

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 26th April, 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

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 - 4)

To confirm the Minutes of the meeting held on 22nd March 2023 (copy attached).

3. **PLANNING APPLICATIONS –** (Pages 5 - 54)

To consider the Executive Head of, Property and Growth's Report No. PG2316 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	22/00340/REMPP	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	For information
3	22/00849/FULPP	Discovery Place, Columbus Drive, Farnborough	For information
4	23/00169/FULPP	Aldershot Conservative Club, Aldershot	For Information

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

Item	Pages	Reference Number	Address	Recommendation
5	11-16	23/00186/FULPP	Kings Moat car Park, Farnborough	Grant

6	17-24	23/00218/FULPP	Blackwater River Bridge, The Hatches, Farnborough	Grant
7	25-32	23/00261/FUL	Aldershot Park Crematorium, Aldershot	Grant

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

4. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 55 - 58)**

To consider the Executive Head of Property and Growth's Report No. PG2317 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

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, 22nd March, 2023 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 C.P. Grattan
Cllr Michael Hope
Cllr S.J. Masterson
Cllr Sophie Porter

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar, Cllr Peace Essien Igodifo and Cllr T.W. Mitchell.

Non-Voting Member

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

58. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

59. MINUTES

The Minutes of the Meeting held on 22nd February, 2023 were approved and signed as a correct record of proceedings.

60. REPRESENTATIONS BY THE PUBLIC

In accordance with the guidelines for public participation at meetings, and in particular major planning applications, 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
23/00019/FULPP	Hippodrome House, 4 Birchett Road, Aldershot	D Rose Planning LLP, 19-20 Bourne Ct, Southend Rd,	In Support

Woodford Green,
Essex, IG8 8HD

61. **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:

23/00074/FULPP 20 Cabrol Road, Farnborough

- (ii) the applications dealt with by the Executive Head of Property and Growth, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Executive Head of Property and Growth's Report No. PG2311, be noted

- (iii) the following applications be determined by the Executive Head of Property and Growth, in consultation with the Chairman:

* 23/00019/FULPP Hippodrome House, 4 Birchett Road, Aldershot

- (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

** 22/00340/REMPP Land at Blandford House and Malta Barracks
Development Site, Shoe Lane, Aldershot

22/00849/FULPP Discovery Place, Columbus Drive, Farnborough

23/00169/FULPP Aldershot Conservative Club, Victoria Road,
Aldershot

* The Executive Head of Property and Growth's Report No. PG2311 in respect of these applications was amended at the meeting.

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

62. **PLANNING APPLICATION NO. 23/00019/FULPP - HIPPODROME HOUSE, 4 BIRCHETT ROAD, ALDERSHOT**

The Committee considered the Executive Head of Property and Growth's Report No. PG2311 regarding Planning Application No. 23/00019/FULPP, Hippodrome House, 4 Birchett Road, Aldershot.

RESOLVED: That

the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to GRANT planning permission, subject to the amended recommendations, as set out in the Amendment Sheet (copy attached) and the conditions and informatives, as set out in Report No. PG2311.

63. PLANNING APPLICATION NO. 22/00779/REVPP - THE GALLERIES, HIGH STREET, ALDERSHOT - UPDATE

The Committee NOTED the Executive Head of Property and Growth’s Report No. PG2315 in respect of Planning Application No. 22/00779/REVPP – The Galleries, High Street, Aldershot.

64. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

Enforcement Reference No.	Description of Breach
14/00169/XPLANS	Unauthorised conversion at 59 Field Way, Aldershot which had resulted in a Planning Enforcement and Breach of Conditions Notice (BCN) being serviced. The BCN had not been complied with and prosecution proceedings were instigated. Compliance works were completed in February 2023 following a deferral of court proceedings. The Council had been issued £4,000 towards legal costs.
22/00161/XPLANS	Unauthorised partial construction of a first floor extension to a commercial property at 32 Union Street, Aldershot. The developer had been advised that a planning application submitted retrospectively would most likely be rejected and the structure had now been removed.

RESOLVED: That the Executive Head of Property and Growth’s Report No. PG2312 be noted.

65. APPEALS PROGRESS REPORT

The Committee received the Executive Head of Property and Growth’s Report No. PG2313 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
22/00125/FULPP	Against refusal of planning permission for a detached three-storey, three bedroom, six person dwelling with associated bin and cycle storage, at 6 East Station Road, Aldershot	New appeal to be determined

22/00069/COUGEN	Against an Enforcement Notice issued on 4 th January, 2023 for an unauthorised change of use of the first floor ancillary accommodation at the White Lion Public House, 20 Lower Farnham Road, Aldershot.	New appeal to be determine
22/00200/TPO	Against refusal of planning permission for the removal of one sweet chestnut tree at Skellgarth, 4 The Crescent, Farnborough	Refused
21/00856/TELEPP	Against refusal for the installation of a 20m high monopole supporting six antennas and two transmission dishes, four equipment cabinets and development works ancillary thereto, at land to the front of 82-86 Cove Road, at the junction of Bridge Road and Cove Road, Farnborough.	Dismissed

RESOLVED: That the Executive Head of Property and Growth’s Report No. PG2313 be noted.

66. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER TO DECEMBER 2022**

The Committee received the Executive Head of Property and Growth’s Report No. PG2314 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 October to 31st December 2022.

RESOLVED: That the Executive Head Property and Growth’s Report No. PG2314 be noted.

The meeting closed at 7.58 pm.

CLLR CALUM STEWART (CHAIRMAN)

**Development Management
Committee
26th April 2023**

**Executive Head of Planning
& Growth
Report No. PG2316**

Planning Applications

1. Introduction

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

2. Sections In The Report

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

Section A – FUTURE Items for Committee

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

Section B – For the NOTING of any Petitions

Section C – Items for DETERMINATION

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

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

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

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

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

3. Planning Policy

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

4. Human Rights

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

5. Public Speaking

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

6. Late Representations

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

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

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

7. Financial Implications

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

Tim Mills
Executive Head of Planning & Growth

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>Block 3 Queensmead Farnborough Hampshire</p> <p>This application is subject to a request for an extension of time to consider further amendments.</p>
2	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>Blandford House And Malta Barracks Development Site Shoe Lane Aldershot Hampshire</p> <p>Assessment of this application continues and has not reached the stage for committee consideration.</p>

3	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>Discovery Place Columbus Drive Farnborough Hampshire</p> <p>Assessment of this application is in progress and has not reached the stage for committee consideration.</p>
4	23/00169/FULPP	<p>Erection of multi-storey car park with vehicular access and egress from Little Wellington Street following demolition of existing Conservative Club building</p> <p>Former Aldershot Conservative Club, Little Wellington Street, Aldershot</p> <p>Assessment of this application is underway, but the application is not yet ready for consideration by Committee.</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	David Stevens
Application No.	23/00186/FULPP
Date Valid	5th April 2023
Expiry date of consultations	26th April 2023
Proposal	Continued use of leisure land as a hard surface pay and display carpark. Operational 24 hours per day, 7 days per week
Address	Kings Moat Car Park Westmead Farnborough
Ward	Empress
Applicant	Rushmoor Borough Council
Agent	-
Recommendation	Grant

Description

The Council-owned Kings Moat pay-and-display car park is located within Farnborough Town Centre. It contains 58 parking spaces including 3 disabled bays and operates 24 hours a day, 7 days a week. The vehicular entrance and exit is off the public highway at Westmead, opposite the Asda Supermarket service yard. The car park is situated adjacent to the Dukes Court flats to the north-west, the site of the former (now demolished) Farnborough Leisure Centre to the west, Farnborough Library to the south, and the Iceland Food Store to the east.

A succession of temporary permissions have been granted for the use of the site as a car park between 2007 (07/00737/RBC3PP) and 2020 (20/00213/FULPP). The 2020 permission allowed the use of the car park for a further 3 years, terminating on the 5 June 2023.

The current proposal seeks permission for the continued use of the pay and display car park on a 24-hour basis for a further temporary period of 3 years or until such time as the land is re-developed as part of the Farnborough Civic Quarter re-development.

Consultee Responses

RBC Regeneration Team

Neighbours notified

In addition to posting a site notice and press advertisement, 28 individual letters of notification were sent to all flats in Dukes Court, Farnborough Library and 98 & 98a Queensmead, being the adjoining properties to the site.

Neighbour comments

At the time of writing this report no comments have been received.

Policy and determining issues

The site is located within Farnborough Town Centre just outside the shopping core; and situated within an area allocated in the Local Plan for redevelopment. As such policies SS1 (The Spatial Strategy), SP2 (Farnborough town centre), SP2.3 (Farnborough Civic Quarter), IN2 (Transport), DE1 (Design in the Built Environment), DE6 (Open Space, Recreation and Leisure) of the adopted Local Plan 2014-2032 are relevant. The Council's Car and Cycle Parking Standards SPD, Farnborough Town Centre SPD, Civic Quarter SPD, and National Planning Policy Framework and Planning Practice Guidance are also relevant in the determination of this application.

The main determining issues are considered to be:-

1. Principle;
2. Visual Impact;
3. Impact on neighbours; and
4. Highway considerations.

Commentary

1. Principle -

The application site is land allocated by Local Plan Policy SP2.3 for the development of the 'Farnborough Civic Quarter', for which the Council's Development Management Committee resolved to grant outline planning permission subject to a s106 agreement and conditions at their 22 February 2023 meeting; 22/00193/OUTPP refers. In this respect, along with the Iceland building, the car park is identified as being Plot C within the proposed re-development.

The Kings Moat Car Park continues to be very popular with town centre shoppers and visitors to the library, and is particularly popular for customers that have mobility issues, as they do not need to cross busy highways to gain access to the town centre. Even though the land forms part of the proposed Civic Quarter re-development it therefore makes no sense to cease the car parking use until the land is needed for the implementation of the relevant part of the proposed Civic Quarter re-development. Accordingly, it is currently proposed to continue the use of the application site as a car park for an additional 3 years.

It is considered that the continued use of temporary permissions remains a reasonable approach to take so as to continue to make the best use of the land without prejudicing the delivery of the wider Civic Quarter scheme and future redevelopment of the site when required. On this basis it is considered that the proposed temporary use is compatible with the objectives of, and accords with, Local Plan Policy SP2.3 and the Farnborough Civic Quarter SPD. The proposal is therefore considered acceptable in principle.

2. Visual Impact -

The application land was previously used as public amenity land, albeit largely comprising a hard-surfaced concrete slab paved thoroughfare. The car parking use of this land necessitated the replacement of the concrete slabs with tarmac and the formation of the vehicular access, provision of signage and ticket machines etc. Nevertheless, this and the use of the land for parking purposes, is not considered to have resulted in material harm to the visual character and appearance of the town centre area. Indeed, use of land in the vicinity of the town centre for parking is not considered to be at all unusual or unexpected. Whilst it is usual for temporary consents to be subject to a condition to require the land to be returned to its former condition and use once the car parking use ceases it is not considered necessary to require the reinstatement of the land to its former condition in the circumstances of this particular case.

3. Impact on neighbours -

The closest residents are on the upper floors of Dukes Court, located some 5 metres to the north of the site at the nearest point. The proposal seeks to continue the use of the car park on a 24 hour basis, 7 days a week. The car park has operated in such way since 2014 without complaint. As a result, it is considered that the continued use of the car park in such way for a further 3 years would not result in undue harm to the adjoining residential occupiers, in accordance with Policy DE1 of the Local Plan.

4. Highway considerations -

The access and egress arrangements for the car park remain as previously approved and have not given rise to any undue impacts on the safety and convenience of highway users. As a result, the proposal is considered acceptable in highways terms.

Conclusions -

The Kings Moat car park continues to be is an acceptable temporary use of the land serving visitors to the town centre in advance of the re-development as part of the Civic Quarter scheme. The further continuation of the temporary planning permission is not considered to conflict with the Council's long-term objectives for this part of Farnborough town centre, and does not have a harmful visual impact upon the character of the area, upon residential amenity, or highway safety. Therefore, the proposals are considered acceptable having regard to Policies SP2, SP2.3, IN2 and DE1 of the Rushmoor Local Plan (2014-2032) and the Council's adopted Car and Cycle Parking Standards SPD.

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

1. The use hereby permitted shall be discontinued on or before 3 years from the date of this permission unless the Local Planning Authority shall have previously permitted the use for a further period.

Reason - To ensure that the long-term objectives for the redevelopment of Farnborough town centre are not prejudiced.

2. The permission hereby granted shall be continued in accordance with the following approved drawing – PARKING LAYOUT DWG KMoatCP_17.

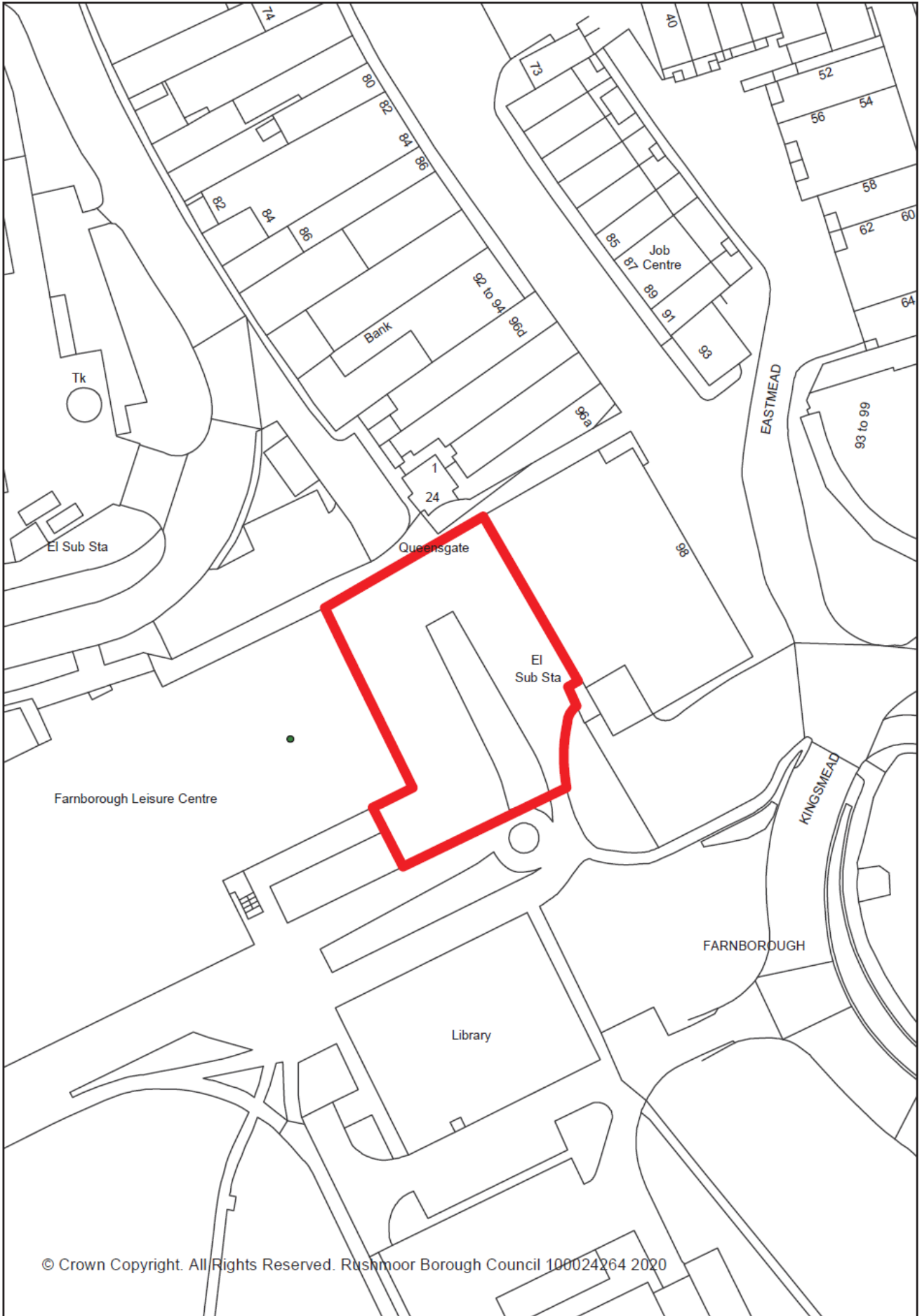
Reason - To ensure the development continues in accordance with the permission granted.

Informatives:

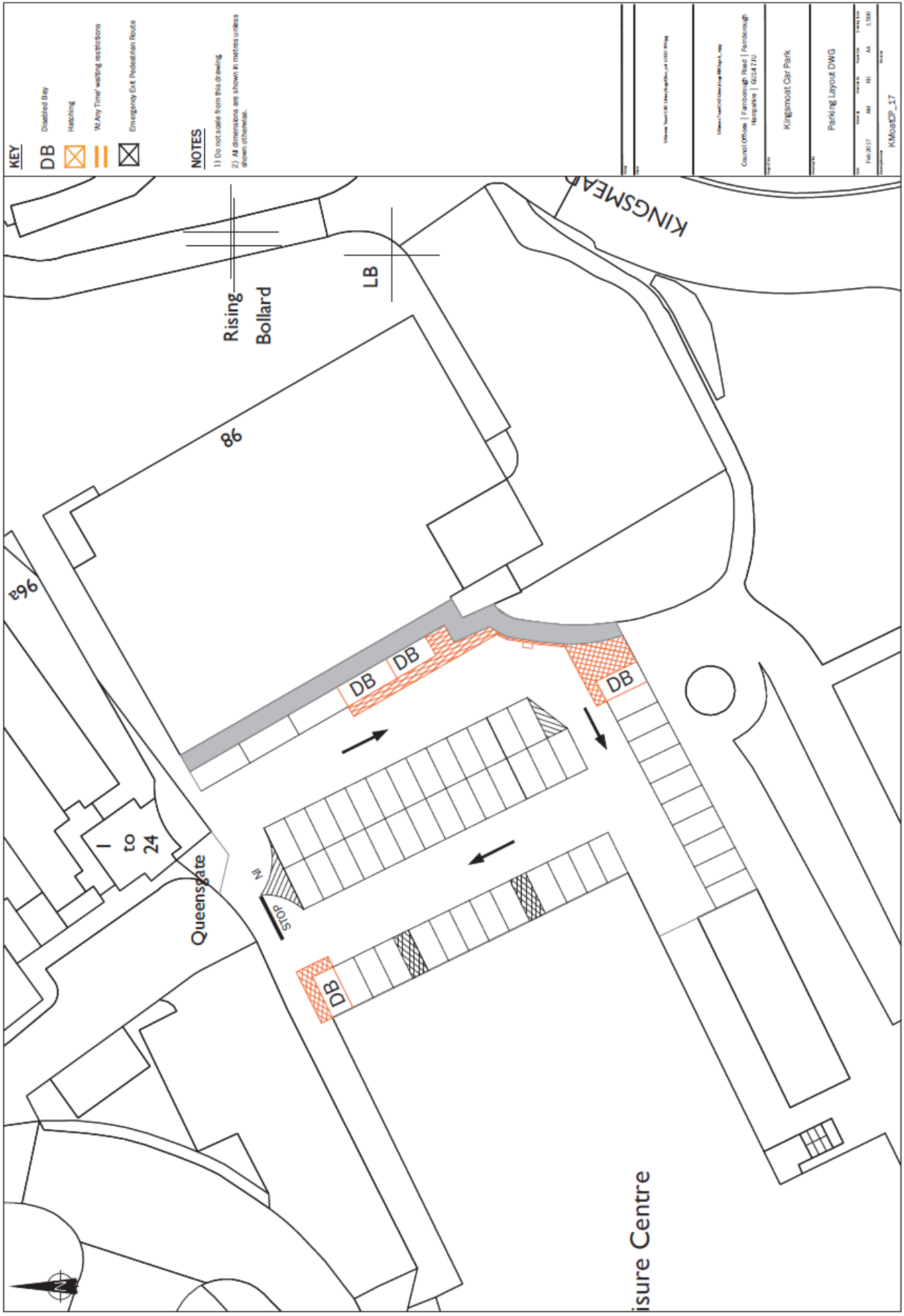
1. **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted permission because the development is considered to be an acceptable short-term measure to provide car parking to serve the town centre in advance of the redevelopment of the site and is not considered to conflict with the Council's long term objectives for this part of Farnborough town centre. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. Therefore, the proposals are considered acceptable having regard to Policies SP2, SP2.3, IN2 and DE1 of the adopted Rushmoor Local Plan (2014-2032) and the Council's adopted Car and Cycle Parking Standards SPD.

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, that 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** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



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Case Officer	Katie Herrington
Application No.	23/00218/FULPP
Date Valid	23rd March 2023
Expiry date of consultations	13th April 2023
Proposal	Replacement of existing river bridge over the Blackwater River with a new vehicular river bridge to accommodate pedestrians and vehicles
Address	Blackwater River Bridge, The Hatches Farnborough
Ward	Empress
Applicant	Mr Michael Smith (National Rail)
Agent	Mr Michael Smith
Recommendation	Grant

Description

This is a planning application for the replacement for the existing bridge over the blackwater river. This is a cross boundary planning application, as the bridge lies across the boundary between Rushmoor and Surrey Heath Boroughs, whereby both Councils are required to determine the planning application. At the time of writing this report, Surrey Heath BC have not made a decision on the application.

The application site is located over the Blackwater River, reached via the Blackwater Valley path to the north, from The Hatches bridgeway next to Farnborough North railway station to the east, and via an existing service road (also forming the Blackwater Valley Path route) from the Coleford Bridge Road roundabouts at Mytchett to the south.

This application is the result of the wider proposals to close the vehicular level-crossing at Farnborough North railway station for safety reasons. At the time of writing this report an application for a pedestrian bridge crossing at the Station is expected shortly.

The proposed replacement river bridge the subject of this report is required as vehicular access to the Frimley Pit Fisheries currently relies on the Station level crossing. After the vehicular level-crossing is removed at the Station, vehicles will be routed along the access track section of the Blackwater Valley Path from Coleford Bridge Road instead. Whilst there is an existing

bridge over the Blackwater River on the access track, it is too weak to support the weight of vehicles and requires replacement.

The proposal seeks to remove the existing bridge and replace it with a precast concrete vehicular bridge. The existing bridge is approximately 11m in length, and 2.9m in width.

The proposed bridge would be 11.9m in length, with a 17,m parapet and be 9.8m in width. The bridge would be made out of concrete sections with a tarmac road surface and concrete pedestrian walkway, with steel parapets.

Consultee Responses

Environment Agency	No comments received.
SLP Project	<p>The application reference 23/00218/FULPP falls partly within the order limits of the DCO as consented and is not an exempt application.</p> <p>Esso has no objections in principle to the proposed application 23/00218/FULPP. It is requested, however, that there is close liaison over the respective proposals so as to avoid or minimise any potential impacts.</p>
Surrey Heath Borough Council	No comments received.
Ecologist Officer	Should the Council be minded to grant permission for this proposal, the applicant should be required to implement the development only in accordance with an appropriately detailed Construction Environmental Management Plan CEMP.
HCC Highways Development Planning	As this is a replacement structure the only additional traffic of any significance is likely to be during the demolition and construction stages. I therefore confirm the Highway Authority has no objections to this proposal.
Planning Policy	No comments received.
Aboricultural Officer	No comments received.

Neighbours notified

In addition to posting a site notice, 21 individual letters of notification were sent to the following addresses;

Unit 1, 2, 3, 4, 5, 6, 7,8 of The Old Brewery; Station Yard; 16, 16A, 19, 21, 23, 27, 29, 33, 33A, 37 Farnborough Street; and 2, 3 Chapel Street.

Neighbour comments

None received.

Policy and determining issues

The site is located within the Designated Countryside. in flood zone 2 and 3, on a major river, within the SINC. The following policies of the adopted Rushmoor Local Plan (2014-2032) are considered relevant to this planning application: IN1 (Infrastructure and Community Facilities), IN2 (Transport), DE1 (Design in the Built Environment), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE5 (Countryside); NE6 (Managing Fluvial Flood Risk). In addition, Environment Agency Standing Advice is also relevant.

The main determining issues of this proposal are considered to be:- Impact upon the character of the countryside; Flooding impacts of the proposal, Highways issues, and Biodiversity.

Commentary

1. Impact upon the Character of the Countryside.

Policy NE5 – Countryside – permits development within the Countryside where a) the location is considered sustainable for the proposed use; b) it preserves the character and appearance of the countryside; and c) it does not lead to a harmful physical or visual coalescence between Aldershot and Farnborough and neighbouring settlements.

The proposed replacement bridge would be wider and longer than the existing bridge, but given its location adjacent to a much larger bridge and that it is a replacement, it is not considered that it would result in any material harm to the character and appearance of the Countryside. The proposal is also considered to be sustainable as it replaces an existing bridge, provides access to nearby fishing lakes, and would not lead to a harmful physical or visual coalescence between neighbouring settlements. The proposals are therefore considered to accord with Policy NE5 of the Local Plan.

2. Flooding Impacts of the proposal

The application site is situated within flood 2 and 3 and above a watercourse designated by the Environment Agency (EA) as a 'major river'.

Policy NE6 – Managing Fluvial Flood Risk states that development proposals within Flood Zone 2 and Flood Zone 3 will be appropriately flood resilient and resistant, including safe access and escape routes where required, and ensure that any residential risk can be safely managed.

The proposal itself, whilst larger than the existing bridge, is flood compatible development and is not considered to decrease flood storage potential in that location and as such is unlikely to cause flooding impacts elsewhere.

The proposed new bridge is designed for both pedestrians and vehicles to use the bridge. Given its location and existing pattern of use, it is not considered that it would materially increase flood risk to its users. The bridge is likely to be only used by vehicles when accessing the fishing lakes; and people walking or cycling along the Blackwater Valley Path route.

The proposal would require works to the riverbank as part of its construction. A separate permit or consent will be required from the EA for this purpose.

It is considered that the proposal would not conflict with Policy NE6 of the Local Plan.

3. Biodiversity

The proposed development site is located within the Blackwater River Frimley Bridge Site of Importance for Nature Conservation (SINC). The location is therefore identified as being of County Importance for nature conservation.

The existing bridge is flanked by Hawthorne/common ivy scrub. The proposal would be wider and longer than the existing bridge and therefore would result in the loss of vegetation to accommodate it. No trees are proposed to be removed. The applicant has provided additional information with regards to the impact upon protected species, but not with regards to the impact upon the SINC.

The SINC survey report dated August 2012 identifies habitats in the location of the replacement bridge to be predominantly scrub, although this habitat appears to have matured over the intervening years. Habitat in this location is also identified by Natural England as being as Deciduous Woodland Habitat of Principal Importance for the purpose of conserving biodiversity in England, in line with the provisions of Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act places a duty on the Local Planning Authority to conserve biodiversity, whereby 'conserve' is clarified as meaning 'restoring or enhancing a habitat'. Any loss or deterioration of this Deciduous Woodland as proposed, would therefore be contrary to the objectives of the NERC Act.

Due to the limited extent of works footprint and the presence of scrub and semi-mature trees, adverse impacts on better quality woodland is likely to be limited and impact avoidance measures are feasible. However, in order to meet such requirements necessary measures need to be in place to avoid adverse impacts on the woodland habitat in this location.

It is considered appropriate in this instance to require such details by condition prior to the commencement of the development.

Subject to this condition, it is considered that the proposal would accord with the requirements of Policies NE3 and NE4 of the Local Plan.

4. Highway impacts

The proposal would replace an existing bridge so that vehicles can use it to gain access to the fishing lakes. Hampshire County Council's Highways team has been consulted on the proposal and raise no objections. The proposals are considered acceptable in highway terms having regard to Local Plan Policy IN2.

Conclusions : The proposal would not result in harm to the character of the Countryside, would not result in harm with regard to Flood Risk, or result in issues of highways safety and subject to condition would not result in harm to biodiversity. As a result, the proposal is considered to accord with Policies DE1, NE6, NE3, NE4, NE5 and IN2 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

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

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

2. The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers: 173080-ARC-1700-BWR01-DRG-ECV-001102 P01; 173080-ARC-1700-BWR01-DRG-ECV-000101 P01; 73080-ARC-1700-BWR01-DRG-ECV-001104 P01.

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

3. Prior to the commencement of the development hereby approved, an appropriately detailed Construction Environmental Management Plan (CEMP) shall be first submitted to and approved in writing by the Local Planning Authority. The CEMP should include, but not be limited to:
 - a) Map showing the location of all ecological features
 - b) Risk assessment of the potentially damaging construction activities
 - c) Practical measures to avoid and reduce impacts during construction
 - d) Location and timing of works to avoid harm to biodiversity features
 - e) Measures to ensure woodland habitats are restored or enhanced as a result of works, including measures to enhance bankside riparian habitats / removal of invasive species
 - f) The times during construction when specialist ecologists need to be present on site to oversee works
 - g) Responsible persons and lines of communication
 - h) Use of protected fences, exclusion barriers and warning signs.

The works shall be carried out in accordance with such details so approved.

Reason: To ensure 'no adverse effect' on the Blackwater River SINC and no harm to protected species.

Informatives

- 1 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because The proposal would not result in harm to the character of the Countryside, would not result in harm with regard to Flood Risk, or result in issues of highways safety

and subject to condition would not result in harm to biodiversity. As a result, the proposal is considered to accord with policies DE1, NE6, NE3, NE4, NE5 and IN2 of the Development Plan. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

Legend/Notes

- ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES ABOVE A LOCAL DATUM UNLESS NOTED OTHERWISE.
- DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
- THIS DRAWING IS FOR PLANNING PURPOSES ONLY. FOR DETAILS OF BRIDGE CONSTRUCTION WORKS SEE DETAILED DESIGN DRAWINGS.

Rev	Date	Description of Revisions	Drawn	Check	Appr
001	08/03/23	Initial Issue	AM	AK	BP

Status
Suitable for Review and Comment **S3**





ARCADIS
 Registered office:
 Arcadis Consulting UK Ltd
 80 Fenchurch Street
 London EC3A 4BT
 Tel: +44 (0) 20 7623 2700
www.arcadis.com

Wessex SMDf
 173080

Farnborough & Hatches Level Crossing
 Blackwater River Bridge
 Site Location Plan

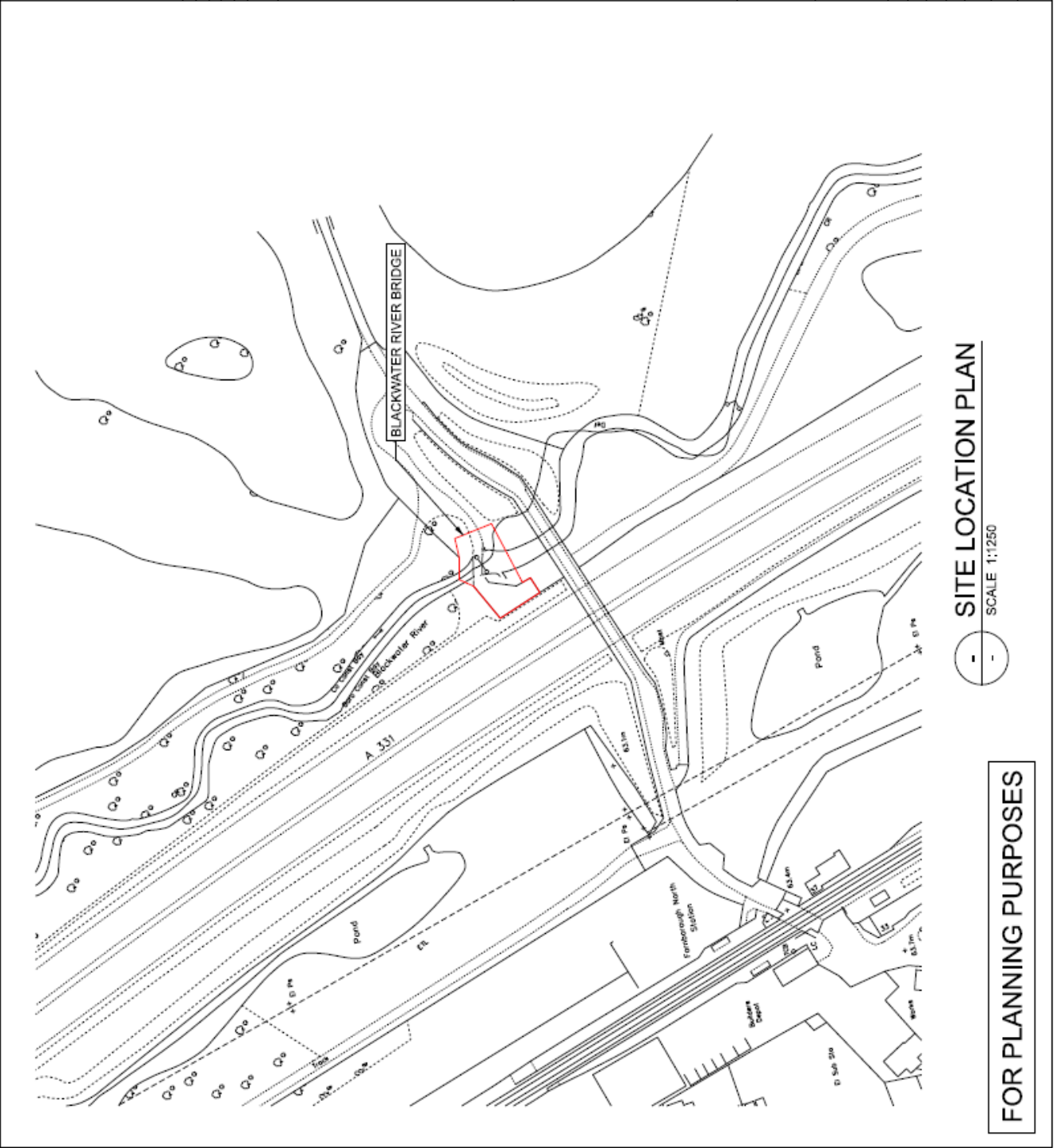
ARCADIS
 Coordinating office:
 103 Colmore Row
 Birmingham B3 3AG
 London EC3A 4BT
 Tel: +44 (0) 20 7623 2700
www.arcadis.com

Project: Farnborough & Hatches Level Crossing
 Job Stage: GRP 5

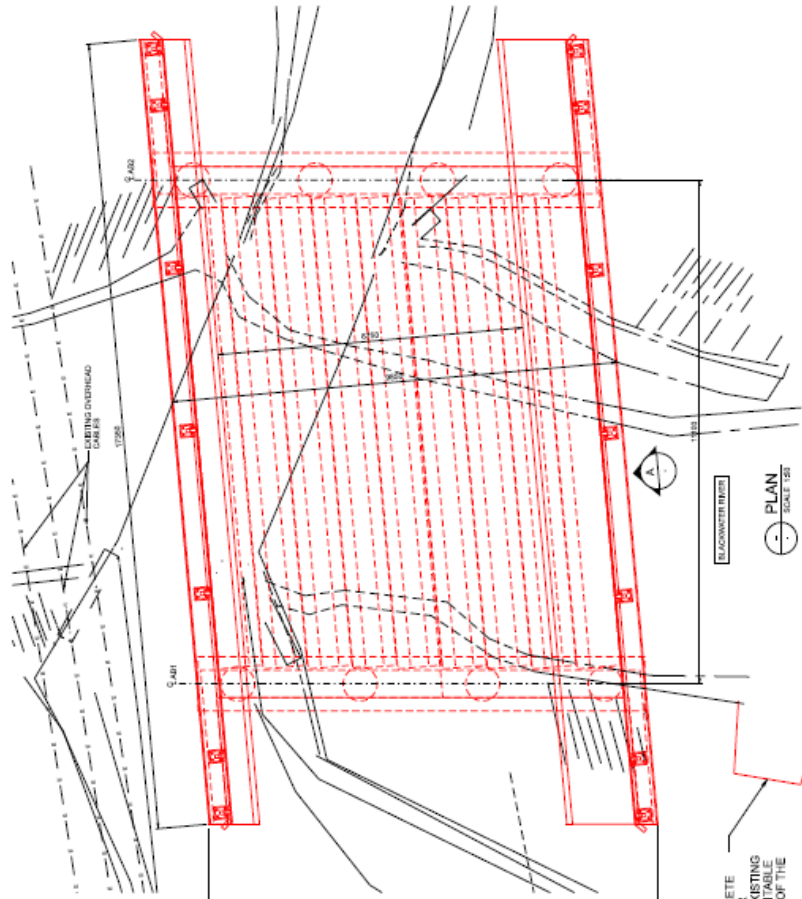
Designed: G. Bramley
 Drawn: N. Moore
 Checked: A. Karakolis
 Approved: B. Briggs

Scale: 1:1250
 Date: N/A to N/A

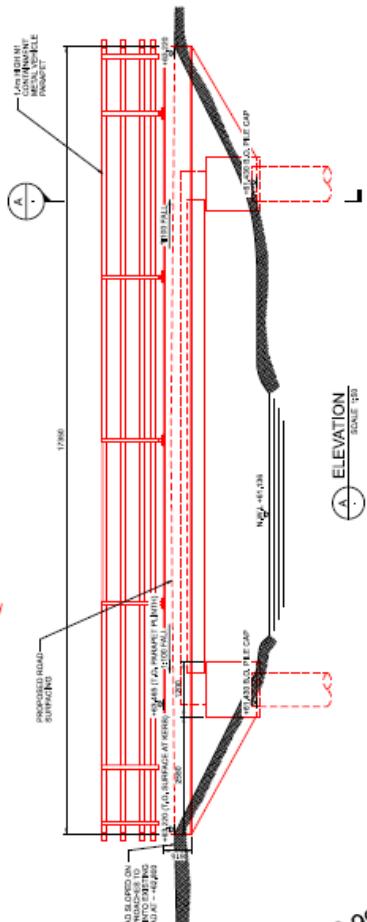
Drawing Number: 173080-ARC-1700-BWR01-DRG-ECV-000101
 Sheet number: P01



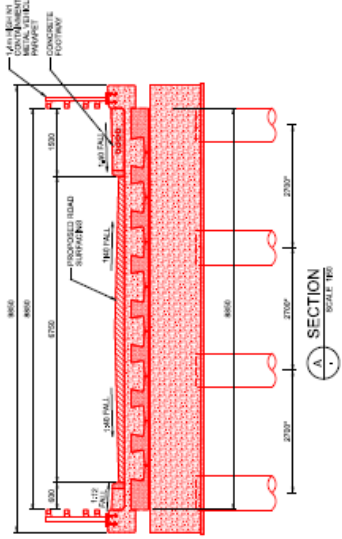
Drawing Number: 173080-ARC-170-BW-RD-LDRG-CV-001194.P01



NEW PRECAST CONCRETE HEADWALL OF SIMILAR DESIGN TO BE INSTALLED A SUITABLE DISTANCE UPSTREAM OF THE BRIDGE



A ELEVATION SCALE 1:50



A SECTION SCALE 1:10

1. ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES ABOVE LOCAL DATUM UNLESS NOTED OTHERWISE.
2. ONLY USE DIMENSIONS FROM THIS DRAWING. USE DIMENSIONS ONLY ON THE DRAWING. DO NOT DIMENSION FROM THE DRAWING TO THE FIELD.
3. THE DRAWING IS FOR PLANNING PURPOSES ONLY. FOR DETAILS OF BRIDGE CONSTRUCTION WORKS SEE DETAIL DESIGN DRAWINGS.

FOR PLANNING PURPOSES

NEW OR ADDITIONAL ASSETS



NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR REVIEW	12/01/2018	...	...
2	...	...	...	...
3	...	...	...	...

Suitable for Review and Comment S3



Project Name: Farnborough & Hatches Level Crossing

Project No: 173080

Contract No: W6864X SMDf

Contract No: 173080

Contract No: 173080

Contract No: 173080

Contract No: 173080

Contract No: 173080

Contract No: 173080

Contract No: 173080

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Contract No: 173080

Contract No: 173080

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

Case Officer	Katie Herrington
Application No.	23/00261/FUL
Date Valid	30th March 2023
Expiry date of consultations	20th April 2023
Proposal	Single storey extension and containerised cremator in rear service yard for temporary period
Address	Aldershot Park Crematorium Guildford Road Aldershot
Ward	Aldershot Park
Applicant	Rushmoor Borough Council
Agent	Mr Graham King
Recommendation	Grant

Description

The application site comprises the Aldershot Park Crematorium, situated adjacent to Aldershot Park.

This is a resubmission of planning application 20/00916/RBCRG3 for the erection of a single storey extension and installation of a containerised cremator in rear service yard for temporary period.

The current proposal is for the erection of a containerised cremator within the service yard of the crematorium with an extension linking it to the Crematorium building.

The location and containerised nature of the proposal reflects the significant constraints and difficulties with removing a defunct cremators from within the building whilst keeping the facility operational. The existing building houses three cremators and it would not be possible to remove one of these existing units at a time.

The proposed temporary cremator would be positioned within the servicing yard for operational and aesthetic reasons. It would be surrounded by the existing walls of the yard and would allow suitably discreet accessibility between the unit and the body of the crematorium.

It is intended that this is a temporary solution, and as such temporary planning permission is

being sought.

Consultee Responses

Environmental Health

Environmental Health will require confirmation that the height of the stack serving the temporary cremator is sufficient to satisfy the requirements of the permitting regulations and the statutory guidance set out within PG note 5/12.

Neighbours notified

In addition to posting a site notice, 41 individual letters of notification were sent to Meadowcroft Whitechurch Close 471, 475, 476, 468, 469, 470, 472, 473, 474, 477, 478, 479, 480, Ticehurst, Whitechurch Road; 115, 117, 117A, 119, 119A, 121A, 121, 123, 123A, 125, 125A, 127, 127A, 129, 129A, 131, 131A, 133A, 135, 135A, Gloucester Road; 168, 170, 172, 174 Morland Road

Neighbour comments

No comments have been received.

Policy and determining issues

The following adopted Rushmoor Local Plan (2014-2032) policies are material to the determination of this application: SS1 (Presumption in Favour of Sustainable Development); IN1 (Infrastructure and Community Facilities); IN2 (Transport); DE1 (Design in the Built Environment); and DE10 (Pollution).

The main determining issues are considered to be:- visual appearance, impact upon neighbours, environmental impacts, and highways.

Commentary

1. Visual appearance

The proposal would be housed within a metal container with plant on its roof and flank. This would comprise a chimney stack, a ladder for maintenance access, relevant piping/venting and associated housing. The proposal includes a small extension linking the body of the crematorium to the cremator.

The cremator would be located within the service yard which is surrounded by a wall and trellises that would obscure the structure. The chimneys and plant housing would be visible, but as it is located close to the existing chimneys of the crematorium, it would not appear out of place. The height of the new chimney stack is necessary to provide suitable emission controls.

The proposal is not considered to result in harm to the character or appearance of the area, in accordance with Policy DE1 of the Local Plan.

2. Impact upon neighbours

The proposal is located around 150m from the closest residential occupier, and as a result the proposal would not result in harm by way of overlooking, effect on daylight and sunlight or other visual impact.

3. Environmental Impacts

This is a resubmission of a temporary planning application for the same development. No changes have been made to the design of the cremator or its flue. The Council's Environmental Health Officer is content with the methodology and modelling used to model emissions, but has raised the concern that the submitted report AQ Assessment by DeltaSimons does not mention whether the height of the flue sufficient to meet required regulations. The height of the flue stack is required to ensure that emissions at ground concentrations meet relevant air quality objectives and Environmental Assessment Levels at receptor locations.

The relevant regulations fall outside of the planning system, and as such it is not something that should be 'doubled up' through a details submission via the planning system. However, it is noted that planning permission may be required should the flue stack height need to be increased. Given this this application is a resubmission for the retention of an already existing cremator and stack installation, it is considered that this scenario would be unlikely – and at the risk of the applicant. As such, it is not considered necessary to impose a condition requiring such information at this time.

4. Highways

The proposal does not increase the capacity of the crematorium and as a result there are no highways or parking implications arising from the proposal.

5. Conclusion

The proposal would not result in harm to the character and appearance of the street scene or area, would not result in harm to neighbouring amenity, would not result in harmful environmental impacts, and would not result in highways issues. As a result, the proposal is considered to accord with Local Plan Policies DE1, IN1, IN2 and DE10.

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:

1. The building hereby permitted shall be removed and the land restored to its former condition on or before 2 years and 6 months from the date of this permission.

Reason - Given the impact of the character and appearance of the structure, reconsideration in the light of prevailing circumstances at the end of the specified period would be appropriate in the interest of amenity.

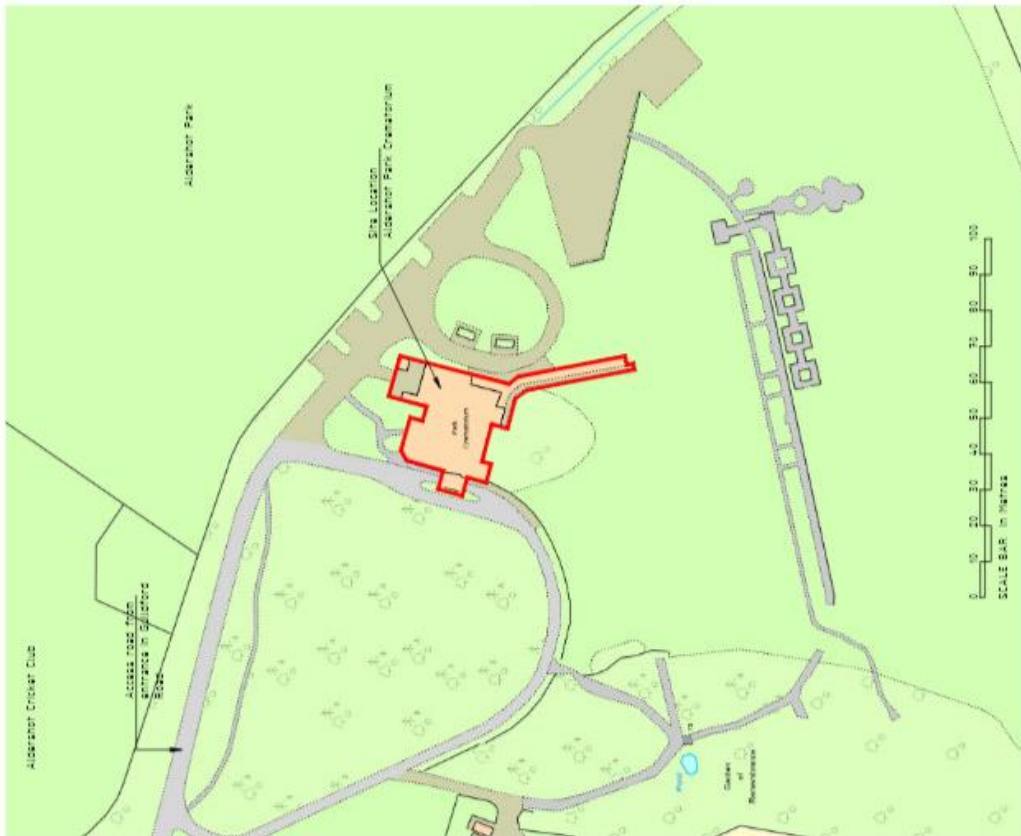
2. The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers: 4705-1001 C1, 19-2009 13, 19-2009 12, 19-2009-11, 19-2009-10, 8124-0001 P2, 8124 – Sketch A, Details within noise report 5007-1600-1001

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

Informatives

- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because the proposal would not result in harm to the character and appearance of the street scene or area, would not result in harm to neighbouring amenity, would not result in harmful environmental impacts, and would not result in highways issues. As a result, the proposal is considered to accord with policies DE1, IN1, IN2 and DE10 of the Development Plan and is recommended for approval. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.



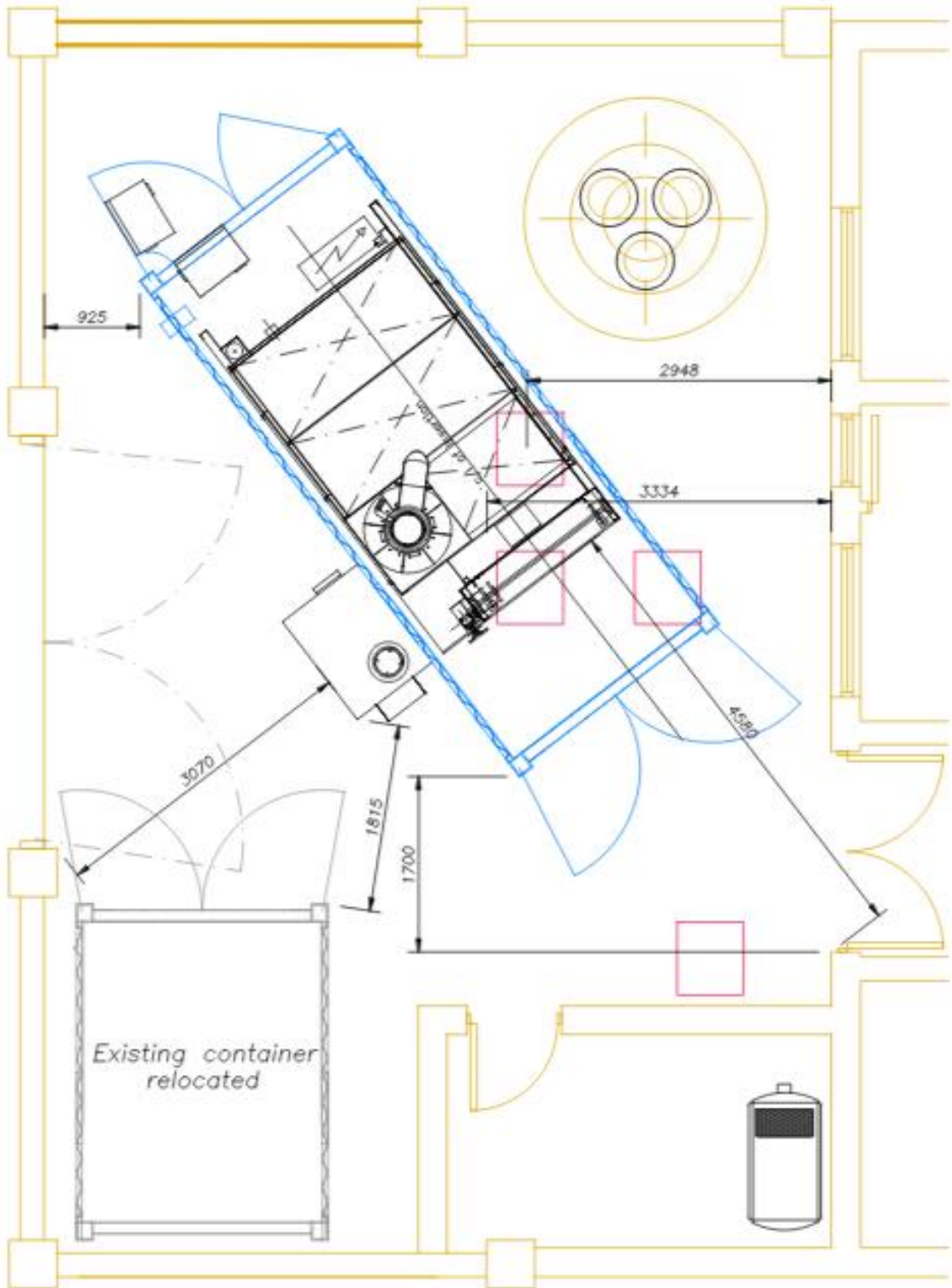
Site Location Plan, scale 1:1250



Site Block Plan, scale 1:630

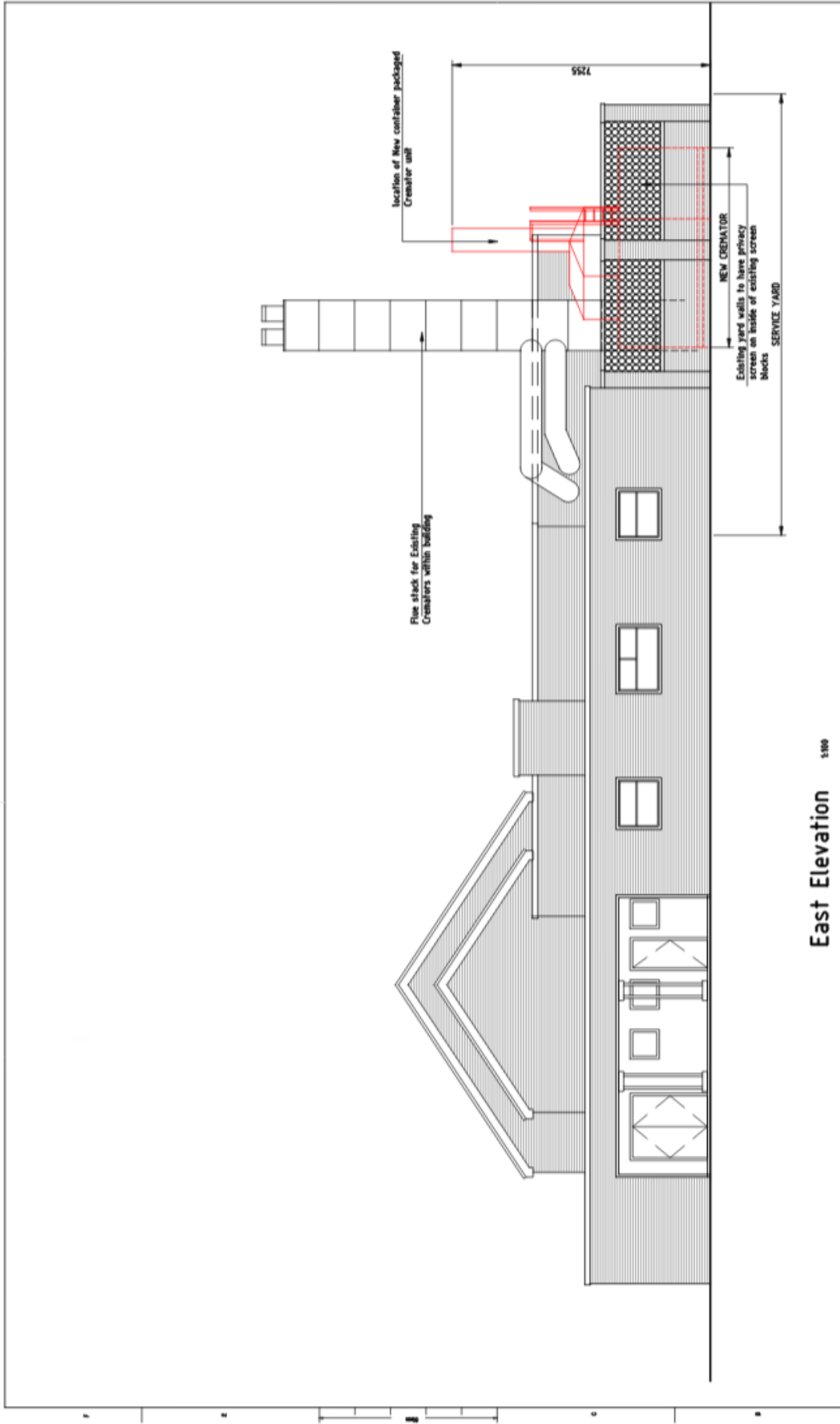
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		Cooper & Withycombe CONSULTING ENGINEERS 100, The Parade, Basingstoke, Hampshire, RG24 0AA Tel: 01256 330000 Fax: 01256 330001	
PROJECT Aldershot Park Crematorium, GU12 4BP Proposed new Cremator	DRAWN BY SUSAN LIP	DATE 12th Dec 2009	SCALE 1:1250 (SHEET 4.3)
TITLE Site Location Plan and Block Plan showing location of new Cremator		DATE 19-2009	SHEET NO. 10
SHEET NO. 10		DRAWN BY SUSAN LIP	CHECKED BY [Blank]
DATE 12th Dec 2009		SCALE 1:1250 (SHEET 4.3)	PROJECT NO. [Blank]



ALDERSHOT (THE PARK)
CREMATORIUM

8124-Sketch A



East Elevation 1:100

NOTES

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DATE 19-2009 **12**

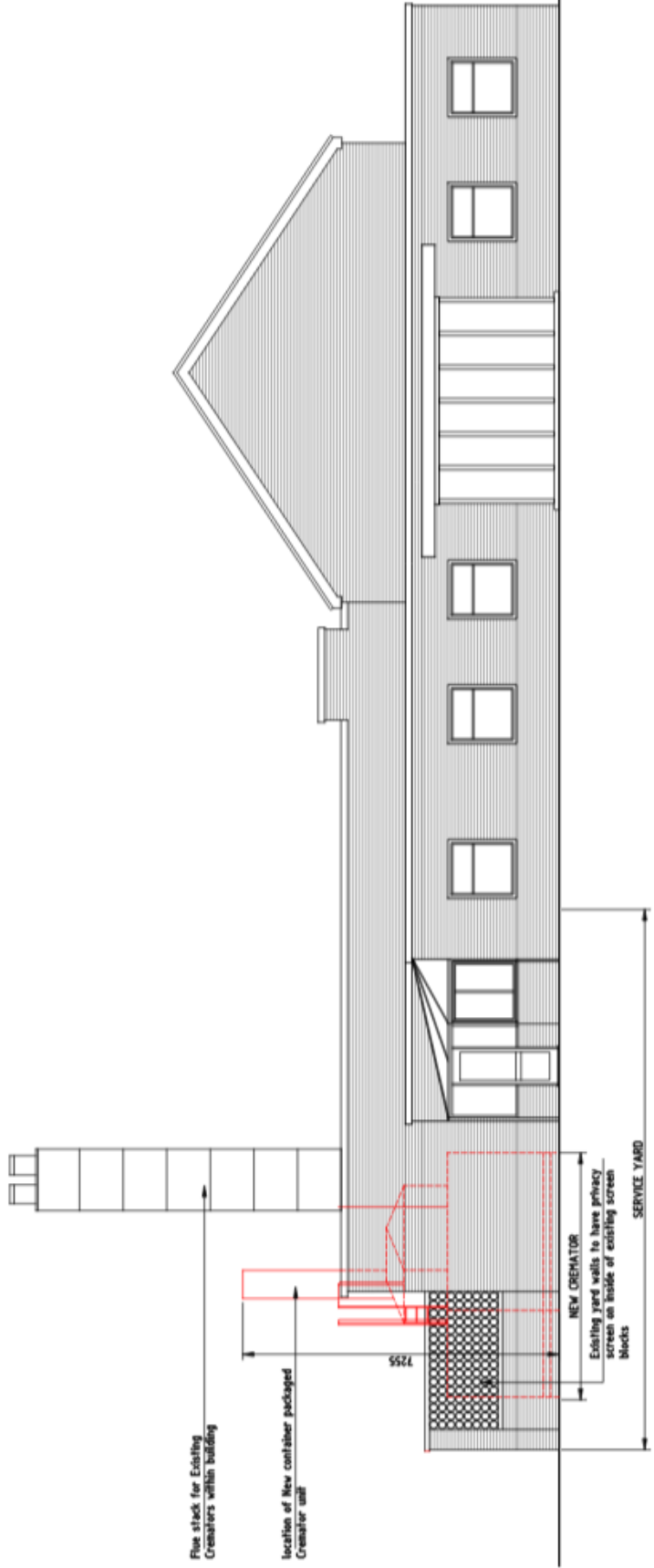
PROJECT Aldershot Park Crematorium, GU12 4BP
Proposed new Crematorium

CLIENT RUSHMOOR BOROUGH COUNCIL

ARCHITECT Cooper & Wiltfrycombe

SCALE 1:100 @ A3

NO.	REV.	DATE	BY	CHKD.



West Elevation 1:100

NOTES
 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN METERS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT ADMINISTRATION.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT ADMINISTRATION.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT ADMINISTRATION.
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 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT ADMINISTRATION.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT ADMINISTRATION.

RUSHMOOR
 BOROUGH COUNCIL

PROJECT: Alderhot Park Crematorium, GU12 4BP
 Proposed New Cremator

DATE: 19-2009 13

PROJECT NO: 13

DATE: 19-2009 13

SCALE: 1:100 @ A3

NO	DESCRIPTION	DATE	BY	CHECKED BY	DATE	REVISIONS

NO	DESCRIPTION	DATE	BY	CHECKED BY	DATE	REVISIONS

NO	DESCRIPTION	DATE	BY	CHECKED BY	DATE	REVISIONS

NO	DESCRIPTION	DATE	BY	CHECKED BY	DATE	REVISIONS

Section D

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

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

Application No	21/00952/CONDPP	Ward: Wellington
Applicant:	Taylor Wimpey West London	
Decision:	Permission Granted	
Decision Date:	15 March 2023	
Proposal:	Submission of details pursuant to condition 6 (construction surface water management plan) 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	

Application No	22/00412/FULPP	Ward: St John's
Applicant:	Ms J Seshetti	
Decision:	Permission Granted	
Decision Date:	14 April 2023	
Proposal:	Change of use of an existing adjoining annexe to self contained dwelling, with amenity area and parking spaces	
Address	43 St Johns Road Farnborough Hampshire GU14 9RN	

Application No 22/00617/FUL Ward: Manor Park

Applicant: Elmlodge UK Ltd

Decision: **Permission Granted**

Decision Date: 04 April 2023

Proposal: Change of use from part commercial and part residential (sui generis) to five no. 1 bedroom flats, with the erection of a part single part two storey extension, installation of dormer windows and provision of associated amenity, bin and cycle storage with the provision of 2no. off road parking spaces

Address **14 St Josephs Road Aldershot Hampshire GU12 4LG**

Application No 22/00770/FULPP Ward: Aldershot Park

Applicant: M&J Roofing Supplies Limited

Decision: **Permission Granted**

Decision Date: 31 March 2023

Proposal: Change of use from light industrial (Use Class Eg) to the supply, storage and distribution of roofing materials including trade counter (sui generis use) and demolition of detached garages and change of use of area of open space at front of site to delivery area serving proposed development (amended description and revised plans received).

Address **Paragon Court Tongham Road Aldershot Hampshire GU12 4AA**

Application No 22/00827/FUL Ward: Wellington

Applicant: Mr Harka Gurung

Decision: **Permission Granted**

Decision Date: 06 April 2023

Proposal: Three new canopies at front, creation of candle making room, two additional new flags, Prayer Wheels to the front, relocation of bin store and bike store

Address **8 High Street Aldershot Hampshire GU11 1DJ**

Application No 22/00841/ADVPP Ward: Wellington

Applicant: Martin Brown

Decision: **Permission Refused**

Decision Date: 06 April 2023

Proposal: Installation of one no. BT Street Hub with two no. digital 75 inch LCD display screens

Address **Advertising Signage Opposite 24 Union Street Aldershot Hampshire**

Application No 22/00842/ADVPP Ward: Wellington

Applicant: Mr James Browne

Decision: **Permission Refused**

Decision Date: 06 April 2023

Proposal: Installation of one no. BT Street Hub with two no. digital 75 inch LCD display screens

Address **Advertising Signage At Junction Of Victoria Road And Wellington Street Aldershot Hampshire**

Application No 22/00843/ADVPP Ward: Wellington

Applicant: Mr James Browne

Decision: **Permission Refused**

Decision Date: 06 April 2023

Proposal: Installation of one no. BT Street Hub with two no. digital 75 inch LCD display screens

Address **Advertising Signage Opposite 23 High Street Aldershot Hampshire**

Application No 22/00844/ADVPP Ward: Wellington

Applicant: Mr James Browne

Decision: **Permission Refused**

Decision Date: 06 April 2023

Proposal: Installation of one no. BT Street Hub with two no. digital 75 inch LCD display screens

Address **Advertising Signage At Junction Of Wellington Street And Union Street Aldershot Hampshire**

Application No 22/00845/FULPP Ward: Wellington

Applicant: Mr Martin Brown

Decision: **Permission Refused**

Decision Date: 06 April 2023

Proposal: Installation of one no. BT Street Hub with two no. digital 75 inch LCD display screens

Address **Advertising Signage Opposite 24 Union Street Aldershot Hampshire**

Application No 22/00846/FULPP Ward: Wellington

Applicant: Mr James Browne

Decision: **Permission Refused**

Decision Date: 06 April 2023

Proposal: Installation of one no. BT Street Hub with two no. digital 75 inch LCD display screens

Address **Advertising Signage At Junction Of Victoria Road And Wellington Street Aldershot Hampshire**

Application No 22/00847/FULPP Ward: Wellington

Applicant: Mr James Browne

Decision: **Permission Refused**

Decision Date: 06 April 2023

Proposal: Installation of one no. BT Street Hub with two no. digital 75 inch LCD display screens

Address **Advertising Signage Opposite 23 High Street Aldershot Hampshire**

Application No 22/00848/FULPP Ward: Wellington

Applicant: Mr James Browne

Decision: **Permission Refused**

Decision Date: 06 April 2023

Proposal: Installation of one no. BT Street Hub with two no. digital 75 inch LCD display screens

Address **Advertising Signage At Junction Of Wellington Street And Union Street Aldershot Hampshire**

Application No 22/00854/FULPP Ward: Wellington
Applicant: Mr Alan Chitson
Decision: **Permission Granted**
Decision Date: 31 March 2023
Proposal: Change of use from amenity land to community garden with associated parking and ancillary structures.
Address **Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 22/00894/CONDPP Ward: Cove And Southwood
Applicant: Mr Ragan Jain
Decision: **Permission Granted**
Decision Date: 15 March 2023
Proposal: Submission of details pursuant to Condition No.4 (Soil Certification) and Condition 8 (Glazing Specification) of planning permission 22/00147/FULPP dated 29 July 2022
Address **132 Cove Road Farnborough Hampshire GU14 0HG**

Application No 23/00012/FULPP Ward: St John's
Applicant: Mr Brijendra Parihar
Decision: **Permission Refused**
Decision Date: 16 March 2023
Proposal: Retention of partial conversion of garage and conversion of the remaining garage
Address **7 Oakfield Place Farnborough Hampshire GU14 9TB**

Application No 23/00031/FUL Ward: Rowhill
Applicant: Amnah Nasim
Decision: **Permission Granted**
Decision Date: 12 April 2023
Proposal: Erection of a two-storey side extension, part two storey and part single storey rear extension following demolition of existing garage
Address **83 Ayling Lane Aldershot Hampshire GU11 3LY**

Application No 23/00054/ADVPP Ward: Manor Park

Applicant: Harman Singh Soni

Decision: **Permission Granted**

Decision Date: 17 March 2023

Proposal: Display of internally illuminated fascia sign with non-illuminated shop front surround sign

Address **1 Townstead House 111 - 113 Victoria Road Aldershot Hampshire GU11 1JE**

Application No 23/00055/FULPP Ward: Knellwood

Applicant: Ms Sarah Woodward

Decision: **Permission Refused**

Decision Date: 16 March 2023

Proposal: Retention of boundary fencing and electric gates to front boundary

Address **27 Church Road East Farnborough Hampshire GU14 6QJ**

Application No 23/00060/FULPP Ward: West Heath

Applicant: Mr Rashed Ali

Decision: **Permission Granted**

Decision Date: 15 March 2023

Proposal: Erection of a single storey rear extension, conversion of existing garage and formation of a pitched roof above existing flat roofs on front elevation of property

Address **26 Chestnut Road Farnborough Hampshire GU14 8LD**

Application No 23/00061/ADVPP Ward: St Mark's

Applicant: Mr Joshua Waldock

Decision: **Permission Granted**

Decision Date: 24 March 2023

Proposal: Display of non-illuminated sign on two posts forward of building

Address **Farnborough Baptist Church Queens Road Farnborough Hampshire**

Application No 23/00073/ADVPP Ward: Wellington

Applicant: Alight Media

Decision: **Permission Refused**

Decision Date: 14 April 2023

Proposal: Display of internally illuminated digital advertising billboard measuring 6m x 3m with new image displaying every 10 seconds

Address **Empire Banqueting And Hall High Street Aldershot Hampshire GU11 1DJ**

Application No 23/00078/FULPP Ward: Knellwood

Applicant: Mr and Mrs Fowler

Decision: **Permission Granted**

Decision Date: 21 March 2023

Proposal: Replace flat roof to front with pitched roof, erection of single storey side and rear extensions, re-landscaping to rear including raised decking and steps

Address **2 Ashley Road Farnborough Hampshire GU14 7HA**

Application No 23/00079/ADVPP Ward: Cherrywood

Applicant: Traci Crowe

Decision: **Permission Granted**

Decision Date: 27 March 2023

Proposal: Display single sided digital advertising display on inside panel that will portray static advertising images that change every 10 seconds to replace existing double-sided paper advertising display

Address **Advertising Right On Bus Shelter Opposite Farnborough Gate Farnborough Road Farnborough Hampshire**

Application No 23/00086/TPO Ward: Knellwood
Applicant: Mr Ian Kaynes
Decision: **Permission Granted**
Decision Date: 14 March 2023
Proposal: Two Limes (part of group G10 of TPO 431V) T1 and T2 on submitted plan, re-pollard back to previous pollard points
Address **7 Ashley Road Farnborough Hampshire GU14 7EZ**

Application No 23/00090/FULPP Ward: St Mark's
Applicant: Mr Zafar Malik-Ramzan
Decision: **Permission Granted**
Decision Date: 27 March 2023
Proposal: Erection of infill roof extension within in valley between Nos.91 & 93 Peabody Road to create additional bedrooms and ancillary accommodation for No.93
Address **93 Peabody Road Farnborough Hampshire GU14 6EB**

Application No 23/00093/TPOPP Ward: Empress
Applicant: Coombe Way Residents Committee
Decision: **Permission Granted**
Decision Date: 14 March 2023
Proposal: One Silver Maple (part of group G3 of TPO 380V) tree T6 on submitted plan, remove to ground level stump. Two Holly trees (part of group G5 of TPO 380V) T1 and T2 on submitted plan, remove to ground level stump
Address **Land Affected By TPO 380V Coombe Way Farnborough Hampshire**

Application No 23/00096/FUL Ward: St Mark's
Applicant: Mr Zafar Malik-Ramzan
Decision: **Permission Granted**
Decision Date: 27 March 2023
Proposal: Demolition of existing temporary structure in rear garden and erection of new outbuilding of reduced height in same position for ancillary domestic storage
Address **93 Peabody Road Farnborough Hampshire GU14 6EB**

Application No 23/00098/ADVPP Ward: Wellington

Applicant: Grainger (Aldershot) Limited And Secretar

Decision: **Permission Granted**

Decision Date: 23 March 2023

Proposal: Consent to display no. 4 non-illuminated signs (2 x totems and 2 x lectern freestanding) as part of the Wellesley Heritage Trail

Address **Aldershot Urban Extension Development Site At Queens Avenue Aldershot Hampshire**

Application No 23/00103/FULPP Ward: Wellington

Applicant: Mr David Gubby

Decision: **Permission Granted**

Decision Date: 17 March 2023

Proposal: Installation of a Crucifix statue in landscaped area adjacent to church

Address **Garrison Church Of St Michael And St George Queens Avenue Aldershot Hampshire**

Application No 23/00109/PDCPP Ward: Wellington

Applicant: Mr Stephen Spender

Decision: **Development is Lawful**

Decision Date: 11 April 2023

Proposal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT: Installation of roof lights in front and rear roof slopes to facilitate loft conversion

Address **14 Oswald Street Wellesley Aldershot Hampshire GU11 4AP**

Application No 23/00113/FULPP Ward: Manor Park

Applicant: Mr & Mrs Bucknall

Decision: **Permission Granted**

Decision Date: 14 April 2023

Proposal: Erection of a part two and single storey side and rear extension and formation of hipped to gable with dormer in front and rear roof elevation to provide habitable room in roof

Address **70 Highfield Avenue Aldershot Hampshire GU11 3DA**

Application No 23/00115/ADVPP Ward: Wellington
Applicant: Wood
Decision: **Permission Refused**
Decision Date: 05 April 2023
Proposal: Display of above fascia internally illuminated tall projecting sign
Address **29A Union Street Aldershot Hampshire GU11 1EP**

Application No 23/00119/TPOPP Ward: St Mark's
Applicant: Mr Garry Walters
Decision: **Permission Granted**
Decision Date: 20 March 2023
Proposal: Remove one dead Holly (part of group G3 of TPO 375V) tree 9 on submitted plan. One Oak (T39 of TPO 375V) tree 15 on plan, prune lateral branches growing northwest towards the outside raised patio by no more than 3 metres for the full height of the crown
Address **Lavender Lodge 10 Bruntile Close Farnborough Hampshire GU14 6PR**

Application No 23/00120/TPOPP Ward: West Heath
Applicant: Mrs Hayley Tulett
Decision: **Permission Granted**
Decision Date: 20 March 2023
Proposal: Two Alder trees, one diseased (part of group G2 of TPO 282V) as per submitted photograph, coppice to leave a 2 ft tall stump
Address **136 Fernhill Road Farnborough Hampshire GU14 9DY**

Application No 23/00121/FULPP Ward: Knellwood
Applicant: Mr Richard Hayden
Decision: **Permission Granted**
Decision Date: 05 April 2023
Proposal: Erection of fencing, brick wall with railings and metal gates to front and side boundaries
Address **Picardy 19 Pirbright Road Farnborough Hampshire GU14 7AB**

Application No 23/00125/TPOPP Ward: St John's

Applicant: Mrs Cora Tetlow

Decision: **Permission Granted**

Decision Date: 20 March 2023

Proposal: 5 Oak trees in the front garden (T1-T5 of TPO 268) crown reduce by no more than 4 metres off the top and no more than 2 metres off the side (lower branches), removal of dead wood and removal of all lower epicormic growth

Address **7 Harvey Road Farnborough Hampshire GU14 9TN**

Application No 23/00130/TPOPP Ward: Knellwood

Applicant: Mr Paul Clowes

Decision: **Permission Granted**

Decision Date: 20 March 2023

Proposal: Remove to ground level and replace one declining Oak (part of group G7 of TPO 433V) tree T1 in submitted report

Address **57 Salisbury Road Farnborough Hampshire GU14 7AG**

Application No 23/00131/TPO Ward: St John's

Applicant: Mr Alan Kinge

Decision: **Permission Granted**

Decision Date: 12 April 2023

Proposal: One Oak (T1 of TPO 254) crown reduce by no more than 3 metres, remove any deadwood, epicormic growth and crossing limbs

Address **106 Cripsey Road Farnborough Hampshire GU14 9QE**

Application No 23/00135/NMAPP Ward: Empress

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

Decision: **Permission Granted**

Decision Date: 14 March 2023

Proposal: NON MATERIAL AMENDMENT: To planning permission 22/00695/REVPP for 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)) to substitute automatic barriers controlled by an Electronic Gym Member Recognition System for automatic barriers controlled by an ANPR camera system

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

Application No 23/00136/NMAPP Ward: Fernhill

Applicant: Downton Homes

Decision: **Permission Granted**

Decision Date: 17 March 2023

Proposal: NON MATERIAL AMENDMENT: Amendments to Plot 3 dwelling as approved with Planning Permission 20/00716/FULPP dated 11 March 2021 to reflect situation as built and to facilitate loft conversion

Address **3 Roberts Way Blackwater Camberley Hampshire GU17 9GD**

Application No 23/00137/NMAPP Ward: Cove And Southwood

Applicant: Mr Ragan Jain

Decision: **Permission Granted**

Decision Date: 15 March 2023

Proposal: NON MATERIAL AMENDMENT to planning application 22/00147/FULPP dated 29th July 2022 for the demolition of existing building and erection of 4 houses with associated private amenity, refuse, bicycle storage and car parking with creation of new dropped kerb access, to allow a change in the colour of the fenestration and fascia/soffit and eaves from black to white

Address **132 Cove Road Farnborough Hampshire GU14 0HG**

Application No 23/00139/FULPP Ward: Empress
Applicant: Mr. Pierre Thomasius
Decision: **Permission Granted**
Decision Date: 17 March 2023
Proposal: Installation of solar panels to front roof slope
Address **3 Home Farm Close Farnborough Hampshire GU14 8BU**

Application No 23/00148/MISC28 Ward: Cherrywood
Applicant: Jennifer Stead
Decision: **No Objection**
Decision Date: 15 March 2023
Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (cabinet) outside 2 St Dominic Close in Farnborough, at: FB107-OP
Address **2 St Dominic Close Farnborough Hampshire GU14 8RB**

Application No 23/00149/MISC28 Ward: Cherrywood
Applicant: Jennifer Stead
Decision: **No Objection**
Decision Date: 15 March 2023
Proposal: The Electronics Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (poles) at various locations at Worcester Close, Marston Drive, Sedgemoor, Cromwell Way, Fairfax Road, Buckland Close, Prince Charles Crescent, Sherwin Crescent, Lye Copse Avenue in Farnborough, at: FB107-IE
Address **Street Record Cromwell Way Farnborough Hampshire**

Application No 23/00150/MISC28

Ward: Cherrywood

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 15 March 2023

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (cabinets) at 75 Fairfax Road and Unit 2 106 Hawley Lane in Farnborough, at: FB107-IE

Address **Street Record Fairfax Road Farnborough Hampshire**

Application No 23/00152/MISC28

Ward: Knellwood

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 16 March 2023

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (cabinets) outside various properties in Alexandra Road and 29 Cross Street in Farnborough, at: FB105-GR

Address **Street Record Alexandra Road Farnborough Hampshire**

Application No 23/00155/FUL

Ward: Rowhill

Applicant: Mr James Kitcatt

Decision: **Permission Granted**

Decision Date: 15 March 2023

Proposal: Retention of a single storey rear extension

Address **252 Weybourne Road Aldershot Hampshire GU11 3NF**

Application No 23/00158/MISC28 Ward: West Heath

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 16 March 2023

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (pole) outside 145 West Heath Road in Farnborough at: FB108-BJ

Address **145 West Heath Road Farnborough Hampshire GU14 8PL**

Application No 23/00159/MISC28 Ward: St Mark's

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 16 March 2023

Proposal: The Electronics Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus(cabinets) outside 135A and 205 Lynchford Road, 35 Queens Road and 20 Sherborne Road in Farnborough, at: FB105-FG

Address **Street Record Lynchford Road Farnborough Hampshire**

Application No 23/00160/FULPP Ward: Empress

Applicant: Mr and Mrs Elmer

Decision: **Permission Granted**

Decision Date: 18 April 2023

Proposal: Erection of rear ground floor extension

Address **9 High View Road Farnborough Hampshire GU14 7PU**

Application No 23/00161/MISC28 Ward: St Mark's

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 16 March 2023

Proposal: The Electronics Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (poles) outside 25 and 60 Peabody Road, 35 Queens Road and 109 Lynchford Road in Farnborough, at: FB105-FG

Address **Street Record Peabody Road Farnborough Hampshire**

Application No 23/00163/FULPP Ward: St John's

Applicant: Mr & Mrs Antczak

Decision: **Permission Granted**

Decision Date: 18 April 2023

Proposal: Erection of single storey rear and first floor side extensions and part conversion of garage

Address **11 Broadhurst Farnborough Hampshire GU14 9XA**

Application No 23/00164/PDCPP Ward: Empress

Applicant: A Needham

Decision: **Development is Lawful**

Decision Date: 17 March 2023

Proposal: Lawful Development Certificate for proposed development:- Erection of a single storey side extension with roof lights following partial removal of existing side extension

Address **Westwood 13 Prospect Avenue Farnborough Hampshire GU14 8JT**

Application No 23/00171/TPO

Ward: Empress

Applicant: Mr Gary Carr

Decision: **Permission Granted**

Decision Date: 28 March 2023

Proposal: One Oak (T12 of TPO 442V) crown reduce back no further than the previous pruning points and reduce the South aspect by no more than a further one metre.

Address **7 St Michaels Road Farnborough Hampshire GU14 8ND**

Application No 23/00172/TPO

Ward: Knellwood

Applicant: Mr Richard Hunt

Decision: **Split decision**

Decision Date: 28 March 2023

Proposal: One Norway Maple (part of group G1 of TPO 439V) crown reduction of no more than 5 metres and remove three lowest branches overhanging fence, drive and pathway

Address **34 Oxford Road Farnborough Hampshire GU14 6QU**

Application No 23/00175/FULPP

Ward: Knellwood

Applicant: Mr & Mrs Routh

Decision: **Permission Granted**

Decision Date: 30 March 2023

Proposal: Erection of a single storey side and rear extension

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

Application No 23/00178/TPOPP

Ward: Fernhill

Applicant: Sean Murphy

Decision: **Permission Granted**

Decision Date: 12 April 2023

Proposal: Group of Yew Trees, a former hedge (part of group G4 of TPO 226V) as per submitted plan, reduce South side by no more than 3 metres. Trim North side by no more than 0.5 metres. Trim East side (end) by no more than 0.5 metres

Address **2 Broomhill Pennine Way Farnborough Hampshire GU14 9HX**

Application No 23/00182/MISC28

Ward: Rowhill

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 20 March 2023

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (pole) outside 12 Greys Court Aldershot, at: AD107-QM

Address **12 Greys Court Aldershot Hampshire GU11 1YT**

Application No 23/00184/FULPP

Ward: St Mark's

Applicant: Mr Patel

Decision: **Permission Granted**

Decision Date: 14 April 2023

Proposal: Dropped Kerb enlargement

Address **41 High Street Farnborough Hampshire GU14 6HP**

Application No 23/00185/TPOPP

Ward: Empress

Applicant: Mr Daniel Pratap

Decision: **Permission Granted**

Decision Date: 12 April 2023

Proposal: One English Oak tree (in group G3 of TPO 442V), front garden, closest to the house, crown reduce and lift branches to give no more than 4 metres clearance from building and roof. Remove epicormic regrowth up to approximately level with the top of the chimney. Remove dead wood down to 25mm or 1 metre in length. One English Oak tree (T14 of TPO 442V) in rear garden remove dead wood down to 25mm or 1 metre in length

Address **13 St Michaels Road Farnborough Hampshire GU14 8ND**

Application No 23/00187/TPOPP Ward: St John's
Applicant: Mr Saber Sobey
Decision: **Permission Granted**
Decision Date: 17 April 2023
Proposal: One Oak in rear garden (T2 of TPO 358V) remove two lower boughs back to branch collar as per submitted photographs
Address **31 The Birches Farnborough Hampshire GU14 9RP**

Application No 23/00188/TPOPP Ward: Empress
Applicant: Mr Felix Nomuoja
Decision: **Permission Granted**
Decision Date: 17 April 2023
Proposal: One Scots Pine at 59 Prospect Avenue (T33 of TPO 447V) reduce height of crown by no more than 4 metres. Crown lift by no more than 5 metres from ground level and remove major deadwood. One Beech (T10 of TPO 447V) at 61 Prospect Avenue crown reduce by no more than 2 meters
Address **Land Affected By TPO 447V - At Prospect Road, Prospect Avenue And Burnsall Close Farnborough Hampshire**

Application No 23/00190/TPO Ward: Knellwood
Applicant: Mr Christopher Wai
Decision: **Permission Granted**
Decision Date: 17 April 2023
Proposal: One Plane tree (T41 of TPO 431V) reduce back to previous reduction points
Address **3 Wymering Court Farnborough Hampshire GU14 7DH**

Application No 23/00195/PDCPP Ward: Rowhill
Applicant: BOYLAN
Decision: **Development is Lawful**
Decision Date: 05 April 2023
Proposal: Lawful Development Certificate for proposed development: Double barn hip to gables and two side dormers
Address **35 Ayling Lane Aldershot Hampshire GU11 3LZ**

Application No 23/00197/MISC28 Ward: Empress

Applicant: Owen Church

Decision: **No Objection**

Decision Date: 22 March 2023

Proposal: The removal of 1no. Cabinets to be replaced with 2no. Cabinet as well as development ancillary reworks thereto

Address **36 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 23/00209/FULPP Ward: Manor Park

Applicant: MR RAHIM FRABONI

Decision: **Permission Granted**

Decision Date: 12 April 2023

Proposal: Erection of outbuilding to front

Address **13 Windmill Road Aldershot Hampshire GU12 4NH**

Application No 23/00213/MISC28 Ward: Empress

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 11 April 2023

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (cabinets) outside 1 Station Road, 101 Victoria Road, 5 High View Close, 21A Union Street, 10 Glenwood Court, Flat 8 Pineview, 21 Orchard Road, 35 Tower Hill, 21 Hinstock Close, and 10 and 24 Marrowbrook Lane in Farnborough, at: FE101-JW

Address **Street Record Marrowbrook Lane Farnborough Hampshire**

Application No 23/00214/MISC28 Ward: Empress

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 03 April 2023

Proposal: The Electronics Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (poles) outside 369 Farnborough Road, 9 Ship Alley, 10 Baird Road in Farnborough, at: FB107-EJ

Address **Street Record Baird Road Farnborough Hampshire**

Application No 23/00215/MISC28 Ward: Empress

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 11 April 2023

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (cabinets) outside 1 Woodstocks Farnborough, at: FB107-EJ

Address **1 Woodstocks Farnborough Hampshire GU14 8BZ**

Application No 23/00223/PDCPP Ward: St John's

Applicant: Mr Alan Bowes

Decision: **Development is Lawful**

Decision Date: 14 April 2023

Proposal: CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT: Erection of porch, erection of a single storey rear extension and erection of outbuilding

Address **12 Dart Road Farnborough Hampshire GU14 9PB**

Application No 23/00237/MISC28

Ward: St John's

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 03 April 2023

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (pole) in Farnborough, at: FB108-MR

Address **7 Woodcot Gardens Farnborough Hampshire GU14 9RD**

Application No 23/00239/MISC28

Ward: St Mark's

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 03 April 2023

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (pole) in Farnborough, at: FB105-FG

Address **35A Peabody Road Farnborough Hampshire GU14 6HA**

Application No 23/00240/NMA

Ward: Empress

Applicant: Mr And Mrs Bass

Decision: **Permission Granted**

Decision Date: 27 March 2023

Proposal: Non Material Amendment to approved planning permission 23/00102/FUL (Installation of solar panels to front roof slope) to allow a change in the layout of the solar panels

Address **17 The Chase Farnborough Hampshire GU14 8BY**

Development Management Committee
26th April 2023

**Executive Head of Property &
Growth**
Report No.PG2317

Enforcement and possible unauthorised development

1. Introduction

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

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

2. Policy

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

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

3. Items

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

This report relates to:

Item 1 Delegated Decisions to take Enforcement Action

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

meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed.

4. Human rights

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

5. Financial implications

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

Tim Mills
Executive Head of Property & Growth

BACKGROUND PAPERS

Rushmoor Local Plan (2019)

Rushmoor Local Enforcement Plan (2016)

National Planning Policy Framework (NPPF)

Item 1

Delegated Decisions to take Enforcement Action

The following Decision is reported for INFORMATION purposes only. It relates to a decision to issue an enforcement notice that has already been made by the Executive Head of Property & Growth in accordance with the Council's adopted Scheme of Delegation.

If Members wish to have more details about the decision on the case below, please contact John W Thorne (01252 398791) in advance of the Committee meeting.

Address 21/00144/RESWRK 2 Boxalls Grove Aldershot GU11 3QS

Ward Manor Park

Decision Enforcement Notice and Untidy Site Notice

Decision date 06/04/2023

A complaint was made by a member of the public about a large outbuilding that had been built to the front of the above property. Upon inspection, it was noted that this outbuilding required planning permission as it is situated forward the principal elevation of the property.

Three letters were sent to the owners with no response and a Planning Contravention Notice (PCN) was served on the 18th August 2023. The owner responded by a telephone call to say it had been there for more than 4 years and he would tidy up the front of the property. He was asked to provide evidence on the PCN and return it to the planning department. This was not forthcoming.

The councils Legal Team took the case to court for the non-return of the PCN on the 21st March 2023 and the owner was fined for failure to return the PCN

It has not been possible to confirm the owners' claim that the outbuilding had been erected for more than 4 years from the Council's records and, as such, had acquired immunity from enforcement action. However, the Council investigation team spoke to various neighbours, whom have provided written statements to the effect that the outbuilding has not existed at the site for more than four years in its current form.

The breach is considered to give rise to planning harm because, under the Rushmoor Local Plan and Supplementary Planning Document 'Home Improvements and Extensions February 2020,

new development should include high-quality design that respects the character and appearance of the local area, use materials sympathetic to local character and should be of a scale and massing that is clearly subservient to the host property and should not should not impact upon the amenity of any neighbouring property. In this respect, it is not considered that the outbuilding has an acceptable visual appearance and materially detracts from the character and appearance of the street-scene. As such, it is considered that planning permission would not have been granted had an application been submitted for the outbuilding. In addition, the property frontage is being used for the storage of various materials giving the property an untidy appearance also detracting further from the visual character and appearance of the area.

Instructions have been issued to the Corporate Manager, Legal to draft and serve both Enforcement and Untidy Site Notices in this respect.

Under Section 171 of the Town and Country Planning Act, the absence of enforcement action could result in the use becoming lawful if the breach was continuous for a period of more than 4 years.

Case Officer Tara Hasty

Associated Documents Enforcement Reference 21/00144/RESWRK

