Details of the direction and other signage at the entrances into and within the public realm areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as so approved.

Reason - To ensure satisfactory external appearance.

#### 29. External Material Samples

Prior to each phase of development approved pursuant to Condition No.3 of this planning permission, no construction works above ground level pursuant to that phase shall start until a schedule and/or samples of the external materials to be used in the construction of that phase have been submitted to, and approved in writing by, the Local Planning Authority. The details so approved shall be implemented in full and retained thereafter.

Reason - To ensure satisfactory external appearance. \*

#### 30. External Design Details

Prior to each phase of development approved pursuant to Condition No.3 of this planning permission, the commencement of works on any part of the development pursuant to that phase above ground level shall not start until detailed drawings showing all elevations of the development in that phase including:-

- Architectural detailing on the upper floors;
- windows, (including casing, frames, opening type and colour/finish of frames and glazing);

- Shop fronts;
- Type and position of trickle vents; and
- Any externally visible rainwater goods

shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall subsequently be implemented in full and retained as approved.

Reason - In the interest of the character and appearance of the area. \*

### 31. Residential Communal Amenity Areas : Hard and Soft Landscaping

The residential units of each phase of development approved pursuant to Condition No.3 of this planning permission hereby approved, or any part thereof, shall not be occupied until a fully detailed soft and hard landscaping scheme including trees and other planting for that phase, has been implemented in full in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The hard and soft landscaping scheme thereby approved for that phase shall be provided within the first planting season after occupation of any part of the residential accommodation of that phase, and retained and maintained at all times as a shared communal amenity area for occupiers of the development for the lifetime of that phase of the development.

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

### 32. Residential Communal Amenity Areas : Landscape Management Plan

The residential accommodation hereby approved, or any part of, shall not be occupied until a landscape management plan detailing management responsibilities and maintenance schedules has been submitted to and approved in writing by the Local Planning Authority. The residential communal amenity areas shall be managed, maintained and retained in accordance with the details so approved.

Reason - To ensure the amenity value of the landscaping of the residential communal amenity areas within the development is satisfactorily managed and maintained. \*

### 33. Residential Car Parking

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until each residential unit within that phase has been allocated one parking space for the lifetime of the development that have been provided and made available for use. For the avoidance of doubt, no allocated residential parking space shall be used for the parking and/or storage of boats, caravans and trailers

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

### 34. Residential Cycle Parking

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until secure bicycle storage/parking facilities have been provided and made available for the use of occupiers of



the residential units within that phase. The cycle storage/parking so provided shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason - In order to ensure that secure weather-proof bicycle parking facilities are provided to encourage the use of sustainable modes of travel.

### 35. Residential Units and Communal Residential Roof Amenity Areas : Noise Mitigation

No residential unit hereby approved [and their associated communal roof amenity area(s)] within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied/brought into use until mitigation measures to protect the residential units and the associated roof amenity areas within that phase from traffic or other external noise have been implemented in accordance with details, which have first been submitted to, and approved in writing by, the Local Planning Authority. The noise mitigation measures so approved shall be retained for the lifetime of the development.

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

### 36. Residential Units : General Noise Attenuation Measures

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until all plant and machinery (including any mechanical ventilation) to be installed with that phase of the development has been enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-born 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 the occupiers of the development and the amenity of neighbouring occupiers.

### 37. Residential Units : Balcony/Terrace Privacy Screening

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until any privacy screening to the flanks of the residential balconies and/or amenity terraces of that phase have been implemented in accordance with details to be first 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 safeguard the amenities of neighbouring property. \*

### 38. Residential Units and Residential Roof Amenity Areas : Privacy of Neighbours

Notwithstanding the details shown on the submitted plans, no residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until a scheme of measures to address, as appropriate, through provision of measures such as obscure glazing and/or privacy screening to the balustrades of amenity areas and balconies, the privacy of occupiers of adjoining and nearby residential units, has been submitted to and approved in writing by the Local Planning Authority. Such measures as may be approved shall be implemented in full prior to the first occupation of the residential

units within that phase that are involved and the measures so approved shall be retained for the lifetime of the development.

Reason -To protect the amenities of the neighbouring residential properties. \*

#### 39. Residential Units : Bin Storage & Collection Details

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until the appropriate residential refuse/recycling bin storage areas for that phase have been provided and made available to the occupiers in accordance with details to be first 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 safeguard the amenities of the area. \*

#### 40. Residential Units : Communal Broadband and Aerial/Satellite Connections

Notwithstanding any details submitted in the application, no residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until details of the communal telecommunications provision and the aerial or satellite facilities for that phase, including high speed broadband, have been submitted to and approved in writing by the Local Planning Authority. The approved systems and installations shall be installed in full accordance with the approved details and made operational before any residential units in that phase are occupied and retained thereafter.

Reason - To ensure satisfactory external appearance and provide for appropriate telecommunication facilities in accordance with Local Plan Policies DE1 and PC3. \*

#### 41. Employment Skills Plan

Other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street, prior to the construction of the development hereby approved, training and employment opportunities shall be provided in respect of the development in accordance with an Employment and Skills Plan to be first submitted to, and approved in writing by, the Local Planning Authority.

Reason - To secure employment and training opportunities for local people in the interest of economic development of the area. \*

#### 42. Sustainability : Electric Car Charging Points Details

Details of the provision of Electric Car Charging Points within the development shall be submitted to and approved in writing by the Local Planning Authority prior to the car parking area(s) in which they would be located being first brought into use. The Electric Car Charging Point installation so approved shall subsequently be installed and made operational and available to occupiers of the development prior to the car parking area(s) in which they would be located being first brought into use and retained thereafter.

Reason – To reflect the objective of enabling a sustainable development.

#### 43. Sustainability : BREEAM

On completion of any flexible commercial/community unit within the development hereby approved, certification their compliance with the BREEAM 'excellent' standard for water consumption shall be submitted to, and approved by, the Local Planning Authority.

Reason - To ensure the development is sustainable.

## INFORMATIVES

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

It is considered that the proposals the subject of the proposed amendments are equally acceptable in principle and in highway terms; to have an acceptable impact on the visual character, appearance and heritage assets of the area and the vitality and viability of the Town Centre shopping frontages; to have no material or adverse impact on neighbours; and to provide an acceptable living environment for future occupiers. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with Local Plan Policy DE6. On the basis of the provision of a contribution towards an appropriate SPA mitigation and avoidance 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. On the basis of the independent assessment of the submitted Financial Viability Report, and subject to mid- and late-stage re-appraisal, the proposals are considered to comply with the requirements of Local Plan Policy LN2 (affordable housing). The proposals are also considered acceptable in terms of trees, flood risk & drainage, air quality, ecology & biodiversity, archaeology, sustainability and access for people with disabilities. The proposals are thereby acceptable having regard to the requirements of Policies SS1, SS2, SP1, SP1.1, SP1.2, SP1.4, IN1, IN2, IN3, HE1, HE4, DE1, DE2, DE3, DE4, DE5, DE6, DE10, LN1, LN2, PC8, NE1, NE2, NE3, NE4, NE6 and NE8 of the adopted New Rushmoor Local Plan (2014-2032); adopted Car and Cycle Standards SPD (2017); Aldershot Town Centre Prospectus SPD (2016); Affordable Housing' SPD (2019); Buildings of Local Importance SPD (2012); & Shop Front Design Guide SPD (2015); and the advice contained in the National Planning Policy Framework and National Planning Policy Guidance.

It is therefore considered that subject to compliance with the attached conditions, and legal agreements, 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 Legal Agreement 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 WORKS START ON SITE** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**.

Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions

seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

4. 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.

5. 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 buildings are consistent with these aims; and
- b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.

6. 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.

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 - 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.

9. 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.

10. 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.

11. INFORMATIVE - The applicant is advised to contact the Council's Environmental Health Team regarding the requirement to provide acoustic insulation. Any scheme of acoustic

insulation must be in accordance with the specifications provided in Schedule 1 of the Noise Insulation Regulations 1975 and must include details of acoustic mechanical ventilation and, where appropriate, solar control.

12. INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable.

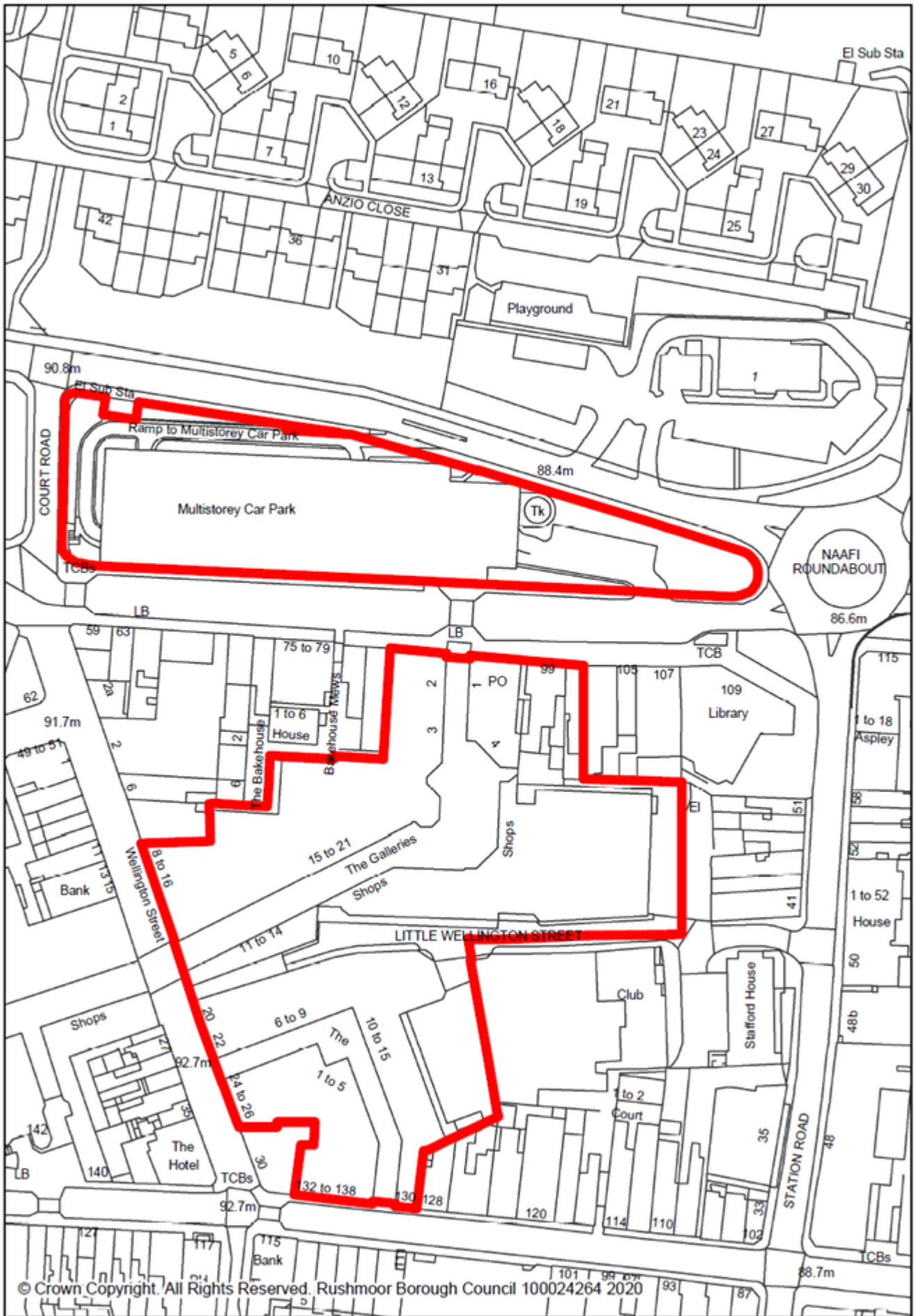
13. INFORMATIVE - The applicant is advised that there is a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.

14. INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed.

15. INFORMATIVE - The applicant is reminded that the flexible commercial/community use premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "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".

16. 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.

17. 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.



**High Street South Elevation (A-A):**

**Proposed Amendment:**



Block Elevation A-A

**As Approved:**



Block Elevation A-A

**High Street North Elevation (B-B):**

**Proposed Amendment:**



Block Elevation B-B  
1 : 200

**As Approved:**

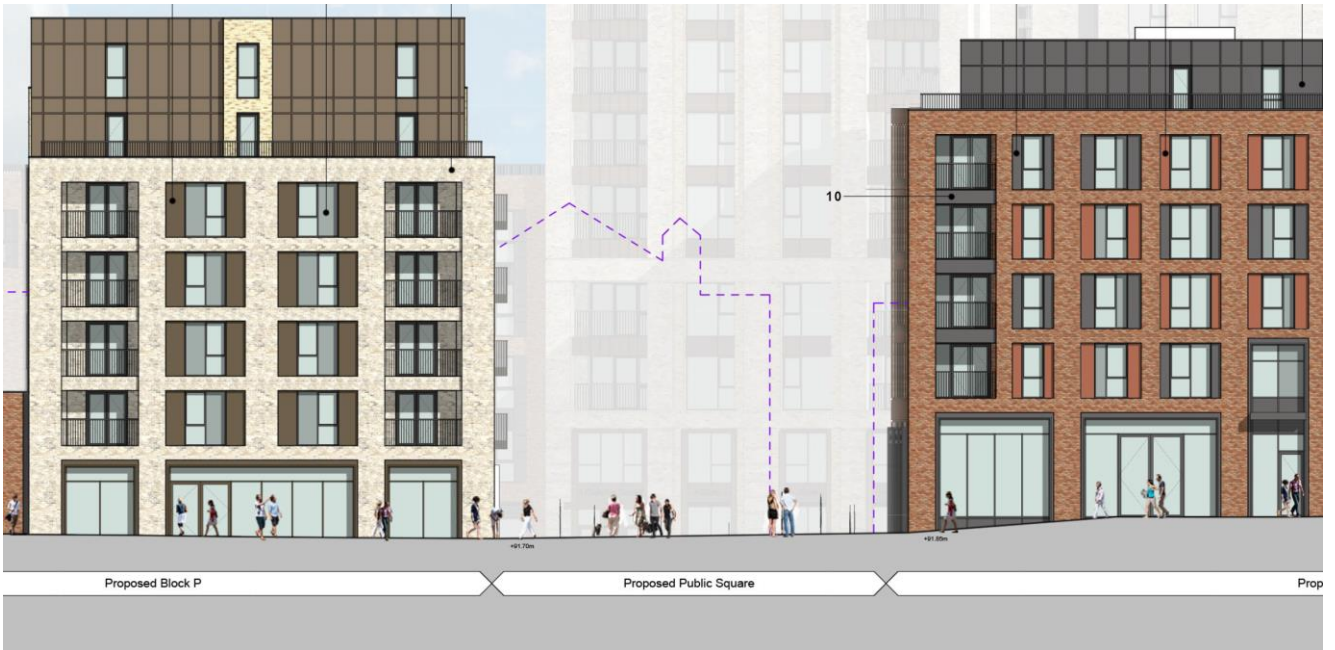


Block Elevation B-B  
1 : 200



**Example of Changes in Extent of Glazing (Using Wellington Street frontage blocks):**

**Proposed Amendment:**



**As Approved:**



**New Public Street within Development (Elevation E-E [East]):**

**Proposed Amendment:**



**As Approved:**



Elevation E-E\_East  
1 : 100

**Victoria Road frontage (Elevation D-D):**

**Proposed Amendment:**



**Internal Street Elevation (West):**

**Proposed Amendment:**



Elevation E-E\_West

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## Section D

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

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

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Application No	21/00818/CONDPP	Ward: Wellington
Applicant:	Taylor Wimpey West London	
Decision:	<b>Permission Granted</b>	
Decision Date:	09 December 2022	
Proposal:	Submission of details in respect of part of Development Zone K (Stanhope Lines East) and part of Development Zone M (Buller) part pursuant to condition 14 (remediation report) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014.	
Address	<b>Zone K - Stanhope Lines East And Zone M Buller Wellesley Aldershot Urban Extension Alisons Road Aldershot Hampshire</b>	

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Application No	21/00869/CONDPP	Ward: Wellington
Applicant:	Taylor Wimpey West London	
Decision:	<b>Permission Granted</b>	
Decision Date:	13 December 2022	
Proposal:	Submission of details pursuant to condition 4 (materials) of part reserved matters application 21/00108/REMPP dated 27th May 2021	
Address	<b>Part Of Land At Stanhope Lines E And Part Of Buller Alisons Road Aldershot Hampshire</b>	

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Application No 21/00904/CONDPP Ward: St Mark's  
Applicant: Miss Tilly Wishaw  
Decision: **Permission Granted**  
Decision Date: 09 November 2022  
Proposal: Submission of details pursuant to Condition 5 (Phasing) of planning permission 17/00914/OUTPP dated 15th May 2020.  
Address **Blandford House And Malta Barracks Development Site Shoe Lane Aldershot Hampshire**

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Application No 21/00950/FULPP Ward: Manor Park  
Applicant: Mr. Sarbjit Singh  
Decision: **Permission Granted**  
Decision Date: 16 December 2022  
Proposal: Conversion of first floor office into a one-bedroom flat and existing ground floor shed into a storage and bike store  
Address **74 Church Road Aldershot Hampshire GU11 3PS**

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Application No 22/00199/FUL Ward: North Town  
Applicant: Mr Robert Murrell  
Decision: **Permission Granted**  
Decision Date: 24 November 2022  
Proposal: Replacement of 1no. wooden window and 1no. wooden window and door unit on west side of church hall with UPVC  
Address **St Augustines Church Hall Holly Road Aldershot Hampshire GU12 4SE**

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Application No 22/00292/FULPP Ward: St Mark's  
Applicant: Mr Chris Moss - Discovery Air Ltd.  
Decision: **Permission Granted**  
Decision Date: 02 December 2022  
Proposal: External alterations to rear elevations and change of use of ground floor office to one bedroom flat  
Address **Ground Floor Pyramid House 43 Queens Road Farnborough Hampshire GU14 6JP**

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Application No 22/00299/FULPP Ward: St Mark's

Applicant: Mihail Namistiuc

Decision: **Permission Granted**

Decision Date: 13 December 2022

Proposal: Single storey rear extension, erection of side facing dormer and alterations to fenestration along with conversion of existing building from C3 (dwellinghouse) to a 6 bedroom C4 HMO.

Address **97A Osborne Road Farnborough Hampshire GU14 6AP**

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Application No 22/00371/NMAPP Ward: St Mark's

Applicant: Miss Tilly Wishaw

Decision: **Permission Granted**

Decision Date: 02 November 2022

Proposal: NON-MATERIAL AMENDMENT: substitution of Land Use Parameter Plan and Movement Parameter Plan approved by hybrid outline planning permission 17/00914/OUTPP for the development of up to 180 dwellings (including the conversion of Blandford House and retention of three existing dwellings) including access, internal roads, demolition of buildings, amenity space, green infrastructure and sustainable drainage systems (Matters for Approval - Access Only) to include FULL approval of details for the provision of 13.7ha of Suitable Alternative Natural Greenspace (SANG) and associated car park (18 spaces).

Address **Blandford House And Malta Barracks Development Site Shoe Lane Aldershot Hampshire**

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Application No 22/00383/FULPP Ward: Rowhill

Applicant: Nigel Rose - Harding Rose Architects

Decision: **Permission Granted**

Decision Date: 20 December 2022

Proposal: Construction of first floor storey side extension on top of existing ground floor extension

Address **Cherry Stones 8 Cranmore Gardens Aldershot Hampshire GU11 3BE**

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Application No 22/00390/FUL

Ward: Wellington

Applicant:

Decision: **Permission Granted**

Decision Date: 20 December 2022

Proposal: Conversion of existing 3 bedroom maisonette into 2no. 1 bedroom flats with provision of cycle and bin store

Address **9A Wellington Street Aldershot Hampshire GU11 1DX**

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Application No 22/00396/CONDPP

Ward: Empress

Applicant: Pinehurst Investments Limited

Decision: **Conditions details approved**

Decision Date: 24 November 2022

Proposal: Submission of details pursuant to Condition Nos.4 (means of enclosure), 8 (communal aerial details), 13 (external lighting details) and 21 (obscure glazing details) of planning permission 18/00466/FULPP dated 2 October 2019

Address **Hillside Place 117 Farnborough Road Farnborough Hampshire**

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Application No 22/00434/FULPP

Ward: Wellington

Applicant: Mr Puran Giri & Miss Shonika Gurung

Decision: **Permission Granted**

Decision Date: 09 December 2022

Proposal: Change of use of the vacant unit (from Use Class E-Shop) to Restaurant & Drinking Establishment (Sui Generis) incorporating provision of external extraction flue and retention of new glazing on front and side elevations

Address **47 Union Street Aldershot Hampshire GU11 1EP**

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Application No 22/00476/FUL

Ward: Empress

Applicant: Mr Ghale

Decision: **Permission Granted**

Decision Date: 08 November 2022

Proposal: Retention of five condensing units to the rear

Address **88 - 90 Queensmead Farnborough Hampshire GU14 7SE**

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Application No 22/00517/FULPP Ward: Manor Park

Applicant: Mrs. Fahmida Mandozai

Decision: **Permission Granted**

Decision Date: 06 January 2023

Proposal: Erection of first floor side extension

Address **16 Churchill Avenue Aldershot Hampshire GU12 4JR**

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Application No 22/00568/FULPP Ward: Empress

Applicant: Mr & Mrs Harris

Decision: **Permission Granted**

Decision Date: 03 November 2022

Proposal: Erection of a two storey side extension, single storey rear extension, car port to side and changes to external appearance including rendering

Address **27 Napoleon Avenue Farnborough Hampshire GU14 8LZ**

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Application No 22/00573/FULPP Ward: Aldershot Park

Applicant: Mr Naveed Ahmad

Decision: **Permission Granted**

Decision Date: 31 October 2022

Proposal: Retention of a single storey rear extension and proposed repositioning of first floor rear window

Address **125 Ash Road Aldershot Hampshire GU12 4BZ**

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Application No 22/00579/CONDPP Ward: Wellington

Applicant: Taylor Wimpey West London

Decision: **Permission Granted**

Decision Date: 09 December 2022

Proposal: Submission of details pursuant to condition 8 (refuse and recycling) of part reserved matters application 21/00108/REMPP dated 27th May 2021

Address **Part Of Land At Stanhope Lines E And Part Of Buller Alisons Road Aldershot Hampshire**

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Application No 22/00583/FULPP Ward: Empress

Applicant: Mr Gavin Beck

Decision: **Permission Granted**

Decision Date: 04 November 2022

Proposal: Erection of single storey building to house car cosmetic repair booth following demolition of existing booth, installation of 2no. extraction flues to east elevation of existing valet and repair facility, relocation of 1no. CCTV column and 1no. lighting column and erection of enclosed bin store resulting in loss of 5no. car park spaces

Address **4 Templer Avenue Farnborough Hampshire GU14 6FE**

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Application No 22/00591/FULPP Ward: St Mark's

Applicant: Mr Yogen

Decision: **Permission Refused**

Decision Date: 02 November 2022

Proposal: Extensions comprising first floor side extension, first floor rear extension, two storey side extension, and roof extension to provide loft accommodation to facilitate a change of use of first floor ancillary staff accommodation associated with ground floor restaurant (Use Class E Commercial) to 8no. 1-bedroom short stay serviced apartments at first and second level and retention of restaurant use at ground level; and formation of a dropped kerb.

Address **32 Alexandra Road Farnborough Hampshire GU14 6DA**

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Application No 22/00600/TPO Ward: Knellwood

Applicant: Mrs Mary Hill

Decision: **Permission Granted**

Decision Date: 03 November 2022

Proposal: Remove one declining Oak in rear garden as per submitted plan (part of group G17 of TPO 439A)

Address **25 Church Road West Farnborough Hampshire GU14 6QF**

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Application No 22/00601/FULPP Ward: Empress  
Applicant: Mr Gurung  
Decision: **Permission Granted**  
Decision Date: 23 November 2022  
Proposal: Erection of extension to rear to provide refrigerated storage to facilitate use of premises as a cash & carry warehouse (Use Class B8)  
Address **2 Eelmoor Road Farnborough Hampshire GU14 7QN**

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Application No 22/00605/TELEPP Ward: Cherrywood  
Applicant: CK Hutchison Networks (UK) Ltd  
Decision: **Prior Approval Required and Granted**  
Decision Date: 17 November 2022  
Proposal: Proposed telecommunications installation: Proposed 15.0m Phase 9 slimline Monopole and associated ancillary works  
Address **Telecommunication Mast Adjacent To Bradfords Roundabout Farnborough Road Farnborough Hampshire**

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Application No 22/00620/EDCPP Ward: Aldershot Park  
Applicant: GARY HEFFER  
Decision: **Development is Lawful**  
Decision Date: 16 December 2022  
Proposal: CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR DEVELOPMENT: Continued use of land for siting of mobile home to provide accommodation for immediate family members of the occupants of the main dwellinghouse, and for non-paying visitors to the dwellinghouse and for purposes ancillary to main dwelling; the mobile home meeting the definition of a caravan as set out in the Caravan Sites Act, 1968  
Address **10 Orchard Way Aldershot Hampshire GU12 4HW**

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Application No 22/00622/FULPP Ward: St Mark's  
Applicant: Mr Jack Atkinson  
Decision: **Permission Granted**  
Decision Date: 10 November 2022  
Proposal: Permanent retention of existing cafe within the car park to the west of Ascent 01 building  
Address **Ascent 1 1 Aerospace Boulevard Farnborough Hampshire GU14 6XW**

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Application No 22/00623/CONDPP Ward: Wellington  
Applicant: LNT Construction  
Decision: **Conditions details approved**  
Decision Date: 08 December 2022  
Proposal: Submission of details pursuant to Condition Nos.11 (landscaping scheme) and 17 (acoustic protection details) of planning permission 21/00333/FULPP dated 22 July 2021  
Address **Bluebell Lodge 1 Ordnance Road Aldershot Hampshire GU11 2AJ**

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Application No 22/00636/FULPP Ward: Cove And Southwood  
Applicant: R Raggett  
Decision: **Permission Granted**  
Decision Date: 03 November 2022  
Proposal: Formation of a dropped kerb and formation of a permeable hardstanding in front garden  
Address **180 Cove Road Farnborough Hampshire GU14 0HJ**

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Application No 22/00637/COND

Ward: Wellington

Applicant: Mr Steve Akeju

Decision: **Permission Granted**

Decision Date: 03 November 2022

Proposal: Submission of details pursuant to condition 12 (contaminated land) part iii attached to Planning Permission 16/00815/FULPP (13th April 2017) in respect of the erection of 10 x 1-bedroom and 22 x 2-bedroom flats with associated parking, access and landscaping in three blocks

Address **Site Of Old Fire Station Ordnance Road Aldershot Hampshire**

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Application No 22/00638/FULPP

Ward: Fernhill

Applicant: Mrs. Amberleigh Huckle

Decision: **Permission Granted**

Decision Date: 31 October 2022

Proposal: Widening of existing dropped kerb with formation of hardstanding for parking

Address **125 Sandy Lane Farnborough Hampshire GU14 9JB**

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Application No 22/00645/PDC

Ward: Rowhill

Applicant: Dawn Collins

Decision: **Development is Lawful**

Decision Date: 31 October 2022

Proposal: CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT:  
Formation of a rear hip to gable with a box dormer within each side facing roof slope to facilitate loft conversion

Address **20 Cranmore Close Aldershot Hampshire GU11 3BH**

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Application No 22/00647/CONDPP Ward: Rowhill

Applicant: Samco Quality Homes Ltd

Decision: **Conditions details approved**

Decision Date: 19 December 2022

Proposal: Submission of details pursuant to Condition Nos.3 (External Materials), 5 (Means of Enclosure), 9 (Construction Management Plan), 10 (Surface Water Drainage Scheme), 11 (Site Investigation), 14 (On-Plot Cycle Storage Details), 16 (Foundation & Services Installation Construction Method Statement), 20 (Levels), and 21 (Sensitive Lighting Management Plan) of planning permission 22/00026/FULPP dated 21 July 2022

Address **Derelict Land 19 York Crescent Aldershot Hampshire**

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Application No 22/00650/TPOPP Ward: St John's

Applicant: Mr Duncan McAllister

Decision: **Permission Granted**

Decision Date: 03 November 2022

Proposal: One English Oak ( T43 of TPO 407) reduce crown by no more than 2 metres utilizing the drop crotching technique , crown lift to no more than 5.5 metres over carriageway, crown clean removing all dead, damaged,diseased, crossing or rubbing branches. Target prune fractured stubs at 7 metres and 8 metres east side of trunk

Address **1 Juniper Road Farnborough Hampshire GU14 9XU**

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Application No 22/00653/CONDPP Ward: Wellington

Applicant: Alan Chitson

Decision: **Conditions complied with**

Decision Date: 21 December 2022

Proposal: Request for confirmation that Condition No. 8 (iii) (Peaked Hill SANG Footpath and Signage) of planning permission 12/00958/OUT dated 10th March 2014 has been complied with in respect of Development Zone C (Cambridge Military Hospital).

Address **Zone P - Peaked Hill Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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Application No 22/00654/FULPP Ward: Empress  
Applicant: Mr and Mrs Andrew Gibbins  
Decision: **Permission Granted**  
Decision Date: 16 November 2022  
Proposal: Erection of a part two storey and single storey side and rear extension  
Address **4 High View Road Farnborough Hampshire GU14 7PU**

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Application No 22/00655/FUL Ward: St Mark's  
Applicant: Army Golf Club Ltd  
Decision: **Permission Granted**  
Decision Date: 16 November 2022  
Proposal: Erection of 2.1 metre high palisade fencing enclosing Greenkeepers compound  
Address **Greenkeepers Building At Junction Off Forge Lane And Laffans Road Aldershot Hampshire**

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Application No 22/00656/FUL Ward: Cove And Southwood  
Applicant: Mr George Nicolaidis  
Decision: **Permission Granted**  
Decision Date: 08 November 2022  
Proposal: Erection of a first floor front extension, single storey side extension and two storey rear extension and extend existing fencing  
Address **15 Larch Way Farnborough Hampshire GU14 0QN**

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Application No 22/00657/TPOPP Ward: St John's  
Applicant: Mr David North  
Decision: **Permission Granted**  
Decision Date: 03 November 2022  
Proposal: Remove one declining Scots Pine (part of group W1 of TPO 365V) as per submitted plan  
Address **Parsonage Farm Nursery And Infant School Cherry Tree Close Farnborough Hampshire GU14 9TT**

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Application No 22/00658/FULPP Ward: Wellington  
Applicant: Fabian  
Decision: **Permission Granted**  
Decision Date: 21 November 2022  
Proposal: Retrospective full planning application for the construction of single storey fast food outlet and store  
Address **4 High Street Aldershot Hampshire GU11 1DJ**

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Application No 22/00661/TPOPP Ward: Manor Park  
Applicant: Josh Evans  
Decision: **Permission Granted**  
Decision Date: 03 November 2022  
Proposal: One Oak (T11 of TPO 288V) OT11 on submitted plan, crown lift secondary growth only by no more than 5 metres from ground level  
Address **Curlew Court Boxalls Lane Aldershot Hampshire GU11 3FJ**

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Application No 22/00665/FUL Ward: Aldershot Park  
Applicant: Mr Tessa Jose  
Decision: **Permission Granted**  
Decision Date: 17 November 2022  
Proposal: Demolition of existing single story side extension and erection of single storey side extension  
Address **9 Christmas Avenue Aldershot Hampshire GU12 4PJ**

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Application No 22/00668/PRIORP Ward: Wellington  
Applicant: Mr S Mellstrom  
Decision: **Prior Approval Required and Granted**  
Decision Date: 21 November 2022  
Proposal: APPLICATION FOR PRIOR APPROVAL: Change of use of first and second floors to provide 12 no. one-bedroom flats, together with reconfiguration of communal stairwell and external car parking under Class MA of Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)  
Address **Interpower House Windsor Way Aldershot Hampshire GU11 1JG**

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Application No 22/00669/FUL Ward: Knellwood  
Applicant: Mr Valdet Spahiu  
Decision: **Permission Granted**  
Decision Date: 08 November 2022  
Proposal: Retention of a lean to at side of property  
Address **20 Yetminster Road Farnborough Hampshire GU14 6QY**

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Application No 22/00670/FULPP Ward: St Mark's  
Applicant: Mr Harmeet Gulati  
Decision: **Permission Granted**  
Decision Date: 01 December 2022  
Proposal: Replacement of existing shopfront  
Address **4 Alexandra Road Farnborough Hampshire GU14 6DA**

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Application No 22/00671/FULPP Ward: Knellwood  
Applicant: Mr & Mrs Kelly and Oneil Condell  
Decision: **Permission Granted**  
Decision Date: 08 November 2022  
Proposal: Erection of a part two and single storey rear extension  
Address **55 Fellows Road Farnborough Hampshire GU14 6NU**

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Application No 22/00676/FULPP Ward: St John's  
Applicant: ADAM GORNIAK  
Decision: **Permission Granted**  
Decision Date: 14 November 2022  
Proposal: Erection of porch to front  
Address **4 Cherry Tree Close Farnborough Hampshire GU14 9TT**

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Application No 22/00679/FULPP Ward: Rowhill

Applicant: Mr Yogen

Decision: **Permission Granted**

Decision Date: 19 December 2022

Proposal: Erection of two-storey, first-floor and single-storey side and rear extensions with new balcony on front elevation

Address **37 Ayling Lane Aldershot Hampshire GU11 3LZ**

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Application No 22/00680/TPOPP Ward: Knellwood

Applicant: Carolyn Welland

Decision: **Permission Granted**

Decision Date: 09 November 2022

Proposal: One Scots Pine (T15 of TPO 397V) thin crown by no more than 10%, remove all major deadwood and reduce selected limbs by no more than 1.5 metres to shape and reduce end weight

Address **1 Penns Wood Farnborough Hampshire GU14 6RB**

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Application No 22/00681/FULPP Ward: West Heath

Applicant: Mr & Mrs Ridley

Decision: **Permission Granted**

Decision Date: 22 November 2022

Proposal: Erection of two storey side extension

Address **36 Mayfield Road Farnborough Hampshire GU14 8RS**

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Application No 22/00686/FUL Ward: Rowhill

Applicant: Mr And Mrs King

Decision: **Permission Granted**

Decision Date: 18 November 2022

Proposal: Creation of new front door entrance on front elevation and infill the existing front door entrance

Address **Stoneleigh Cottage 41 Church Lane West Aldershot Hampshire GU11 3LH**

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Application No 22/00690/FULPP Ward: Wellington

Applicant: Mr Muhammad Nasir

Decision: **Permission Refused**

Decision Date: 14 December 2022

Proposal: Change of use from under arches storage (Use Class B8) accessed from High Street to vehicle service and repair premises (Use Class B2) and installation of roller shutters

Address **Units 1A To 3A Rotunda Industrial Estate Albert Road Aldershot Hampshire GU11 1TJ**

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Application No 22/00693/CONDPP Ward: Fernhill

Applicant: Hamberley Development Limited

Decision: **Conditions details approved**

Decision Date: 10 November 2022

Proposal: Submission of details pursuant to Condition No.3 (External Materials) of planning permission 18/00614/FULPP dated 11 April 2019

Address **Randell House Fernhill Road Blackwater Camberley Hampshire GU17 9HR**

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Application No 22/00694/FULPP Ward: Knellwood

Applicant: MR & MRS S MASTERS

Decision: **Permission Granted**

Decision Date: 17 November 2022

Proposal: Erection of a single storey rear extension

Address **21 Saltram Road Farnborough Hampshire GU14 7DX**

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Application No 22/00695/REVPP Ward: Empress

Applicant: The Mary Street Estate Ltd (c/o The Britis

Decision: **Permission Granted**

Decision Date: 22 December 2022

Proposal: Variation of condition 3 of planning permission 22/00310/FULPP dated 06/09/2022 (Change of use from Class E(a) -non-food retail to Class E(d) -gym; installation of additional mezzanine and associated works) to vary hours during which automatic barriers in car park must be operational and manual barriers must be closed from 2000 to 0700 (as currently permitted) to 2200 to 0600 (as proposed)

Address **4 Blackwater Shopping Park Farnborough Gate Farnborough Hampshire GU14 8BL**

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Application No 22/00696/TPOPP Ward: Knellwood

Applicant: Miss Heidi Walker

Decision: **Permission Granted**

Decision Date: 09 November 2022

Proposal: One Scots Pine (T2 of TPO 192) remove two damaged branches as per submitted photographs

Address **1 Douai Close Farnborough Hampshire GU14 7DE**

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Application No 22/00697/TPOPP Ward: Rowhill

Applicant: Compton Property Management Ltd

Decision: **Split decision**

Decision Date: 08 December 2022

Proposal: Remove one Ash (T3 of TPO 313) T1 on submitted plan. T2 Cherry reduce branches to boundary (not aTPO tree). One Cypress (T1 of TPO 313) T3 on submitted plan, remove hanging limbs. One Lime (T2 of TPO 313) T4 on submitted plan, Pollard due to close proximity to building. G1 mixed group (not TPO trees) reduce to boundary to give 2 metres clearance from property

Address **Miles Court 74 Cambridge Road Aldershot Hampshire GU11 3LD**

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Application No 22/00699/FUL Ward: Aldershot Park

Applicant: Mr S O'Donnell

Decision: **Permission Granted**

Decision Date: 17 November 2022

Proposal: Retention of a single storey front extension

Address **10 Royale Close Aldershot Hampshire GU11 3PT**

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Application No 22/00700/FUL Ward: Aldershot Park

Applicant: Mr S O'Donnell

Decision: **Permission Granted**

Decision Date: 17 November 2022

Proposal: Retention of a single storey front extension

Address **2 Royale Close Aldershot Hampshire GU11 3PT**

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Application No 22/00701/ADVPP Ward: St Mark's

Applicant: Daryl Deacon

Decision: **Permission Granted**

Decision Date: 09 November 2022

Proposal: 2 x partially lit building mounted Company Signs

Address **Flight Safety Building Farnborough Airport Ively Road Farnborough Hampshire GU14 6XA**

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Application No 22/00704/FULPP Ward: Manor Park

Applicant: Mr and Mrs D Lamont

Decision: **Permission Granted**

Decision Date: 12 December 2022

Proposal: Conversion of garage to habitable room, demolition of existing conservatory and erection of a single storey rear extension

Address **16 Highfield Avenue Aldershot Hampshire GU11 3BY**

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Application No 22/00708/FULPP Ward: Cherrywood

Applicant: Kuna Saeger & Juliana Hon

Decision: **Permission Granted**

Decision Date: 14 November 2022

Proposal: Erection of a single storey side extension

Address **19 Sand Hill Court Farnborough Hampshire GU14 8EP**

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Application No 22/00712/FULPP Ward: Empress

Applicant: Mr Gavin Waite

Decision: **Permission Granted**

Decision Date: 06 December 2022

Proposal: Erection of metal storage cage within an existing bin storage area adjacent to the pavement on Westmead

Address **The Tilly Shilling 24 - 30 Victoria Road Farnborough Hampshire GU14 7PG**

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Application No 22/00715/COND Ward: Cove And Southwood

Applicant: Jana Siebert

Decision: **Conditions complied with**

Decision Date: 22 December 2022

Proposal: Compliance of condition 9 (Soil Investigation) of application 91/00070/OUT for erection of two three-bedroom houses with garages, five two-bedroom houses, parking and access road

Address **Street Record Halifax Close Farnborough Hampshire**

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Application No 22/00716/PDCPP Ward: Manor Park

Applicant: Georgie Linscott

Decision: **Development is Lawful**

Decision Date: 15 November 2022

Proposal: **LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT:** Formation of 2 hip to gable roof extensions, a rear dormer window and 2 roof lights

Address **15 Northbrook Road Aldershot Hampshire GU11 3HE**

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Application No 22/00717/COND Ward: Cove And Southwood  
Applicant: Jana Siebert  
Decision: **Permission Granted**  
Decision Date: 21 November 2022  
Proposal: Confirmation condition 9 of application 91/00068/OUT has been complied with for the erection of two three-bedroom houses  
Address **52 Fowler Road Farnborough Hampshire GU14 0BW**

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Application No 22/00718/FULPP Ward: St Mark's  
Applicant: Mr Ben Randall  
Decision: **Permission Granted**  
Decision Date: 01 December 2022  
Proposal: Erection of a single storey rear extension  
Address **31 High Street Farnborough Hampshire GU14 6ES**

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Application No 22/00719/FULPP Ward: St Mark's  
Applicant: Ms & Mr Katherine Louise & Colin Paul S  
Decision: **Permission Granted**  
Decision Date: 12 December 2022  
Proposal: Formation of a rear dormer roof extension with juliet balcony and insertion of two rooflights to the front slope  
Address **18 Winchester Street Farnborough Hampshire GU14 6AW**

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Application No 22/00720/CONDPP Ward: West Heath  
Applicant: Ian Hollis  
Decision: **Conditions details approved**  
Decision Date: 29 November 2022  
Proposal: Submission of details pursuant to Condition 3 - external materials of planning permission 19/00057/FUL dated 18 October 2019 for erection of dwellinghouse - proposed brick type -Michelmersh 65mm Mappelwell Light  
Address **1 Romaine Close Farnborough Hampshire GU14 8PB**

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Application No 22/00721/PDCPP Ward: Manor Park  
Applicant: Anna Nunn  
Decision: **Development is Lawful**  
Decision Date: 01 December 2022  
Proposal: Lawful Development Certificate for proposed development:-Formation of a 'L' shape rear dormer to facilitate a loft conversion to habitable room  
Address **67 St Georges Road Aldershot Hampshire GU12 4LE**

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Application No 22/00722/TPOPP Ward: Knellwood  
Applicant: Mr Melvyn Rees  
Decision: **Permission Granted**  
Decision Date: 05 December 2022  
Proposal: One Oak (part of group 21 of TPO 435A) crown lift to no more than 6 meters from ground level  
Address **8 Cedar Road Farnborough Hampshire GU14 7AF**

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Application No 22/00724/FULPP Ward: West Heath  
Applicant: Mr & Mrs Curling  
Decision: **Permission Granted**  
Decision Date: 19 December 2022  
Proposal: Single storey side extension  
Address **68 Newfield Avenue Farnborough Hampshire GU14 9PL**

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Application No 22/00725/FULPP Ward: Manor Park  
Applicant: Mr Daniel North  
Decision: **Permission Granted**  
Decision Date: 15 November 2022  
Proposal: Removal of existing conservatory and erection of a single storey rear extension  
Address **5 Boxalls Lane Aldershot Hampshire GU11 3QW**

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Application No 22/00726/FULPP Ward: Aldershot Park

Applicant: Mr Freddie Wilkinson-Smith

Decision: **Permission Granted**

Decision Date: 09 December 2022

Proposal: Retention of a single storey front extension

Address **9 Royale Close Aldershot Hampshire GU11 3PT**

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Application No 22/00727/TPOPP Ward: St John's

Applicant: Vivid Housing Association

Decision: **Permission Granted**

Decision Date: 28 November 2022

Proposal: One Oak (part of group G6 of TPO 261V) tree 1133 on submitted plan Tree Tag: 3573 located to the rear of No. 12 Melrose Close, within the watercourse area. Crown reduce overall by no more than 2 metres

Address **Land Affected By TPO 261 - To The North Of Whetstone Road And Melrose Close And East Of Trunk Road Farnborough Hampshire**

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Application No 22/00729/LBC2 Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 01 December 2022

Proposal: Listed building Consent:- Erection of one aerial and one satellite dish to the rear

Address **St Michael's House Gillies Lane Wellesley Aldershot Hampshire GU11 4EU**

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Application No 22/00730/FULPP Ward: St Mark's

Applicant: InstaVolt

Decision: **Permission Granted**

Decision Date: 21 November 2022

Proposal: Installation of two rapid electric vehicle charging stations and associated equipment using two spaces within existing car park

Address **Costa Drive Thru Meadow Gate Avenue Farnborough Hampshire GU14 6FG**

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Application No 22/00733/TPOPP Ward: Empress

Applicant: Mrs Christy Phillips

Decision: **Permission Granted**

Decision Date: 28 November 2022

Proposal: One Sweet Chestnut (T7 of TPO 442) removal of deadwood. One Sweet Chestnut (part of group G5 of TPO 442) as per submitted plan, reduce height to no more than 0.5m below nearby telegraph pole height and remove two lower dead branches overhanging next door's driveway

Address **1 St Michaels Road Farnborough Hampshire GU14 8ND**

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Application No 22/00734/FUL Ward: Aldershot Park

Applicant: Mrs Sandra Buck

Decision: **Permission Granted**

Decision Date: 15 November 2022

Proposal: Erection of a single storey rear extension following demolition of existing conservatory

Address **4 Elston Road Aldershot Hampshire GU12 4HX**

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Application No 22/00735/FUL Ward: Rowhill

Applicant: Mr Assad Mir

Decision: **Permission Granted**

Decision Date: 17 November 2022

Proposal: Retention of balcony, pillars and render finish

Address **212 Weybourne Road Aldershot Hampshire GU11 3NF**

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Application No 22/00736/FULPP Ward: Empress

Applicant: Mr Praveen and Sreenivasulu Chetla and

Decision: **Permission Granted**

Decision Date: 20 December 2022

Proposal: New external extraction flue and A/C condenser unit to facilitate use of premises as restaurant

Address **27 Kingsmead Farnborough Hampshire GU14 7SJ**

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Application No 22/00739/TPOPP Ward: St John's

Applicant: Vivid Housing Association

Decision: **Permission Granted**

Decision Date: 05 December 2022

Proposal: One Silver Birch (part of group G6 of TPO 261V) T1132 on submitted plan, crown reduce by no more than 2 metres. One Goat Willow (part of group G5 of TPO 261V) T1150 pollard tree to no less than 5 metres from ground level. Remove dead Hawthorn (part of group G6 of TPO 261V) TG64. Remove one Hawthorn (part of group G1 of TPO 261V) TG66 on plan. One Oak (part of group G5 of TPO 261V) TG66.1 crown lift to no more than 3.5 metres above car park and clear lamps by no more than 1 metre

Address **Land Affected By TPO 261V - To The North Of Whetstone Road And Melrose Close And East Of Trunk Road Farnborough Hampshire**

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Application No 22/00740/TPOPP Ward: St John's

Applicant: Vivid Housing Association

Decision: **Permission Granted**

Decision Date: 28 November 2022

Proposal: One Oak (T16 of TPO 370) T1194 on submitted plan, reduce back lateral branches to South side by no more than 3 metres and work to various other non TPO trees within watercourse area as per submitted schedule

Address **Land Affected By TPO 370 - Between Conway Drive And Ladywood Avenue And North Of Holmbrook Gardens Farnborough Hampshire**

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Application No 22/00748/FULPP Ward: Rowhill

Applicant: Ms L Brauner

Decision: **Permission Granted**

Decision Date: 22 November 2022

Proposal: Replacement of existing pitched roof on rear extension with a flat roof including a roof light and alterations to fenestration

Address **23 York Road Aldershot Hampshire GU11 3JG**

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Application No 22/00749/FULPP Ward: Cherrywood  
Applicant: MR SIRI GURUNG  
Decision: **Permission Granted**  
Decision Date: 21 December 2022  
Proposal: demolition of rear conservatory and erection of a single storey rear extension.  
Address **94 Lye Copse Avenue Farnborough Hampshire GU14 8DY**

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Application No 22/00754/TPOPP Ward: Knellwood  
Applicant: Jake Tapp  
Decision: **Permission Granted**  
Decision Date: 05 December 2022  
Proposal: One Horse Chestnut (T10 of TPO 440) to be trimmed back to border of communal garden in line with hedging  
Address **White Leaf House 142 Alexandra Road Farnborough Hampshire GU14 6RP**

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Application No 22/00755/FULPP Ward: St John's  
Applicant: MR BALDEV SAGOO  
Decision: **Permission Granted**  
Decision Date: 09 December 2022  
Proposal: Erection of a part two storey and single storey side extension and single storey rear extension following demolition of existing conservatory  
Address **Hamble 147 Fleet Road Farnborough Hampshire GU14 9SQ**

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Application No 22/00756/FULPP Ward: St John's  
Applicant: Mr & Mrs Bharkhda  
Decision: **Permission Granted**  
Decision Date: 29 November 2022  
Proposal: Erection of a single storey front extension and first floor side extension with garage conversion and alterations  
Address **28 Nightingale Close Farnborough Hampshire GU14 9QH**

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Application No 22/00759/TPOPP Ward: Manor Park  
Applicant: HCC Arb Team Sarah Kiss  
Decision: **Split decision**  
Decision Date: 16 December 2022  
Proposal: Remove three Lime trees (T3,T4 and T6 of TPO 450) and one Horse Chestnut (T5 of TPO 450) as per submitted plan  
Address **Land Affected By TPO 450 Station Road Aldershot Hampshire**

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Application No 22/00760/TPOPP Ward: Empress  
Applicant: Tom Norbron  
Decision: **Permission Granted**  
Decision Date: 05 December 2022  
Proposal: One Oak (T6 of TPO 444A) and Sweet Chestnut (T7 of TPO 444A) crown reduction of no more than 2 metres and removal of epicormic growth on both trees  
Address **6 Leopold Avenue Farnborough Hampshire GU14 8NJ**

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Application No 22/00763/CONDPP Ward: Wellington  
Applicant: C/o Agent  
Decision: **Permission Granted**  
Decision Date: 21 December 2022  
Proposal: Submission of details part pursuant to condition 19 (levels) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 in relation to part reserved matters application permission 21/00108/REMPP dated 27th May 2021.  
Address **Part Of Land At Stanhope Lines E And Part Of Buller Alisons Road Aldershot Hampshire**

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Application No 22/00764/FULPP Ward: St Mark's  
Applicant: Ms Tilly Whishaw  
Decision: **Permission Granted**  
Decision Date: 24 December 2022  
Proposal: Erection of an electricity substation  
Address **Blandford House And Malta Barracks Development Site Shoe Lane  
Aldershot Hampshire**

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Application No 22/00765/FUL Ward: St Mark's  
Applicant: Alex Penrice  
Decision: **Permission Granted**  
Decision Date: 23 December 2022  
Proposal: Change of use of Retail Unit (Use Class E) to Motorcycle Sales (Sui  
Generis)  
Address **13 - 15 Camp Road Farnborough Hampshire GU14 6EN**

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Application No 22/00772/FUL Ward: Cherrywood  
Applicant: Mr Rana  
Decision: **Permission Granted**  
Decision Date: 02 December 2022  
Proposal: Retention of outbuilding measuring 3.3m in height, 2.6m to eaves, 3.1m  
wide and 4m in depth  
Address **4 Chaucer Road Farnborough Hampshire GU14 8SW**

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Application No 22/00773/FUL Ward: Wellington  
Applicant: Mr Tamu  
Decision: **Permission Granted**  
Decision Date: 09 December 2022  
Proposal: Retention of hardstanding adjacent to the highway  
Address **5 Market Garden Wellesley Aldershot Hampshire GU11 4BP**

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Application No 22/00774/TPOPP Ward: Knellwood

Applicant: Bernadette O'Rourke

Decision: **Permission Granted**

Decision Date: 19 December 2022

Proposal: Two Silver Birches (part of group G3 of TPO 376V) T1 and T2 on submitted plan, prune back the encroaching branches by no more than 2 metres to ensure there is no overhang into the neighbouring property. One Oak (part of group G2 of TPO 376A) T3 on submitted plan, crown reduce by no more than 1.5 metres

Address **Fernhill House Boundary Road Farnborough Hampshire GU14 6SU**

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Application No 22/00776/FULPP Ward: North Town

Applicant: Mr F Nika

Decision: **Permission Granted**

Decision Date: 03 January 2023

Proposal: Raising of ridge height and erection of part two storey and part single storey rear extension, formation of dormer to rear roof slope and 4 roof lights

Address **1 Highland Road Aldershot Hampshire GU12 4SD**

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Application No 22/00780/TPOPP Ward: St Mark's

Applicant: Mr Wai Ming Lau

Decision: **Permission Granted**

Decision Date: 19 December 2022

Proposal: Twin stem english oak tree - Remove epicormic growth and two lower branches to effect a crown lift to give a clearance of no more than five meters above ground level and remove all deadwood over 30mm crossing branches and tidy any snapped stumps (T16 of TPO371A)

Address **7 Farnborough Road Farnborough Hampshire GU14 6BD**

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Application No 22/00781/PRIOR Ward: St Mark's  
Applicant: Mr Smith  
Decision: **Prior Approval Required and Granted**  
Decision Date: 09 December 2022  
Proposal: Application for determination as to whether Prior Approval is required for:  
Roof-mounted photovoltaic scheme  
Address **25 Templer Avenue Farnborough Hampshire GU14 6FE**

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Application No 22/00782/PRIOR Ward: Empress  
Applicant: Mr Smith  
Decision: **Prior Approval Required and Granted**  
Decision Date: 09 December 2022  
Proposal: Application for determination as to whether Prior Approval is required for:  
Roof-mounted photovoltaic scheme  
Address **110 Pinehurst Road Farnborough Hampshire GU14 7BF**

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Application No 22/00783/PRIOR Ward: Empress  
Applicant: Mr Smith  
Decision: **Prior Approval Required and Granted**  
Decision Date: 09 December 2022  
Proposal: Application for determination as to whether Prior Approval is required for:  
Roof-mounted photovoltaic scheme  
Address **150 Pinehurst Road Farnborough Hampshire GU14 7BF**

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Application No 22/00785/PRIORP Ward: Empress  
Applicant: Mr Smith  
Decision: **Prior Approval Required and Granted**  
Decision Date: 09 December 2022  
Proposal: Application for determination as to whether Prior Approval is required for:  
Roof-mounted photovoltaic scheme  
Address **1 Pinehurst Road Farnborough Hampshire GU14 7BF**

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Application No 22/00787/PRIOR Ward: Empress

Applicant: Mr Smith

Decision: **Permission required & approval granted**

Decision Date: 09 December 2022

Proposal: Application for determination as to whether Prior Approval is required for:  
Roof-mounted photovoltaic scheme

Address **200 Fowler Avenue Farnborough Hampshire GU14 7JP**

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Application No 22/00788/PRIOR Ward: Empress

Applicant: Mr Smith

Decision: **Prior Approval Required and Granted**

Decision Date: 09 December 2022

Proposal: Application for determination as to whether Prior Approval is required for:  
Roof-mounted photovoltaic scheme

Address **250 Fowler Avenue Farnborough Hampshire GU14 7JP**

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Application No 22/00789/FULPP Ward: St John's

Applicant: Ms Tanya Turner

Decision: **Permission Refused**

Decision Date: 05 January 2023

Proposal: Erection of a 2 storey, 3 bedroom detached house, following demolition  
of existing detached garage

Address **10 Mole Close Farnborough Hampshire GU14 9NY**

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Application No 22/00794/TPOPP Ward: Wellington

Applicant: Richard Berry

Decision: **Permission Granted**

Decision Date: 21 December 2022

Proposal: Removal of 22 trees and remedial work to a further 30 trees as per  
submitted report ( all trees are part of TPO 257)

Address **Royal Pavilion Wellesley Road Aldershot Hampshire GU11 1PZ**

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Application No 22/00795/TPOPP Ward: Manor Park  
Applicant: Mr Studley  
Decision: **Permission Granted**  
Decision Date: 19 December 2022  
Proposal: Remove one Sycamore tree at the front of the property (part of group G1 of TPO 151V) T5 as per the submitted arboricultural report and the stump treated to prevent regrowth  
Address **57 Highfield Avenue Aldershot Hampshire GU11 3DA**

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Application No 22/00798/FULPP Ward: Cove And Southwood  
Applicant: RDI Farnborough Limited  
Decision: **Permission Granted**  
Decision Date: 23 December 2022  
Proposal: Installation of 1no. aluminium framed window to first floor south elevation  
Address **Unit B4 Armstrong Mall Farnborough Hampshire GU14 0NR**

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Application No 22/00800/FULPP Ward: Knellwood  
Applicant: Mr Andy Mizen-Brooker  
Decision: **Permission Granted**  
Decision Date: 13 December 2022  
Proposal: Demolition of existing rear extension and erection of a single storey rear/side extension  
Address **125 Rectory Road Farnborough Hampshire GU14 7HS**

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Application No 22/00801/TPOPP Ward: St John's  
Applicant: Mr Hudson  
Decision: **Permission Granted**  
Decision Date: 21 December 2022  
Proposal: One Oak (T10 of TPO 355A) reduce lateral growth on North & South aspects by no more than 4 metres. Canopy lift to Northern aspect to clear roof/aerial by no more than 3 metres and to leave a clear height of no more than 5.5 metres from ground level on other aspects  
Address **9 Nightingale Close Farnborough Hampshire GU14 9QH**

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Application No 22/00802/TPOPP Ward: Knellwood

Applicant: KNELLWOOD

Decision: **Permission Granted**

Decision Date: 21 December 2022

Proposal: T1 Oak - Clear away snapped limb, prune back torn stub in tree by no more than 1 metre, lift lower limbs away from overhead cables to provide clearance of no less than 1 metre, reduce lateral spread on east, south and west aspects by no more than 4 metres, leaving a radial spread of 6-7 metres (T33 of TPO 403V). T2 Silver Birch - reduce lateral growth over car park by 5 metres, leaving a radial spread of 2-3 metres (Non TPO tree - for information only)

Address **Knellwood 83 Canterbury Road Farnborough Hampshire GU14 6QN**

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Application No 22/00804/FUL Ward: Empress

Applicant: Mr J Carbury

Decision: **Permission Granted**

Decision Date: 09 December 2022

Proposal: Retention of outbuilding

Address **9 Highgate Lane Farnborough Hampshire GU14 8AF**

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Application No 22/00805/NMA Ward: West Heath

Applicant: Mr Price And Ms Wood

Decision: **Permission Granted**

Decision Date: 22 November 2022

Proposal: Non-material amendment to planning permission 22/00186/FULPP dated 13 April 2022 (Erection of a single storey rear extension following removal of existing conservatory) to allow change to external materials from brick to a render finish and insertion of a high-level window within the south facing elevation of the extension

Address **191 Cheyne Way Farnborough Hampshire GU14 8SE**

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Application No 22/00808/PDCPP Ward: Fernhill  
Applicant: Broadhead  
Decision: **Development is Lawful**  
Decision Date: 15 December 2022  
Proposal: Certificate of Lawfulness for Proposed Development: Creation of new vehicle access and area of hardstanding  
Address **25 Linstead Road Farnborough Hampshire GU14 9HH**

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Application No 22/00809/TPOPP Ward: Knellwood  
Applicant: Mr Richard Phearo  
Decision: **Permission Granted**  
Decision Date: 04 January 2023  
Proposal: One Sycamore tree (part of group G21 of TPO 435V) T1 on submitted plan, crown reduce by no more than 2 metres all over  
Address **2 Cedar Road Farnborough Hampshire GU14 7AF**

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Application No 22/00813/TPOPP Ward: West Heath  
Applicant: Hannah Yates  
Decision: **Permission Granted**  
Decision Date: 04 January 2023  
Proposal: Five Oak trees (part of group G1 of TPO 140) canopy lift to no more than 5 metres from ground level  
Address **138 Prospect Road Farnborough Hampshire GU14 8LB**

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Application No 22/00822/FULPP Ward: Aldershot Park  
Applicant: Mr P Lennox  
Decision: **Permission Granted**  
Decision Date: 21 December 2022  
Proposal: Remove front garden wall and excavation works to widen existing driveway  
Address **88 Lower Farnham Road Aldershot Hampshire GU12 4EJ**

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Application No 22/00824/FULPP Ward: Cove And Southwood  
Applicant: Mr & Mrs Elliott  
Decision: **Permission Granted**  
Decision Date: 21 December 2022  
Proposal: Erection of a single storey rear extension  
Address **22 Oldwood Chase Farnborough Hampshire GU14 0QS**

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Application No 22/00826/FULPP Ward: West Heath  
Applicant: Mr F Inetes  
Decision: **Permission Granted**  
Decision Date: 03 January 2023  
Proposal: Demolition of existing conservatory and erection of a single storey rear/side extension  
Address **8 Mayfield Road Farnborough Hampshire GU14 8RS**

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Application No 22/00832/FULPP Ward: Empress  
Applicant: Mr Alan Kells  
Decision: **Permission Granted**  
Decision Date: 03 January 2023  
Proposal: Erection of a first floor side extension  
Address **6 The Chase Farnborough Hampshire GU14 8BY**

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Application No 22/00833/TPO Ward: Cove And Southwood  
Applicant: Mrs Eileen Hardy  
Decision: **Permission Granted**  
Decision Date: 04 January 2023  
Proposal: One group of Alders (G1 of TPO 307V) and one group of Oaks (G2 of TPO 307V) cut back to the boundary of 4 Holly Close all overlapping branches  
Address **76 Prospect Road Farnborough Hampshire GU14 0EE**

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Application No 22/00840/CONDPP Ward: Empress

Applicant: Pinehurst Investments Limited

Decision: **Conditions details approved**

Decision Date: 21 December 2022

Proposal: Submission of details pursuant to Condition Nos.5 (Parking Scheme of Allocation) and 18 (Electric Vehicle Charging Point details) of planning permission 18/00466/FULPP dated 3 October 2019

Address **Hillside Place 117 Farnborough Road Farnborough Hampshire**

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Application No 22/00857/FULPP Ward: Cove And Southwood

Applicant: Mr Vikas Dhankhar

Decision: **Permission Granted**

Decision Date: 03 January 2023

Proposal: Erection of two side extensions, porch and canopy to front and new front boundary treatment

Address **1 Highfield Path Farnborough Hampshire GU14 0HN**

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Application No 22/00887/COND Ward: Wellington

Applicant: Taylor Wimpey West London

Decision: **Permission Granted**

Decision Date: 21 December 2022

Proposal: Submission of details pursuant to condition 5 (brick details) of part reserved matters application 21/00108/REMPP dated 27th May 2021

Address **Part Of Land At Stanhope Lines E And Part Of Buller Alisons Road Aldershot Hampshire**

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Application No 22/00905/COND

Ward: Knellwood

Applicant: Mr Darren Anderson

Decision: **Conditions details approved**

Decision Date: 05 January 2023

Proposal: Submission of details pursuant to Condition 3 (details of external brick and roof tiles )attached to planning permission 21/00876/FULPP 20 December 2021- proposed brick type lbstock Brick Imperial Light Stock 68mm 4317 and roof tile Sandtoft- product 301 PT Natural Red

Address **28 Church Avenue Farnborough Hampshire GU14 7AT**

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Development Management  
Committee  
18<sup>th</sup> January 2023

Planning Report No. PG2302

### Appeals Progress Report

#### 1. Appeal Decisions

1.1 Appeal against refusal of planning permission 21/00947/FULPP for “alterations to front elevation and change of use of first and second floors to nightclub.” At **101 Victoria Road, Aldershot, GU11 1JE**. The Council refused planning permission on the 13<sup>th</sup> April 2022 for the following reason:

1. The proposed night club, given its hours of operation, provision of a outdoor terrace/ smoking area, potential for acoustic volume and vibrations, and its proximity to residential occupiers, would be likely to give rise to noise pollution that would result in adverse harm to the amenities of adjacent residential occupiers. No evidence has been provided to demonstrate that the proposal would not result in such harm. As a result, the development would be contrary to Policy DE10 of the Local Plan.

The Inspector noted that the application was first submitted without any supporting information on the likely impact of the development on its residential neighbours, and that it was over 3 months before a Noise Impact Assessment was submitted.

The Inspector noted that the Noise Impact Assessment recommendations required significant levels of mitigation in order to meet what they regarded to be an acceptable night-time noise level, and that no assessment was carried out on the effects of the proposed use of the terrace as a smoking area or on possible vibration through the structure into adjoining residential buildings; nor the prospect of windows being open on the adjoining residential properties at night and the resulting impact on internal living conditions.

- 1 The Inspector noted the appellants’ suggestion that conditions could be imposed to effect a change in the proposed hours of operation, use of the terrace for emergency access only, a management plan for controlling entrance and exit noise from the premises, and the offer to commission consultants to ‘explore alternative means of ventilation so that doors and windows can remain closed for acoustic performance, especially during warmer months’.

The Inspector concluded that such conditions would not suffice in protecting the amenities of adjacent residents and stated that it is for the appellant to properly address the implications of siting a potentially disruptive use in proximity to residential property. The Inspector was also not satisfied by the standard aimed for in the Noise Impact Assessment in terms of ‘Break Out Noise’. Taking a ‘precautionary approach’, the Inspector considered that the evidence supplied was insufficient to satisfy that the living conditions of

nearby residents would not be put at risk.

## **APPEAL DISMISSED**

- 1.2 Appeal against refusal of planning permission 21/00545/FULPP for “Rear extensions and alterations to facilitate change of use of Public House with ancillary accommodation into 4 flats (2 x 1-bed and 2 x 2-bed) with associated amenity and bin and cycle storage areas” at **The White Lion Public House, 20 Lower Farnham Road, Aldershot GU12 4EA**. The Council refused planning permission at Planning Committee on 18 August 2022 for the following reasons:

The application has not been supported by sufficient evidence to demonstrate that there is no-longer term need for the public house. In this regard, the proposal conflicts with Policy LN8 of the Rushmoor Local Plan and the requirements of the adopted ‘Development Affecting Public Houses’ supplementary planning document.

1. The development would fail to provide sufficient on-site car parking to the detriment of the free flow and safety of the surrounding highway network the residential amenities of neighbouring properties and the living conditions of proposed occupiers contrary to Local Plan Policy IN2 and the adopted Car and Cycle Parking Standards SPD.
2. The proposal fails to address the likely significant impact of the development on the Thames Basin Heaths Special Protection Area as required by the Habitats Regulations in accordance with the Council’s Thames Basin Heaths special Protection Area Interim Avoidance and Mitigation Strategy, and is therefore contrary to Rushmoor Local Plan Policy NE1 and retained Policy NRM6 of the South East Plan.
3. The proposal fails to make adequate provision for the open space needs of future occupiers contrary to the requirements of Rushmoor Local Plan Policy DE6.

The Inspector agreed that the requirement to demonstrate that there was no longer term need for the public house has not been met by the applicants. The marketing report did not acknowledge that marketing was undertaken partly during the Covid-19 lockdown restrictions; there was insufficient evidence that the sale price was reasonable or appropriate and the evidence was deficient in demonstrating that the property had been advertised to a wide enough audience. Against these concerns, the Inspector did not consider that alternative public houses within a reasonable distance of the application site should be a factor in determining no longer term need. The Inspector acknowledged that there are wider economic and lifestyle trends that present as challenges to the running of small public houses but considered that this viability study did not, again, satisfactorily evidence that it was not viable.

The Inspector agreed that the proposal would result in significant harm to the integrity of the TBH SPA as there was no appropriate solution before them to secure mitigation.

The scheme does not propose any formal on-site parking. Having regard to the scale of the development, its proximity to day-to-day amenities (allowing for, in their opinion a reduction in the need for private vehicles), some limited availability of street parking observed near the application site on their visit, and a balanced consideration of the existing parking demand over the proposed residential use, the Inspector considered the parking generated could be accommodated on the nearby streets, without detriment to highway safety, free flow of traffic and occupant or neighbouring amenity.

## **APPEAL DISMISSED**

### **2. Recommendation**

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

**Tim Mills**  
**Executive Head of Property & Growth**

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**Development Management  
Committee 18th January 2023**

**Planning Report No. PG2303**

**Esso Pipeline 19/00432/PINS**

The Executive Head of Property and Growth will give a verbal update on the above project.

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**DEVELOPMENT MANAGEMENT  
COMMITTEE**

**EXECUTIVE DIRECTOR**

**18TH JANUARY, 2023**

**REPORT NO. DEM2301**

**UPDATES TO THE CONSTITUTION – PUBLIC SPEAKING PROCEDURES AND  
STANDING DEPUTIES**

**1. INTRODUCTION**

1.1 This report proposes amendments to the following parts of the Constitution which relate to the Development Management Committee:

- Part 4 - Standing Orders, Appendix 1 Scheme for the Appointment of Standing Deputies
- Part 4 - Public Speaking Procedure Rules, Scheme for Public Speaking at Development Management Committee
- Part 3 - Section 6 – Roles and Responsibilities of Council Decision Making Bodies – Development Management Committee

1.2 The proposals that are set out in this report were considered and supported by the Constitution Working Group at its meeting in December 2022 and are part of a wider suite of updates for the Constitution which will be considered by the Corporate Governance Audit and Standards Committee at its meeting in late January. (The Constitution Working Group comprised councillors P.J. Cullum, Sue Carter, Christine Guinness, and S. Trusler)

**2. SCHEME FOR THE APPOINTMENT OF STANDING DEPUTIES**

2.1 The Scheme for Standing Deputies applies to the Development Management Committee, Corporate Governance Audit and Standards Committee, Overview and Scrutiny Committee and the Policy and Project Advisory Board. It currently allows for the attendance of one named substitute member per political group when an appointed Member cannot be present at a meeting.

2.2 It is proposed that the scheme be amended to allow the attendance of up to **two nominated substitutes per political group** in future. This will help to increase resilience for cover, and ensure quorum, on occasions when more than one Member from a political group is unable to attend a meeting. Research on provisions at other authorities in the local area showed that most authorities

have a more generous provision for standing deputies than Rushmoor's current scheme.

- 2.3 A copy of the proposed amendments to the scheme for Standing Deputies, showing track changes, is attached at **Appendix 1**.

### 3. **SCHEME FOR PUBLIC SPEAKING AT DEVELOPMENT MANAGEMENT COMMITTEE**

- 3.1 The scheme for public speaking at Development Management Committee currently permits one speaker against the proposal and one in support, with each speaker allowed a maximum period of three minutes to speak.

- 3.2 There are two main proposals for change to the scheme, to enable greater public participation, which are set out in **Appendix 2** with amendments shown as track changes. The changes are summarised as follows:

(i) It is proposed that the number of public speakers on planning applications be increased to allow two people to speak against the application and two people to speak for the application. All current requirements as to eligibility to speak would remain in place (Para. 8.1 of Appendix 2).

(ii) It is proposed that in the case of a major planning application where there is expected to be a high level of public interest and the decision is expected to have a significant impact on the Borough as a whole, a maximum of seven speakers may speak against the recommendation and a maximum of seven speakers in support. In such cases, it is proposed that the Chairman of the Development Management Committee, in consultation with the Head of Planning/Executive Director be delegated authority to decide the appropriate number of speakers up to the maximum, decide the speakers to ensure a representative range of views, and balance the time allocated to those speaking for and against the application (Para 8.2 of Appendix 2).

- 3.3 Major planning applications as described in 3.2 (ii) above are infrequent, however the Farnborough Civic Quarter application is expected to be considered by the Development Management Committee in early 2023. The current scheme for public speaking does not make any separate provision for major applications, and the proposed amendments will enable the flexibility to increase the number of speakers to reflect the large amount of public interest that might be anticipated for a major planning application.

- 3.4 In the case that the Farnborough Civic Quarter application is considered by the Committee before the Council next meets to approve the updated Scheme for Public Speaking for the Constitution, it is recommended that the Committee agrees the proposed new arrangements to be applied to the Civic Quarter



application. In the past, the Committee has agreed similar arrangements for public speaking on major applications on a one-off basis.

#### 4. **RESPONSIBILITIES OF THE DEVELOPMENT MANAGEMENT COMMITTEE**

4.1 The decision-making responsibilities of the Development Management Committee are prescribed in Para. 6.5, Part 3 - Section 6 of the Constitution.

4.2 For completeness, it is proposed to add an additional responsibility under this section which reflects the Committee's existing work in practice:

Insert at the end of Para 6.5:

"The Development Management Committee will also receive updates on progress on Committee decisions, planning enforcement, and performance of the planning service with regard to the nationally set performance standards and associated matters."

4.3 These are information reports that the Committee already receives but are not specifically acknowledged in the current terms of reference for the Committee.

#### 5. **CONCLUSION**

5.1 The Council has a responsibility to monitor and review the Constitution. The proposals set out in this report will feed into an update report that is being prepared for the Corporate Governance, Audit and Standards Committee, with a report to Council planned in February 2023.

5.2 The Committee is invited to consider the proposed updates as set out, which offer increased flexibility for standing deputies and for public speaking at meetings – with new provisions in the case of major planning applications where the level of public interest is expected to be high.

#### 6. **RECOMMENDATIONS**

6.1 Subject to any amendments agreed by the Committee, **it is recommended to the Council that:**

- (i) the Scheme for the appointment of Standing Deputies, as it relates to the Development Management Committee, be amended to allow up to two nominated substitutes per political group as set out in Appendix 1;
- (ii) the Scheme for Public Speaking at Development Management Committee be amended as set out in Appendix 2; and
- (iii) the Committee's terms of reference be updated to include reference to the information and update reports as stated in Para. 4.2 above

6.2 That the Committee approves the arrangements for public speaking for the Farnborough Civic Quarter major application, as set out in Appendix 2.

**IAN HARRISON  
EXECUTIVE DIRECTOR**

**TIM MILLS  
EXECUTIVE HEAD OF PROPERTY  
AND GROWTH**

**Contact:** [Jill.shuttleworth@rushmoor.gov.uk](mailto:Jill.shuttleworth@rushmoor.gov.uk) Corporate Manager - Democracy

## SCHEME FOR THE APPOINTMENT OF STANDING DEPUTIES

### 1. Introduction

The Scheme for Standing Deputies applies to the Development Management Committee, Corporate Governance, Audit and Standards Committee, Overview and Scrutiny Committee and the Policy and Project Advisory Board. It allows for the attendance of ~~a~~ standing deputy~~y~~ies where a regularly appointed Member cannot be present

### 2. Scheme

The arrangements for the Scheme for Standing Deputies are as follows:

- (1) Each political group, which is allocated seats on the Development Management Committee, Corporate Governance, Audit and Standards Committee, Overview and Scrutiny Committee and Policy and Project Advisory Board may nominate ~~two~~ ~~one~~ standing deputy~~y~~ies to attend the Committee on occasions when an appointed Member cannot be present. The appointment of standing deputies will usually take place at the Annual Meeting of the Council when the committee membership is decided.
- (2) Members appointed as standing deputies are in the same position in terms of responsibilities and duties as any other member of the committee, for example, in relation to the declaration of any interests they might have, and will be able to exercise full voting rights.
- (3) Standing deputies may attend meetings in that capacity only where the ordinary councillor will be absent for the whole of the meeting and must declare at the beginning of the meeting which councillor they are substituting for.
- (4) If a standing deputy is present at a meeting at which the Member whom he or she is replacing turns up during the course of proceedings, the original member should be required to withdraw from participation at the meeting.
- (5) A standing deputy shall be advised of a Member's absence either directly by the Member who is unable to attend, or by the Committee Administrator on notification of an advance apology by 5pm on the day of the meeting at the latest.

- (6) The names of those councillors appointed as standing deputies shall be published on agendas alongside the ordinary committee membership.

## EXTRACT FROM THE PUBLIC SPEAKING PROCEDURE RULES

## SCHEME FOR PUBLIC SPEAKING AT DEVELOPMENT MANAGEMENT COMMITTEE

## 6. Requirement to give Advance Notice

- 6.1 Those who wish to speak to the Development Management Committee on a planning application, must register by contacting the Head of Democracy and Community or the meeting administrator in writing by email or post no earlier than five working days before the Committee meeting (usually from 9am on the Wednesday, a week preceding the meeting) and no later than 5pm on the last working day before the relevant meeting (usually the Tuesday immediately before the meeting).

## 7. Content of Advance Notice

- 7.1 The meeting administrator must be informed of:

- The application on which it is proposed to speak
- The full name, address and telephone number of the proposed speaker
- Whether the speaker is in favour or against the application
- Whether the speaker represents anyone else
- Whether the speaker wishes their details to be passed on to any other caller with a similar view.

- 7.2 A member of the public will only be able to speak once this information is properly registered. Speaking to a Planning Officer or telephoning the Council will not be sufficient to register a wish to speak to the Committee. All requests to speak must be made in writing direct to the Meeting Administrator.

## 8. Eligibility to Speak

- 8.1 The procedure allows for ~~one person only~~ two people to speak against the recommendation and ~~one only~~ two people in support (an exception is set out in para 8.2). ~~To qualify to speak, the person~~ Speakers must have already submitted written comments on the planning application and these must have been received by the Council by the publicised closing date for comments. Requests to speak will be dealt with on a “first come, first served” basis. Therefore, if someone has already asked to speak, and someone else wishes to do likewise, they will not be able to do so. Provided that ~~the persons~~ registered to speak gives their consent, further requests to speak will be passed on, to facilitate a joint case to be made in appropriate circumstances.

- 8.2 In the case of a major planning application (as determined by the Chairman of the Development Management Committee in consultation with the Head of Planning or Executive Director) where there is expected to be a high level of public interest and the decision is expected to have a significant impact on the Borough as whole, a maximum of seven public speakers may speak against the recommendation and a maximum of seven public speakers in support. Speakers must have already submitted written comments on the planning application, and these must have been received by the Council by the publicised closing date for comments.

8.3 In the case of a major planning application (as set out in para. 8.2 above), the Chairman of the Development Management Committee in consultation with the Head of Planning or Executive Director is delegated authority to decide the appropriate number of speakers up to the maximum (seven), and to determine which speakers are chosen from amongst those who have applied where there are more than the agreed maximum, to ensure a representative range of views are presented. There should be overall balance in the time allocated to those speaking for and those speaking against the application.

8.4 A person will only be allowed to speak if the planning application to which they refer is scheduled to be determined at that particular meeting of the Development Management Committee. The opportunity to speak does not apply to any other matters that might be on the Committee agenda.

8.5 With the exception of planning applicants or their agents, all requests to speak will only be accepted from local government electors for the Borough of Rushmoor and *bona fide* representatives of groups and organisations working or represented locally and recognised as such by the Council.

8.6 A person who is eligible to speak to the Development Management Committee may nominate in writing a representative to speak on their behalf when registering their request to speak. However, the nominated representative must only speak to expand and explain the eligible speaker's previously submitted written objections or representations.

## 9. **At the Meeting**

9.1 Speakers will be advised to read the officer's report on the application before deciding to make representations to the Committee, so that they understand what is being proposed. The report is available on the Council's website and at the Council Offices at least five clear working days before the meeting. It is also recommended that the speaker checks with the meeting administrator before the Committee meeting as to whether any late amendments to the application have been made.

9.2 Once registered, speakers must make themselves known to one of the meeting administrators at least fifteen minutes before the start of the meeting so that their attendance can be recorded. Meetings usually start at 7pm. Speakers arriving late after the meeting has started will not be allowed to speak.

9.3 **Each person speaking to the Committee will be allowed a maximum period of three minutes in which to speak.** The speaker may not ask questions nor will they be questioned, unless the Chairman considers that there are matters which are not raised in the officer's report. If the speaker represents others, apart from their household, they will need to bring with them documentary evidence that these people have agreed to representations being made on their behalf. This may take the form of a signed letter or other similar authorisation. This must be given to the meeting administrator before the meeting starts.

9.4 The three-minute time limit will not be exceeded, and all speakers must stop when requested to do so by the Chairman.

- 9.5 No material, including plans, photographs, letters or statements can be handed to the Committee Members at, or just before, the Committee meeting. All requests to hand out or circulate material will be **refused** in accordance with the Council's adopted policy on "Late Representations".
- 9.6 Public speaking will take place as each individual planning application is presented for determination. The order of speaking at the Committee is as follows:
- The Planning Officer will present the application and add any further relevant information.
  - The Chairman will call the registered person expressing objections to the planning application to come forward to speak for a maximum of three minutes. The person will then return to the public gallery.
  - The Chairman will then call the registered person expressing support for the planning application to come forward to speak for a maximum of three minutes. The person will return to the public gallery.
  - The Planning Officer will comment on any factual matters raised by either speaker.
  - Members of the Development Management Committee will then debate the application and ask questions of officers in the usual way and reach a decision without further direct public involvement.
- 9.7 If the application is deferred without discussion then no public speaking will take place. If a decision on the application upon which speakers have made representations is deferred after discussion and debate, the speakers will not have an automatic right to speak at the next Development Management Committee meeting at which it is considered. Instead the speaker must register again.
- 9.8 In the event of any dispute over these procedures, the Chairman's decision is final.

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