

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 6th March, 2024 at 7.00 pm*

To:

#### **VOTING MEMBERS**

Cllr S.J. Masterson (Chairman)  
Cllr Marina Munro (Vice-Chairman)

Cllr Jib Belbase  
Cllr P.J. Cullum  
Cllr A.H. Gani

Cllr C.P. Grattan  
Cllr Michael Hope  
Cllr Halleh Koohestani

Cllr Sophie Porter  
Cllr D. Sarki  
Cllr Calum Stewart

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

Cllr J.B. Canty (ex-officio)

#### **STANDING DEPUTIES**

Cllr Mrs. D.B. Bedford  
Cllr Christine Guinness  
Cllr G. Williams

Enquiries regarding this agenda should be referred to Adele Taylor,  
Democratic Services, 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 - 4)

To confirm the Minutes of the meeting held on 7th February, 2024 (copy attached).

## 3. **PLANNING APPLICATIONS –** (Pages 5 - 48)

To consider the Executive Head of Property and Growth's Report No. PG2407 on planning applications recently submitted to the Council (copy attached).

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

<b>Item</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
1	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	23/00713/FUL	Manor Park Cottage, St Georges Road East, Aldershot	For information
4	23/00794/REVPP	Farnborough Airport, Farnborough	For information
5	24/00063/OUT	Proposed Development at Site of Building 4.2 and Building 4.3, Frimley Business Park, Frimley, Camberley	For information

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

Item	Pages	Reference Number	Address	Recommendation
6	13-36	23/00879/FULPP	Mons Barracks, Princes Avenue, Aldershot	Grant

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

4. **APPEALS PROGRESS REPORT – (Pages 49 - 50)**

To consider the Executive Head of Property and Growth's Report No. PG2408 (copy attached) on the progress of recent planning appeals.

5. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 51 - 54)**

To consider the Executive Head of Property and Growth's Report No. PG2409 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

6. **HIPPODROME HOUSE, BIRCHETT ROAD, ALDERSHOT - APPLICATION NO. 23/00019/FULPP – (Pages 55 - 56)**

To receive the Executive Head of Property and Growth's Report No. PG2410, which sets out a post Committee action update on Application No. 23/00019/FULPP - Hippodrome House, Birchett Road, Aldershot.

### 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, 7th February, 2024 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

## Voting Members

Cllr S.J. Masterson (Chairman)  
Cllr Marina Munro (Vice-Chairman)

Cllr Jib Belbase  
Cllr P.J. Cullum  
Cllr A.H. Gani  
Cllr C.P. Grattan  
Cllr Michael Hope  
Cllr Sophie Porter  
Cllr D. Sarki  
Cllr Calum Stewart

Apologies for absence were submitted on behalf of Cllr Halleh Koohestani.

Cllr Christine Guinness attended the meeting as a Standing Deputy.

## Non-Voting Member

Cllr J.B. Canty (Development & Economic Growth Portfolio Holder) (ex officio)

## 50. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

## 51. MINUTES

The Minutes of the Meeting held on 6th December, 2023 were approved and signed as a correct record of proceedings.

## 52. PETITIONS

**RESOLVED:** That the petitions received in respect of the following application be noted, as set out in the Executive Head of Property and Growth's Report No. PG2402:

<b>Application No.</b>	<b>Address</b>
23/00794/FUL	Farnborough Airport, Farnborough

53. **PLANNING APPLICATIONS**

**RESOLVED:** That

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

\* 23/00825/FULPP Show Centre, Farnborough International Exhibition and Conference Centre, ETPS 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. PG2402, be noted

- (iii) 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

23/00713/FUL Manor Park Cottage, St. Georges Road East, Aldershot

23/00794/REVPP Farnborough Airport, Farnborough

23/00879/FULPP Mons Barracks, Princes Avenue, Aldershot

24/00063/OUT Proposed Development Site at Site of Buildings 4.2 & 4.3, Frimley Business Park, Frimley, Camberley

\* The Executive Head of Property and Growth's Report No. PG2402 in respect of these applications was amended at the meeting.

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

54. **BLANDFORD HOUSE AND MALTA BARRACKS DEVELOPMENT SITE, SHOE LANE, ALDERSHOT - 22/00340/REMPP**

It was noted, as part of the Amendment Sheet, that the Council had received a notification of the applicants intention to lodge an appeal against the Council's non-determination on this application. The Committee would be updated should and appeal be submitted and started.

55. **SHOW CENTRE, FARNBOROUGH INTERNATIONAL EXHIBITION AND CONFERENCE CENTRE, ETPS ROAD, FARNBOROUGH - 23/00825/FULPP**

The Committee considered the Head of Property and Growth's Report No. PG2402 regarding the extension of the temporary planning permission for the retention of two sound stages, workshops and use of existing hospitality chalets as ancillary offices.

**RESOLVED:** That planning permission be granted, subject to:

- (i) no objections being received from Hampshire County Council,
- (ii) the receipt of a satisfactorily revised Operational Management Plan,
- (iii) amendments/updates, as set out in the amendment sheet, to Condition Nos. 2, 7 and 12, and
- (iv) the inclusion of an additional condition regarding reporting of future economic benefits

56. **APPEALS PROGRESS REPORT**

The Committee received the Executive Head of Property and Growth's Report No. PG2403 concerning the following appeal decisions:

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
22/00746/FULPP	Appeal against the refusal of planning permission for the demolition of existing outbuildings and erection of a single storey ancillary accommodation annex at No. 14 Fleet Road, Farnborough.	New Appeal
23/00306/ADVPP	Appeal against refusal of advertisement consent for the installation and display of illuminated digital advertisements at No. 41 Station Road, Aldershot.	Appeal dismissed

**RESOLVED:** That the Executive Head of Property and Growth's Report No. PG2403 be noted.

57. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER 2023 - DECEMBER 2023**

The Committee received the Executive Head of Property and Growth's Report No. PG2404 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 2023.

**RESOLVED:** That the Executive Head of Property and Growth's Report No. PG2404 be noted.

The meeting closed at 8.22 pm.

CLLR S.J. MASTERSON (CHAIRMAN)

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**Development Management  
Committee 6<sup>th</sup> March 2024**

**Executive Head of Property  
& Growth  
Report No. PG2407**

## **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 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</b></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><b>Blandford House And Malta Barracks Development Site Shoe Lane Aldershot</b></p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>

3	23/00713/FUL	<p>Erection of four one-bedroom flats with parking</p> <p><b>Manor Park Cottage, St Georges Road East</b></p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
4	23/00794/REVPP	<p>Variation of Condition 2 (aircraft movements) and 6 (aircraft weight), replacement of conditions 7 (1:10,000 risk contour) and 8 (1:100,00 risk contour), of planning permission 20/00871/REVPP determined on the 22/02/2022, in order to:</p> <p>a) to increase the maximum number of annual aircraft movements from 50,000 to 70,000 per annum, including an increase in non-weekday aircraft movements from 8,900 to 18,900 per annum, and</p> <p>b) to amend the aircraft weight category of 50,000 - 80,000 Kg, to 55,000 - 80,000 Kg, and an increase from 1,500 to 2,100 annual aircraft movements within this category, including an increase from 270 to 570 annual aircraft movements for non-weekdays, and to</p> <p>c) replace Conditions Nos. 7 (1:10,000 risk contour) and 8 (1:100,000 risk contour) with a new condition to produce Public Safety Zone maps in accordance with the Civil Aviation Authority/ Department for Transport Requirements</p> <p><b>Farnborough Airport, Farnborough Road, Farnborough</b></p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
5	24/00063/OUT	<p>Outline Planning Application (with appearance reserved for future consideration) for flexible use development, including demolition of all existing structures and erection of two buildings comprising Use Class B2, B8 and E (g)</p> <p><b>Proposed Development Site at Site of Buildings 4.2 &amp; 4.3, Frimley Business Park, Frimley, Camberley</b></p> <p>This application is on land within Rushmoor BC's area and the applicant is Rushmoor BC. This application</p>

		has only recently been received and consultations are underway.
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**Section B**

**Petitions**

There are no petitions to report.

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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	Chris Jones
Application No.	23/00879/FULPP
Date Valid	18th December 2023
Expiry date of consultations	26th January 2024
Proposal	Demolition of existing office building and erection of a new build workshop for military vehicles, together with hardstanding areas and associated drainage, infrastructure and landscaping at Mons Barracks, Aldershot
Address	<b>Mons Barracks Princes Avenue Aldershot Hampshire GU11 2LF</b>
Ward	St Mark's
Applicant	Secretary of State for Defence
Agent	Stephen Hemming
Recommendation	<b>Grant Permission</b>

**Description**

1. Aldershot Garrison, also known as Aldershot Military Town, is situated between the settlements of Aldershot to the south and Farnborough to the north. The Garrison is divided into North Camp and South Camp, either side of the Basingstoke Canal.
2. Aldershot Garrison has been the 'Home of the British Army' for over 150 years and has seen significant redevelopment and modernisation under Project Allenby Connaught in recent years, in order to cater for evolving military operational requirements of the 21st century.
3. The Application Site is located within the secure area of Mons Barracks, which lies within North Camp, to the east of the Queen's Parade Recreation Ground. It comprises a mix of living, office, technical and training accommodation, together with other ancillary buildings, hardstanding, and parking. The quality of the built environment within the camp is variable, which reflects its extended historical military use.
4. Mons Barracks is bounded to the north by New Normandy Barracks, and to the south

by the Basingstoke Canal. The Basingstoke Canal is designated as a Site of Special Scientific Interest (SSSI) and Conservation Area and also forms part of the Wellesley Woodlands Suitable Alternative Natural Greenspace (SANG) provision, secured through the hybrid permission for the Wellesley Site Allocation (12/00958/OUT).

5. To the west of Mons Barracks is Queen's Parade Recreation Ground; a range of sports facilities including Fox Lines (Army Physical Training Corps), Aldershot Garrison Sports Centre, Aldershot Tennis Centre, sports pitches and stadia. To the east of the Barracks, there is an area of woodland and green space (which borders the Site). Further east, beyond Camp Farm Road, there is a small development of Service Families Accommodation (Lock Road, Bank Road, Canal Close etc.).
6. The application site lies within the built-up area of Mons Barracks, adjacent to an existing technical area to the west which provides workshops and garaging. To the north of the Development Site, there are technical buildings and several Single Living Accommodation (SLA) blocks. To the east, beyond the Garrison's secure fence line, there is an open green area, containing varied trees, which extends further to Camp Farm Road. The Basingstoke Canal lies to the immediate south of the development site.
7. Vehicular access to the secure site is gained via a checkpoint at the eastern end of Princes Avenue.
8. Two red line areas are shown on the site location plan, the main development site, of 1.4 hectares, where it is proposed to erect a workshop building and a second parcel of land of 0.2ha which is an area identified for biodiversity enhancements.
9. The Development Site is comprised mostly of previously developed (brownfield) land with areas of greenfield land interspersed to the north-west, east and west. The Development Site contains a 1,494 sqm single-storey office building (Aspire House) which is formed by 38 portable buildings, alongside four temporary storage cabins, a shower block and cyclist and changing facilities which are located to the north-east of the Development Site. To the west and north of the office building, there is hardstanding which provides car parking and smaller area of partially mown grass. There is a small area of grassland within the northern most part of the Development Site. To the south of the office building, there is a prefabricated gymnasium which is required to be relocated as a result of this development, but which will be progressed separately to the planning application (to be dealt with under permitted development). To the east is the existing perimeter fence line and beyond this, an area containing trees and scrub.
10. This application seeks detailed planning permission for the demolition of the existing Aspire House office and ancillary buildings, to be replaced by the construction of a new workshop building, together with hardstanding areas and associated drainage infrastructure and landscaping.
11. The workshop forms part of the infrastructure requirements to support an existing regiment at Mons Barracks, rather than the needs of additional personnel, and is designed to meet specific operational requirements to enable the repair, testing and servicing of Army vehicles at Aldershot. The workshop will enable second line repairs within Aldershot Garrison, reducing the need for Garrison vehicles to travel elsewhere for this type of repair. It is referred on the plans and in the supporting documents by

the designation MNRGEN Aldershot.

12. The proposed workshop building will be orientated on a northwest-southeast axis, located to the south of Prince's Avenue and to the north of the Garrison's secure fence line and Basingstoke Canal. The workshop building will be positioned centrally within the Development Site, with hardstanding surrounding the building.
13. The proposed workshop building would have a footprint of 32.7m by 67.9m, with a ridge height of 13 metres. The total Gross External Area (GEA) of the proposed building is 3,472 sqm (total gross GIA is 3,328 sqm).
14. The building will stand three storeys in height, the first storey will be 4 metres in height, the second storey will be 8 metres in height and the third storey will have an eaves height of 10 metres.
15. External materials for the building would include orange brickwork with Goosewing Grey cladding panels above for the walls, Insulated panels -also Goosewing Grey for the roof, Blue for overhead sectional access doors and dark grey for the window frames, doors and most of the other external features. A full specification for the materials is included on the plans. Photovoltaic panels would be installed on the roof.
16. The ground floor will contain four vehicle workshop lanes (each 9m wide and 32m long, accommodating eight repair bays and four electronic vehicle repair bays), served by an overhead crane to allow for military vehicles. The ground floor will also provide one inspection, testing and servicing lane, a metalsmith's workshop, stores, plant rooms and ancillary accommodation. Mezzanine floor at the second storey will form office accommodation and shower changing rooms at one end and a plant deck at the other. Within the third storey, there are areas of restricted access and accessible space allowing for future expansion into office accommodation.
17. Externally to the north-west of the building will be sheltered cycle parking for 10 cycles.
18. To its west, the hardstanding will link with the existing hardstand of the adjacent technical area, in doing so covering an area that is partially existing parking and partially mown grass. On its eastern side, the hardstanding will be on an existing mown grass area and on the footprint of some existing small ancillary buildings.
19. The eastern hardstanding will require the local realignment of the existing security fence onto the existing open green area to the east of the Site, therefore resulting in removal of some existing trees and scrub.
20. An external heat pump compound is proposed to adjoin the north-eastern corner of the building and a cycle shelter is proposed to the north-west of the building. A sub-station is proposed to the north-east of the building and will support the operations of the building.
21. To the north of the building, an area of new hardstanding will be provided. The movement of the prefabricated gym currently located at the southern end of the Development Site will be relocated to the hardstanding, which is to be progressed separate from this application (to be dealt with under permitted development). A footpath, measuring 1.7 metres in width, will be provided to the north, linking the

existing car park to the area of hardstanding for the gym.

22. The existing fence line (approximately 2.5 metres high with concertina wire topping) will be replaced with the current security standard fence (3 metres in height with concertina wire topping), which will also have a tighter mesh. The replacement fencing will not exceed 4.5m in height and is therefore considered to be permitted development, by virtue of Part 19, Class R of the General Permitted Development Order (GDPO).
23. Ground levels within the site would need to be adjusted to create a level access between the new workshop and the workshop buildings to the west and to accommodate the expanded hard surfacing on the eastern side of the building., which would partially cut into an earth bund to the west of the current fence line. An existing parking area that extends beyond the new hardstand to the south of the building would be cleared and construction arisings used to create a mound. The proposed mound will vary in height slightly due to differing ground levels, with a maximum height of 1.8m.
24. Detailed landscaping plans, including measures .to achieve 10% Biodiversity Net Gain have been submitted.

### **Consultee Responses**

County Archaeologist	No Objection.
Basingstoke Canal Authority	No comment received.
HCC Highways Development Planning	No Objection.
Ecologist Officer	No Objection, subject to a condition regarding a Biodiversity Gain Plan and an informative regarding closure of a badger sett.
Environmental Health	No Objection, subject to conditions.
Surface Water Drainage Consultations	No Objection.

### **Neighbours notified**

25. This application was publicised by posting a site notice and press advertisement, but as the site is located within a military barracks with no civilian housing or other properties nearby, no individual letters of notification were sent.

### **Policy and determining issues**

26. The site is located within the Defined Urban Area as shown on the Policies Map of the Rushmoor Local Plan and is adjacent to the boundary of the Basingstoke Canal Conservation Area. Policies SS1 – Presumption in Favour of Sustainable

Development, SS2 - Spatial Strategy, SP9 - Aldershot Military Town, IN2 – Transport, HE3 - Development within or adjoining a Conservation Area, HE4-Archaeology, DE1 – Design in the Built Environment, DE10-Pollution, NE3-Trees and Landscaping, NE4 – Biodiversity, NE6-Managing Fluvial Food Risk and NE8 - Sustainable Drainage Systems of the Rushmoor Local Plan are considered to be relevant, as are relevant sections of the National Planning Policy Framework (NPPF) (revised September 2023) and in particular Paragraph 97, which relates to national security.

27. The main determining issues are considered to be the principle of the development, impact upon visual amenity and the character of the area, impact on residential amenity, impact on the character and amenity of the adjoining Basingstoke Canal Conservation Area, Transport, archaeology, Pollution, Trees and landscaping, Biodiversity and Flood Risk and Sustainable Drainage.

## **Commentary**

### **Principle-**

28. The application site is located within an established military barracks, owned by the Secretary of State for Defence, where military redevelopment is supported by Policy SP9 – Aldershot Military Town, which states that:

29. The Council will work with the Ministry of Defence and other partners to support development of Aldershot Military Town. Proposals for development will be acceptable subject to:

- a) Consistency with the role as a Garrison and the need to meet its operational requirements;
- b) Supporting the use of the resettlement centre for the development of skills required for local employment sectors;
- c) Protecting the open character of land at, and adjoining, Queen’s Parade;
- d) Providing opportunities for minimising the need to travel and encouraging sustainable transport modes, particularly by maximising opportunities for access to bus routes;
- e) Ensuring that appropriate transport mitigation is in place, as identified through a transport assessment;
- f) Supporting the integration of military and civilian personnel; and
- g) Ensuring that any new development enhances the character of the Aldershot Military Town and Basingstoke Canal conservation areas, and that heritage assets are retained and enhanced.

30. The provision of the workshop has been identified as a specific infrastructure requirement for an existing regiment at Aldershot Garrison. The workshop building will support the repair, inspection/servicing and testing of military vehicles and is critical to the delivery of future UK defence capability. The proposal would therefore conform to the first point while the provision of on-site servicing for military vehicles would accord with the fourth point.

31. When assessing the proposals under the following headings, it should be noted that a building of the same footprint as the proposed building, and only approximately 2m

lower in height could be erected as permitted development under Class TA of Part 19 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

### **Impact upon Character and Amenity-**

32. The building is located within a closed military establishment, where there is no public access. When viewed from within the barracks, the utilitarian Aspire House would be replaced by a building that would be comparable in scale and appearance to the other technical buildings in this vicinity. The design of building would use a similar palette of materials to workshops and garages constructed under the wider Army Basing Plan and PAC. The building would be in-keeping with existing military buildings and has been designed to be harmonious with the scale, character and appearance of nearby buildings in the camp to create overall coherent look and feel, fitting comfortably into its neighbouring built context. The extension of the hard-surfaced area on either side of the building would be compensated for by additional landscaping and it is considered that there would be a positive impact on the character and amenity when viewed from within the barracks. The only publicly accessible location from which the site can be viewed is a relatively short section of the Basingstoke Canal towpath, which is owned by Hampshire County Council and is permissive right of way and from the adjacent part of the Wellesley Woodland SANG, in area adjoining the point where the Willow Trail joins the tow path. Views are partially screened by trees and shrubs, especially when in leaf. It is noted that, of the existing buildings on site, the demountable gymnasium is the most visible as it is positioned close to the fence, with Aspire House being significantly less visible. As the gym would be relocated away from the boundary and the new workshop would be positioned in approximately the same location as Aspire House, it is considered that there would be little impact on the visual amenity of members of the public using the towpath and woodland.

### **Impact on Residential Amenity-**

33. The closest residential properties would be more than 100m from the proposed building, and given the wooded nature of the land in between, little impact is expected on residential amenity and outlook. Furthermore, it was not considered that removal of the existing bund and adjacent trees and additional hard surfaced area would result in the building becoming substantially more visible from these residential properties.

34. An Environmental Noise Report (ENR) (2023) has been submitted which assesses the noise impacts of the proposed new workshop on the nearest noise sensitive properties (residential properties to the east off Camp Farm Road and MOD accommodation at Salmon Road to the south). The report conducted a noise survey of the existing noise climate of the area, and then estimated the noise impacts based upon the expected noise level for the proposed use. It then carries out an assessment in accordance with BS4142:2014+A1:2019. This report concludes that the use of the workshop would not significantly impact on the residential amenity of the nearest properties or on the appreciation of the Canal Conservation Area.

35. The report has been considered by the Council's Environmental Health Officer (EHO), who advised that whilst this approach is considered appropriate, its reliance on an hourly LAeq, (a type of average) could underestimate any bangs, clanks and clashes associated with the use that could result in harm.

36. In order to mitigate the impact, the EHO recommends two conditions, the first limiting the hours of use of the workshop to 07:00hrs and 19:00hrs Monday to Friday and 07:30 to 13:00 on Saturdays, with no use on Sundays or Bank Holidays, and secondly a condition that would prevent the use of machinery associated with the use to be operated outside the buildings.
37. However, in this instance it is not considered that these would be necessary or sustainable to impose. While it is considered that such conditions would be entirely appropriate if the workshop was for commercial use and was located in a civilian area adjacent to housing, there are no similar conditions attached to other parts of the Aldershot Military Town, including the adjoining technical buildings, and, for reasons of National Security, the ability to use the workshop at all times must be maintained, in case an urgent deployment is required.
38. It is also noted that any accommodation that may be affected are 100m away, and would be occupied by military personnel and their families, who are already exposed to noise from within the barracks arising from military activity – who are likely to be more used to any kind of disturbance that may result from the workshop.
39. It is therefore considered that the suggested conditions would not satisfy all of the six tests set out in Paragraph 55 of the National Planning Policy Framework and it would not be reasonable or appropriate to impose them.

#### **Impact upon the Basingstoke Canal Conservation Area-**

40. The northern boundary of the Basingstoke Canal Conservation Area is drawn along the northern edge of the Tow Path in this area and is separated from the application site by a section of the Wellesley Woodland approximately 23m to 30m in depth, which would provide considerable screening, especially when the trees and shrubs are in leaf. Due to vegetated earthen banks that adjoin much of the Tow Path in this area, the site is only seen from a relatively short section of the path and the adjoining waterway, and it is considered that the proposals would not materially and adversely affect the character of the Conservation Area or views into and out from it. Indeed, given the proposed relocation of the gymnasium away from the boundary, which is the most intrusive feature at present, the proposal would have a small but positive impact on views from the Conservation Area.

#### **Transport –**

41. The application is accompanied by a Transport Assessment dated December 2023. This notes that the proposed workshop is intended to be used by an existing regiment stationed at Mons Barracks, with the primary role of the regiment being to fix and repair existing Garrison vehicles. The number of military vehicles in daily use in and around the Garrison necessary for the regiment to carry out its role will be approximately 10 vehicles, which is not considered to be a significant number, particularly when considering that the regiment is already stationed and operating from Mons Barracks. The maximum number of vehicles which the unit would fix/repair is 157 vehicles, including the 10 admin vehicles referenced above. However, the likelihood of the unit holding all 157 vehicles at any one time is remote and will likely fluctuate between 79 (Half) and the very unlikely fully equipped 157. The vehicles will primarily be held in camp and at the workshop being worked from and maintained, so

are unlikely to all be on the highway at any one time unless on exercise or deployment. This means that there will be no significant increase in traffic movements on the local highway network as the majority of trips made by these vehicles will be internal, with the vehicles already based within the Garrison.

42. On-site users (i.e. those living within the Garrison) are expected to access the workshop by foot or by cycling, which the proposed cycle shelter will support. Personnel living outside of the Garrison in the surrounding area already commute to the Garrison and particularly the technical area in which the site is located. Therefore, any additional trips resulting from the provision of the workshop are expected to be minimal.
43. The site is readily accessible from the existing road network, which connects to key routes into and out of the site, and existing infrastructure is sufficient to cater for any activity resulting from the development. The site's position within Mons Barracks ensures it is accessible through active transport methods, with established footpaths and the foot and cycle bridge over the Basingstoke Canal located nearby to the south-west of the Site. The proposed cycle shelter and the site's accessible location will support use of active travel methods.
44. The provision of a new workshop will not increase the number of vehicles based within the Garrison or travelling to the Garrison (for the purposes of testing, servicing/inspection and repair) from the wider area, as it is a workshop for existing Garrison vehicle holdings. Furthermore, no additional garaging or vehicle parking areas is proposed, so additional travel to the site for these purposes will not occur.
45. Currently, Aldershot Garrison does not have a second line repair facility, which means that vehicles requiring second line repairs (i.e. larger repairs) must travel outside of the Garrison to this type of facility. Provision of the workshop will enable the regiment to undertake second line vehicle repairs within the Garrison, saving the need for Garrison vehicles to travel outside of the Garrison for second line repairs, thereby reducing travelling time and distance and the volume of military traffic on public highways within the vicinity. Accordingly, there will be no significant increase in traffic to the site or on the local highway network. Hampshire County Council as Local Highway Authority raise no objection to the proposals.

## **Archaeology-**

46. The application is accompanied by an Archaeological Impact Assessment prepared by Wessex Archaeology - Document Ref.: 280170.02 July 2023. The conclusions of the report are as follows: The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development. Surviving archaeological remains within the Site are expected to be limited to the early 20th century barrack blocks, with a low potential for the presence or survival of any earlier remains, which are likely to have been truncated by previous military developments. The Assessment's recommendation states that: "The findings of previous archaeological investigations within the Study Area, in addition to the findings of the ground investigation works within the Site, indicate a low potential for archaeological features and deposits to be encountered as part of the proposed development. Consequently, no further archaeological works are recommended as part of the proposed development." The



County Archaeologist has endorsed the report and confirms that no further archaeological work is required.

### **Pollution-**

47. The application is accompanied by a Land Quality Risk Assessment Report, dated 17 July 23. The report documents the results of a site investigation that sampled soils, groundwater and ground gases. The concentrations of potential contaminants were then compared against the relevant assessment criteria for a commercial/industrial end use. Apart from one location where asbestos was identified, no significant contamination was found. The area where asbestos was encountered is to the north of the proposed workshop, where an area of hardstanding is to be provided, and on which the temporary gym is to be relocated. The hardstanding will act as an effective barrier to end users of the site, therefore minimising any risk posed by any asbestos in the soil. The risk to end users has been identified as low/negligible and therefore no remedial measures are considered necessary. Environmental Health find the report to be satisfactory and can accept these conclusions. Environmental Health therefore have no objection with regards potential contamination.

### **Trees and Landscaping-**

48. Most of the application site is occupied by buildings, hard surfaced and grassed areas, but the proposal to expand the hard standing to the east of the proposed workshop and relocate the security fence would require the removal of an area of scrub with self-seeded trees, none of which are protected by Tree Preservation Orders or are located within the Conservation Area. The application is accompanied by an Arboricultural Report prepared by SLR Consulting Limited, dated 21 September 2023.

49. The report notes that a Tree Survey in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction- Recommendations' on the 14th September 2023. The survey recorded all trees within and adjacent to the site, recording a number of parameters including species, crown spread and Root Protection Area ('RPA'). The RPA of any given tree is the area of ground around that tree which should not be disturbed by excavation, compaction, changes in level or other construction/demolition operations. The extent of the RPA is calculated in accordance with BS 5837:2012 and is an important metric for understanding the impact a proposal will have on tree removal and retention and how to protect those trees retained. The survey recorded 26 individual trees, of these 4 were Category A, 13 were Category B and 9 were Category C. 5 tree groups were also recorded. Of these 1 was Category B and 4 were Category C.

50. The proposed scheme will require the complete removal of 3 tree groups (all Category C) and the partial removal of 2 tree groups (one is Category B and the other Category C). All the individual trees are to be retained (three would have their canopies reduced or lifted to provide clearance for the bund reprofiling and two may require temporary ground protection). The report includes a Preliminary Arboricultural Method Statement and Tree Protection Plan. It is considered that provided that the recommendations of the Report are followed, the proposal would not adversely affect trees with amenity value and that the proposal would satisfy Policy NE3 in this respect. (No trees within the adjacent Wellesley Woodland would be affected by the proposals.)

51. Landscaping proposals include the removal of a hard surfaced parking area to the

south of the existing building with grass and native shrubs in the area where a new mound is to be formed, a grassed area and a further block of native planting along the realigned eastern boundary of the fence, while a new native hedge along part of the southern boundary of the site. The new grassed areas will be sown with a hedgerow grass mixture which would include wildflower seeds. Where existing grassed areas are to be retained, the ongoing mowing regime would be altered to promote its species diversity. It is considered that the proposed landscaping would provide an appropriate setting for the building that is consistent with landscaping in the surrounding area while also helping to ensure that a 10% Biodiversity Net Gain is achieved.

## **Biodiversity-**

52. The application was submitted prior to 12 February 2024, when the provision of 10% Biodiversity Net Gain (BNG) for all larger developments became mandatory, independently from any Local Plan Policy requirement. Nevertheless, Policy NE4 states that development proposals should seek to secure opportunities to enhance biodiversity and include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features, including measures that help to link key habitats. For major developments, it is considered that a 10% BNG should be provided wherever possible, although as the requirement is not mandatory, there is greater flexibility as to how this may be achieved than in the case of an application on or after 12 February.
53. The application proposes to achieve 10% BNG by means of a combination of the native planting scheme on the main site as detailed in the landscaping scheme described above, enhancement of the grassland in the smaller parcel of land to the north of the main site and tree and scrub planting in a part of the barracks that has not been identified in the original submission. The Council's Ecology Officer has considered the submitted Biodiversity Net Gain Assessment, MNRGEN Aldershot, Aspire Defence Services, Ltd. Prepared by: SLR Consulting Limited dated 1 December 2023, and has commented that while the enhancements proposed could achieve 10% Biodiversity Net Gain, some additional information is required in order to demonstrate that this would be achieved. First, the applicant is asked to submit the DEFRA Metric Excel spreadsheets on which they have based their BNG calculations, so that the conclusions can be verified. It is good practice to submit the underlying excel spreadsheets and emerging guidance to which they are working is clear on this. Secondly, the BNG report shows proposals for off-site enhancement of grassland habitats to deliver BNG Units in partial compensation for those lost on the development site. This location is presented in Appdx C of the Biodiversity Net Gain Assessment. The report doesn't present a UKHABS botanical survey map for this off-site parcel of land in either current value or proposed post-development enhancement value. These surveys must have been undertaken in order to establish the BNG Metric data values and are therefore requested. Thirdly, the Metric identifies a loss of scrub and woodland within the development site. The BNG report identifies the need for further off-site compensation land to be presented for delivery of scrub and woodland habitats. The BNG Report states that the delivery of off-site scrub and woodland compensation will be delivered at another off-site location but that this location "is yet to be confirmed".
54. A key 'trading rule' of the metric (the need for post-development to deliver 'like for like or better' habitats) is therefore currently not met. The Ecology Officer notes that this

application is submitted pre-statutory obligation for BNG and therefore The Council can show an element of leniency. However, the BNG report is predicated on the need for further scrub and woodland habitat provision and so this needs to be presented. The applicant needs to identify where this land might be and an overview of how they intend to deliver these habitats. Landscaping proposals provide some information regarding on-site habitat management, while the above information request will add to this. The information has been requested and while it is expected prior to the date of the Development Management Committee, for the purposes of completing this report, the Ecology Officer advises that as a 10% BNG is not yet a mandatory requirement, the additional information and long term management details can be secured by means of a pre-commencement condition requiring the submission of a Biodiversity Gain Plan. If satisfactory details are received, a verbal update to Members will be provided and an alternative condition or conditions will be proposed.

### **Badgers;**

55. Badgers are legally protected under The Protection of Badgers Act 1992 and Schedule 6 of the Wildlife and Countryside Act (1981 as amended), which makes it illegal to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or attempt to do so. It is also an offence to damage, destroy or interfere with a badger sett or disturb a badger while it is occupying a sett.
56. Their Ecological Impact Assessment (EclA) presents survey data confirming that an active badger sett will be required to be closed to facilitate development. The sett is identified as not being a main sett and so alternative sett provision is not required at this time on the basis of this information. Closure of setts without appropriate derogation licensing would be contrary to the above referenced legislation.
57. The applicant will therefore need to apply to Natural England for a protected species licence in order to close this sett. The licence application will need to be supported by an appropriately detailed impact mitigation method statement which will address measures to mitigate and compensate for the loss of the sett.
58. The Ecology Officer therefore advises that should the Council be minded to grant this planning application for this site, the applicant will be required to obtain a badger mitigation licence from Natural England following the receipt of planning permission and prior to any works which may affecting badgers or their setts commencing and to work in accordance with the mitigation, compensation and enhancement actions required within the licence. The Ecology Officer advises that works will need to be undertaken between 1st July and 30th November, outside the badger breeding season.
59. They also advise that immediately prior to the start of development works, a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that the active / inactive status of setts is known and sett closure proposals remains relevant to planning proposals.
60. The applicant should also ensure that construction activities on site have regard to the presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts or pipes. All trenches left open overnight should include a

means of escape for any animals that may fall in.

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

62.Fencing is to be used at the site should remain permeable to badgers. It is recommended that holes are included in the base of 20cmx20cm to allow Badgers and to move freely through the site.

### **Lighting/Bats-**

63.The proposals include external lighting, which includes luminaires on the building and new security lighting for the revised security fence, which are annotated on the submitted lighting plan as bat mitigation lighting to prevent light spill into the trees. The Ecology Officer notes that it appears that the 1.0 lux contour encroaches within the woodland / tree belt adjacent to the site which is contrary to best practice guidance for avoidance of disturbance to bats.

64.Details of luminaires and any cowling were requested and the applicant's agent has confirmed warm white lighting at 2700K will be used and the luminaires will be mounted so that there is no upward light spill. As they would be outward facing there would be no benefit in fitting shields. They confirm that the lighting will be in accordance with what has previously been approved for earlier PAC/ABP development meeting security requirements for the site. It is also noted that the erection of lighting columns would be permitted development under Class A – general development by the Crown of Part 19 of Sch.2 of the Town & Country Planning (General Permitted Development) (England)Order 2015(as amended).

### **Flood Risk/Sustainable Drainage Systems-**

65.The application is accompanied by a Flood Risk Assessment and Surface Water Drainage Strategy, prepared SLR Consulting Limited, dated 29 November 2023 Revision 03. The document notes that the site is located in Flood Zone 1 and is a less vulnerable use, and therefore that there is no conflict with Policy NE6 of the local plan. However, the report indicates that there are some flood risks arising from surface water and ground water flooding, the latter arising from a high water table in the local geology, which will need to be mitigated.

66.The Strategy notes that the proposals will result in an increase in impermeable surfacing within the site and therefore a Sustainable Drainage System will be required to comply with the requirements of Policy NE6, which requires that for brownfield sites, the peak run-off rate/volume from the development to any drain, sewer or surface water body for the 1-in-1-year and 1-in-100-year rainfall event must be as close as reasonably practical to the greenfield run-off rate from the development for the same rainfall event but should never exceed the rate of discharge from the existing development on site. Surface water runoff from the existing buildings and hard surfaced areas is discharged into the Garrison surface water sewer network located along Camp Farm Road North approximately 100m to the east of the Site.

67.It is proposed to continue this arrangement for the new buildings and hardstanding. Full details of the SuDS are included in Appendix 06 of the Strategy.

68. The runoff from the roof of the gym, as well as the hardstanding to the immediate west and north of the workshop building, will be collected by gullies, channel drains and conveyed by pipework to one set of geocellular crates underneath the tarmac to the immediate south of the gym facility. Similarly, runoff from the roof of the MNRGEN building and the hardstanding to the south and east, will be collected and conveyed to a second set of geocellular crates located underneath the road about 9.5m to the east of the building. The two sets of geocellular storage crates will be connected to a flow control chamber that will restrict the flows to the Qbar (greenfield) rate, the SuDS water quality requirements will be provided by a SPEL ESR separator. Treated runoff will then be discharged to the existing site drainage at the entrance to the carpark to the east of the site, the existing drainage network runs northward through the barracks site ultimately discharging to a surface water ditch to the east of Camp Farm Road.
69. The report includes information to demonstrate that the proposed drainage scheme will reduce the peak runoff rates from the site to below greenfield rates. Hampshire County Council acting as Lead Local Flood Authority have been consulted and have confirmed that they are satisfied with the information provided, noting that attenuation is proposed for surface water runoff with a discharge restricted to greenfield runoff rates, no flooding is anticipated for the design storm events. Exceedance flow routes have been considered as has water quality and SuDS maintenance. The proposals are therefore considered to be acceptable with regard to Policy NE8.

## **Conclusions –**

70. It is concluded that the proposed workshop building would be appropriate in terms of its scale, appearance and function to the surrounding area of the barracks, that it would not adversely affect visual amenity, residential amenity, views into/out from the Basingstoke Canal Conservation Area or highway safety, and that it would make satisfactory provision for surface water drainage, landscaping and biodiversity enhancements. The proposals would accord with Policies SS1, SS2, IN2, HE3, HE4, DE1, DE10, NE3, NE4, NE6 and NE8 of the Rushmoor Local Plan.

## **FULL RECOMMENDATION**

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

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers:  
31-MN0613-18-TP-A1-001 REVB (06.12.23)  
31-MN0613-18-TP-A1-001 REVB (06.12.23) - GROUND FLOOR PLANS  
31-MN0613-18-TP-A1-002 REVB - FIRST AND SECOND FLOOR PLANS  
31-MN0613-18-TP-A1-003 REVB - ROOF PLAN  
31-MN0613-18-TP-A1-004 REVB - ELEVATIONS

31-MN0613-18-TP-A1-005 REVB - SECTIONS  
 31-MN0613-18-TP-A1-006 REVB (06.12.23) -SECTIONS  
 31-MNRGEN-43-GA-A1-006 A - EXISTING SITE PLAN  
 31-MNRGEN-43-GA-A1-007 A - PROPOSED SITE PLAN  
 31-MNRGEN-43-GA-A1-008 A - PROPOSED LEVELS PLAN  
 31-MNRGEN-43-GA-A1-009 A (06.12.23) - SITE LOCATION PLAN  
 31-MN0613-18-GA-E4-701 A (BUILDING LIGHTING)  
 31-MNRGEN-43-GA-A1-300 C - LIGHTING PLAN  
 31-MNRGEN-43-GA-A1-810 A - LAND OWNERSHIP PLAN  
 31-MNRGEN-43-GA-U10-351 A (PERIMETER FENCE LUX LEVELS)  
 20-XXXGEN-41-SD-U10-001 T - STREET LIGHTING INFORMATION SCHEDULE  
 LANDSCAPE PROPOSALS PLAN  
 TREE PROTECTION PLAN - ALDERSHOT-002 - 402.065044.00001-ARB-D-002 03

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

- 3 All works to trees shall be carried out in accordance with the details contained in the Arboricultural Report prepared by SLR Consulting Limited, dated 21 September 2023.

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

- 4 A Sustainable Drainage System shall be provided as detailed in the Flood Risk Assessment and Surface Water Drainage Strategy, prepared SLR Consulting Limited, dated 29 November 2023 Revision 03.

Reason - To ensure that satisfactory provision is made for surface water drainage, as required by Policy NE6.

- 5 Notwithstanding the provisions within Class A – general development by the Crown of Part 19 of Sch.2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended), any external lighting installed shall comprise warm white lighting at a maximum of 2700K and any luminaires mounted so that there is no upward light spill or cowed accordingly.

Reason – In the interest of not harming protected species.

6. No works in connection with the development hereby approved (including ground works and vegetation clearance) shall commence until a Biodiversity Gain Plan for the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The Biodiversity Gain Plan should have regards, as far as is reasonably possible, to current DEFRA guidance and template documents here; <https://www.gov.uk/government/publications/biodiversity-gain-plan>  
 The Gain Plan should clearly show locations of all on-site and off-site biodiversity gain sites, including mapping. The gain plan should have regards to existing habitat distinctiveness and condition and clearly indicate how gains will be achieved. Gains and losses should be clearly demonstrated in accordance with the DEFRA Metric - the excel spreadsheet showing baseline and post-development site conditions should be included in support.  
 The Gain Plan should clarify how post-development habitats are to be restored, enhanced and / or created in order to achieve the distinctiveness and condition presented within the DEFRA Metric. Management methods should be presented

including how these habitats are to be maintained for 30 years in accordance with BNG statutory ambitions.

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

- 7 The development hereby permitted shall be designed and implemented to meet the BREEAM 'excellent' standard for water consumption. On completion of the development, a post-construction BREEAM certificate shall be submitted to the Council demonstrating that this standard has been met.

Reason - To ensure that the development manages water consumption efficiently in accordance with Policy DE4 of the Rushmoor Local Plan. \*

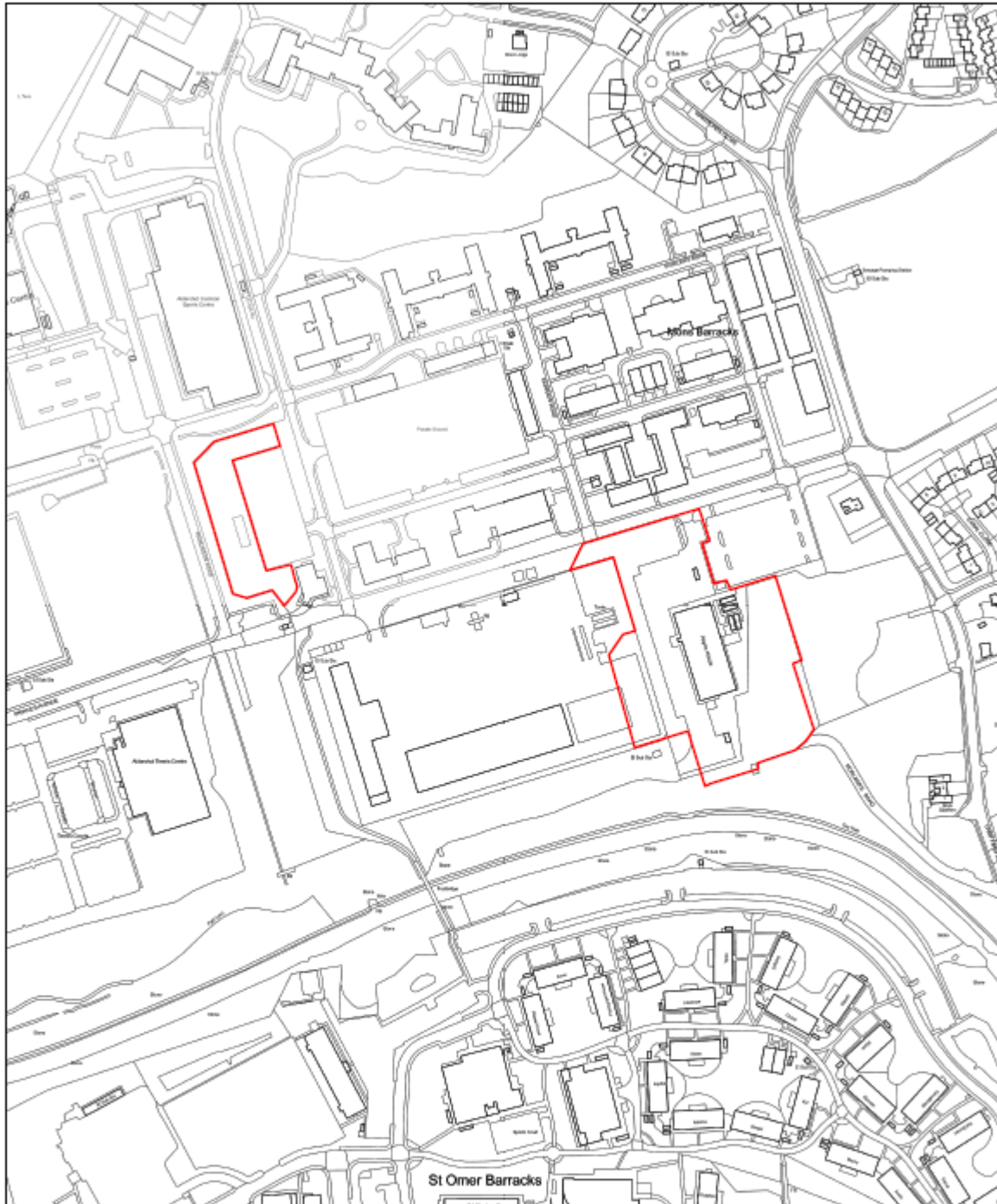
### **Informatives**

- 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 The Council has granted permission because it is concluded that the proposed workshop building would be appropriate in terms of its scale, appearance and function to the surrounding area of the barracks, that it would not adversely affect visual amenity, residential amenity, views into/out from the Basingstoke Canal Conservation Area or highway safety, and that it would make satisfactory provision for surface water drainage, landscaping and biodiversity enhancements. The proposals would accord with Policies SS1, SS2, IN2, HE3, HE4, DE1, DE10, NE3, NE4, NE6 and NE8 of the Rushmoor Local 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.
  
- 3 Your attention is specifically drawn to the conditions marked \*. These condition(s) require either the submission and approval of details, information, drawings etc. by the Local Planning Authority BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.


- 4 Badgers are legally protected under The Protection of Badgers Act 1992 and Schedule 6 of the Wildlife and Countryside Act (1981 as amended), which makes it illegal to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or attempt to do so. It is also an offence to damage, destroy or interfere with a badger sett or disturb a badger while it is occupying a sett. It is proposed to close a sett to facilitate the development and the applicant must obtain a badger mitigation licence from Natural England following the receipt of planning permission and prior to any works which may affecting badgers or their setts commencing and to work in accordance with the mitigation, compensation and enhancement actions required within the licence. The applicant is advised that works will need to be undertaken between 1st July and 30th November, outside the badger breeding season. The applicant is also advised that immediately prior to the start of development works, a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that the active / inactive status of setts is known and sett closure proposals remains relevant to planning proposals. The applicant should also ensure that construction activities on site have regard to the presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in. If badger activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species. Fencing is to be used at the site should remain permeable to badgers. I recommend that holes are included in the base of 20cmx20cm to allow Badgers and to move freely through the site.



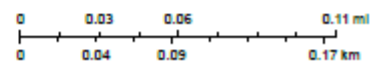
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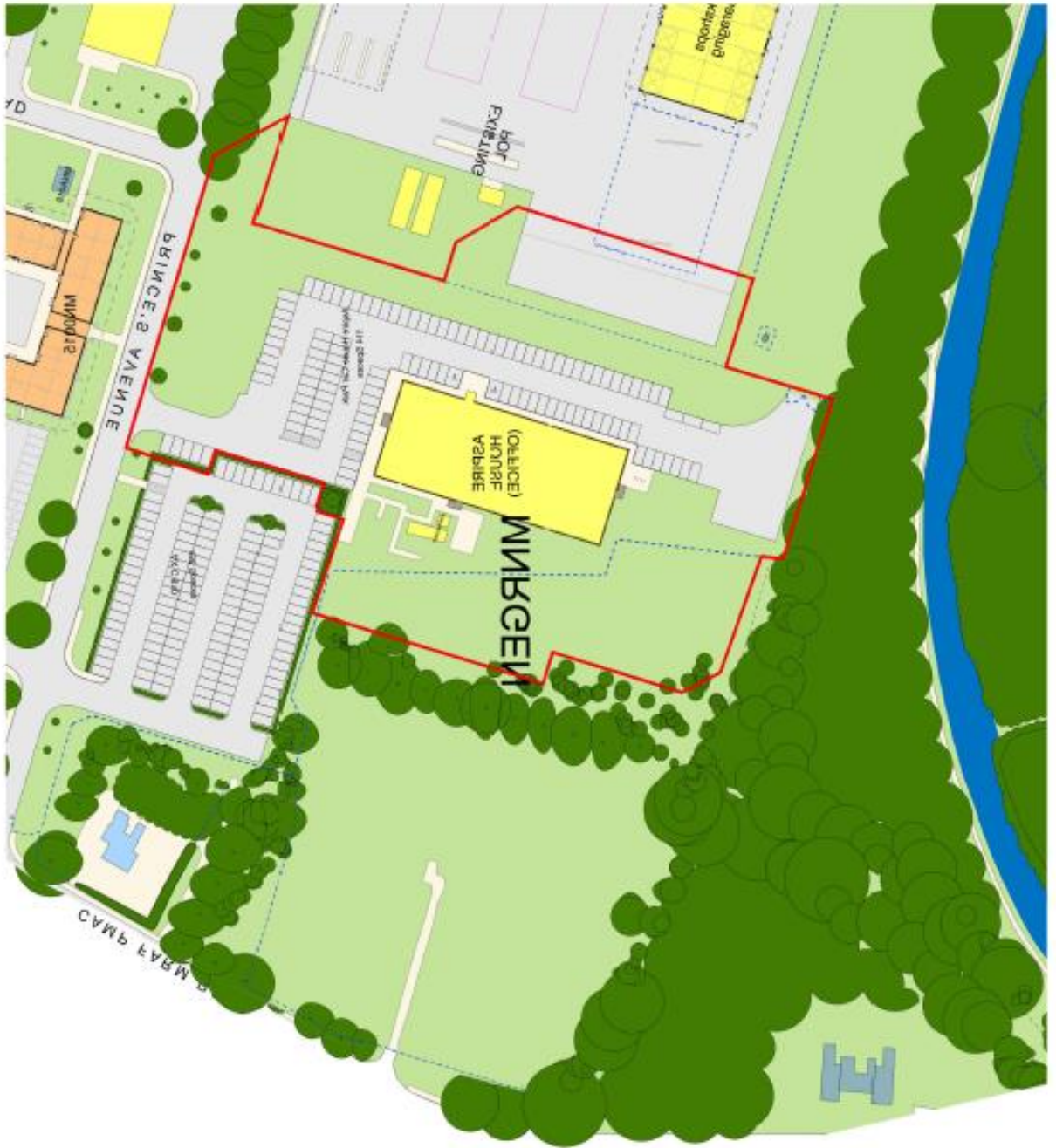
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 Planning Application

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— WHAT EXISTING STRUCTURE

СЪМЪ ЕВЪ  
 WINDS  
 BRINCE 8 AVENUE



**PLANNING**  
 31-MIRGEN-19-GV-A-1-000 Y

1:200 @ A1 1:500 @ B-V3  
**Existing Site Plan**  
 MIRGEN  
 Infrastructure  
 Alpacator Gausson

STREET DESIGNER: **Aspire**  
 ARCHITECT: **Aspire**

**ASPIRE**  
 URBAN DESIGN PROGRAMME  
 PROTECT ATTEND COMMUNIT

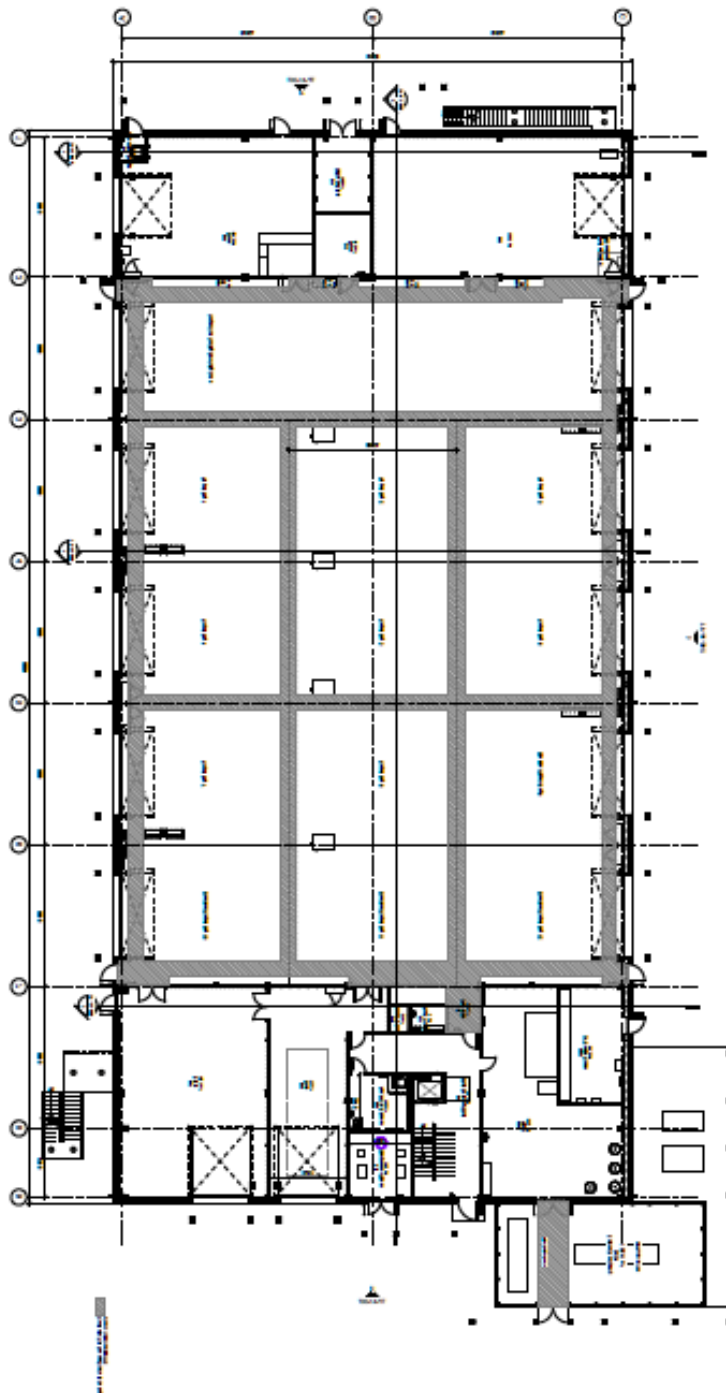
Project No: 31-MIRGEN-19-GV-A-1-000 Y  
 Date: 10/10/2019

Author: **Aspire**  
 Checked: **Aspire**  
 Approved: **Aspire**









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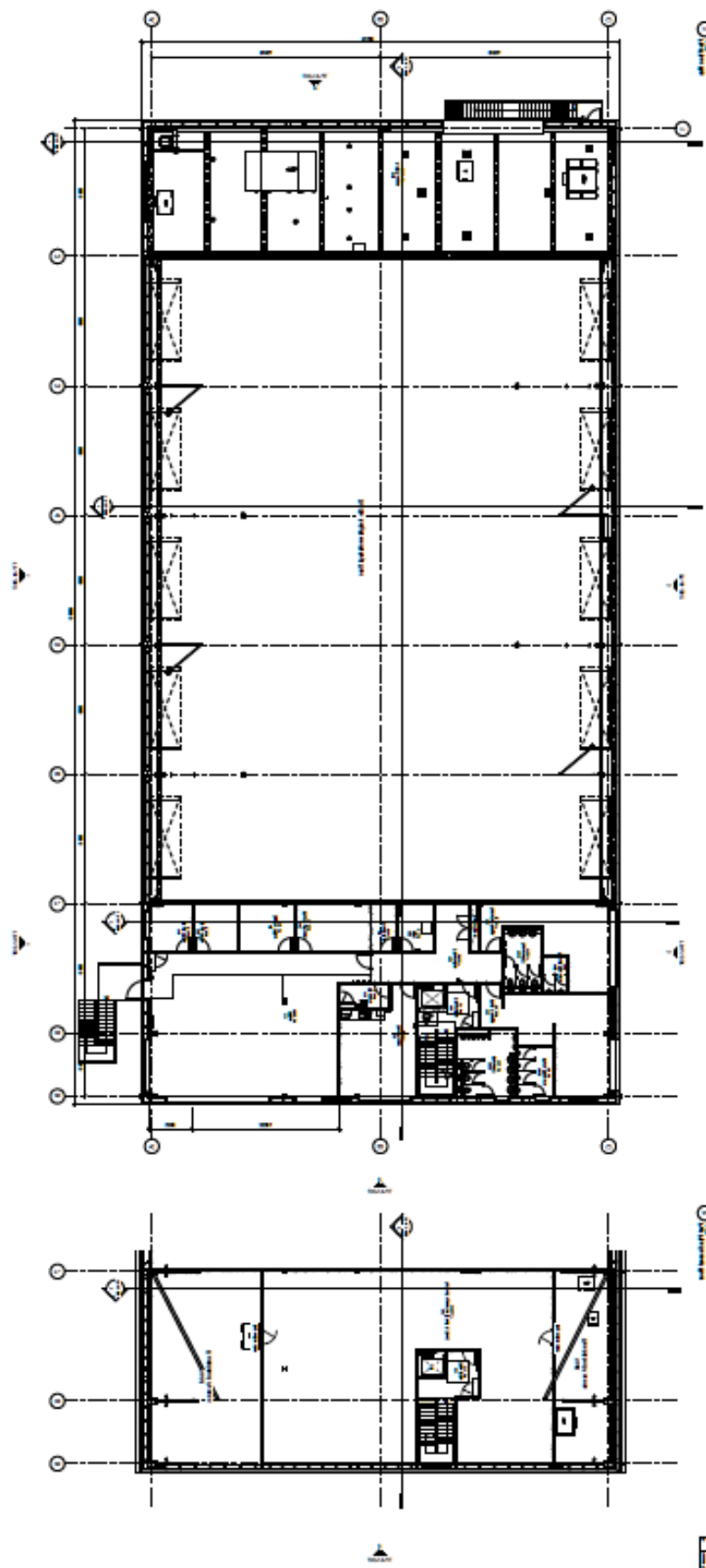
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Faculty of Architecture  
 Department of Architecture  
 University of Malaya  
 Kuala Lumpur, Malaysia







## 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	23/00474/LBCPP	Ward: Wellington
Applicant:	Mr Alan Chitson	
Decision:	<b>Permission Granted</b>	
Decision Date:	19 February 2024	
Proposal:	LISTED BUILDING CONSENT for the demolition of Building 14B Prefabricated office, Building 14C Prefabricated office, Building 14D office, telephone exchange, telecommunication mast and disused air raid shelter and Building 14F Prefabricated office, within the curtilage of the Grade II Listed Military Headquarters Fourth Division Building, at Neighbourhood Centre (Zone L ).	
Address	<b>Zone L - Neighbourhood Centre Aldershot Urban Extension Alisons Road Aldershot Hampshire</b>	

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Application No	23/00662/FULPP	Ward: St Mark's
Applicant:	Mr Cole	
Decision:	<b>Permission Granted</b>	
Decision Date:	09 February 2024	
Proposal:	Change of Use from 6-bed HMO (C4) to 8-bed HMO (sui generis)	
Address	<b>109 York Road Farnborough Hampshire GU14 6NQ</b>	

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Application No 23/00676/FULPP Ward: North Town  
Applicant: J Gill  
Decision: **Permission Granted**  
Decision Date: 30 January 2024  
Proposal: Change of use of part of a retail unit form a 1 bed residential unit (Use Class C3)  
Address **179 North Lane Aldershot Hampshire GU12 4SY**

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Application No 23/00735/FULPP Ward: Wellington  
Applicant: Alan Chiston  
Decision: **Permission Granted**  
Decision Date: 12 February 2024  
Proposal: Construction of carriageway with associated shared use footway cycleways including alterations to existing carriageway and erection of electricity substation.  
Address **Site Of Proposed New Road Between Mandora Way And Thornhill Crescent Aldershot Hampshire**

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Application No 23/00742/FULPP Ward: Empress  
Applicant: Ms Megan Bell  
Decision: **Permission Granted**  
Decision Date: 30 January 2024  
Proposal: Addition of one storey to existing building and extension for conversion to 18no. 1 bed flats with part retention of ground floor retail unit  
Address **34 - 36 Victoria Road Farnborough Hampshire GU14 7PQ**

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Application No 23/00762/FUL Ward: Empress  
Applicant: Rushmoor Voluntary Services  
Decision: **Permission Granted**  
Decision Date: 06 February 2024  
Proposal: Erection of a lean to, pergola and compostable toilet and installation of one ramp, raised beds, compost bays and a retaining wall  
Address **Cove Green Allotments Prospect Road Farnborough Hampshire**

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Application No 23/00811/FULPP Ward: Rowhill

Applicant: Ms Xiaojun Yang

Decision: **Permission Granted**

Decision Date: 15 February 2024

Proposal: Erection of a single storey rear extension

Address **79 Queens Road Aldershot Hampshire GU11 3LA**

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Application No 23/00839/CONDPP Ward: St Mark's

Applicant: FARNBOROUGH ASSETS LTD

Decision: **Permission Granted**

Decision Date: 30 January 2024

Proposal: Submission of details pursuant to part of condition 9 (Contamination Remediation) and condition 8 (Construction Management Plan) pursuant to permission 22/00480/FULPP, dated 31 January 2023, for erection of apartment building and terraced houses comprising a total of 17 dwellings and associated parking and landscaping

Address **209 - 211 Lynchford Road Farnborough Hampshire GU14 6HF**

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Application No 23/00853/COUPP Ward: West Heath

Applicant: Miss Joanne Lipscombe

Decision: **Permission Refused**

Decision Date: 02 February 2024

Proposal: Change of use of double garage to a pet grooming salon

Address **29 West Heath Road Farnborough Hampshire GU14 8QR**

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Application No 23/00873/FULPP Ward: Wellington

Applicant: Andrew Martin

Decision: **Permission Granted**

Decision Date: 31 January 2024

Proposal: Installation of playpark equipment

Address **The Sidings Play Area The Sidings Aldershot Hampshire**

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Application No 23/00883/FULPP Ward: Fernhill

Applicant: Mr Norman Hicks

Decision: **Permission Granted**

Decision Date: 08 February 2024

Proposal: Erection of a detached garage

Address **6 Rowans Close Farnborough Hampshire GU14 9EJ**

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Application No 23/00884/FULPP Ward: St Mark's

Applicant: Mr Alan Seviour

Decision: **Permission Granted**

Decision Date: 13 February 2024

Proposal: Proposed demolition of rear link roof and change of use of rear warehouse buildings ( B8 Use Class ) into offices (Commercial E Use Class)

Address **99-101 Lynchford Road Farnborough Hampshire GU14 6ET**

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Application No 23/00885/FULPP Ward: St Mark's

Applicant: Farnborough International Limited

Decision: **Permission Granted**

Decision Date: 15 February 2024

Proposal: Installation of roof mounted solar panels with a generating capacity of up to 1.15 MW and associated infrastructure (retrospective)

Address **Hall 1 Farnborough International Exhibition And Conference Centre Etps Road Farnborough Hampshire GU14 6FD**

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Application No 23/00889/LBCPP Ward: Rowhill

Applicant: Mrs Gemma Straker

Decision: **Permission Granted**

Decision Date: 09 February 2024

Proposal: LISTED BUILDING CONSENT: Internal alterations to building to (a) install a door with accompanying studwork and plasterboard walling between the ground floor kitchen and lounge within the existing arched opening between the two rooms; and (b) re-positioning of modern first-floor studwork wall between Bedrooms 1 & 2 to create more space for Bedroom 2

Address **51A Sandford Road Aldershot Hampshire GU11 3AQ**

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Application No 23/00893/CONDPP Ward: Fernhill

Applicant: Hamberley Developments Limited

Decision: **Conditions details approved**

Decision Date: 21 February 2024

Proposal: Submission of details pursuant to Condition Nos.4 (Boundary Enclosure details), 6 (amended Levels details), 13 (Landscape Planting Scheme) and 15 (External Lighting details) of planning permission 18/00614/FULPP dated 11 April 2019

Address **Proposed Redevelopment At Abercorn House Randell House And Hamilton Court Fernhill Road Blackwater Camberley Hampshire**

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Application No 23/00895/REV Ward: Knellwood

Applicant: Mr & Mrs Ghan Syam & Maya Kumari Tha

Decision: **Permission Granted**

Decision Date: 20 February 2024

Proposal: Variation of Condition 2 (approved drawings) of permission 23/00403/FUL for two storey side extension and front boundary gate and wall and to allow for retention of a 1.8m high boundary fence

Address **180 Alexandra Road Farnborough Hampshire GU14 6RZ**

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Application No 23/00898/TPOPP Ward: Manor Park

Applicant: Ms Sarah Kiss

Decision: **Permission Granted**

Decision Date: 16 February 2024

Proposal: T1 & T2, London plane (Platanus x hispanica) Crown lift to no more than 4.0m above ground level, no cut to be over 75mm in diameter. Reason: to allow access below trees for improvement works. Clearance will be needed for pedestrian and cycle access once completed (T1 and 2 of TPO 450)

Address **Aldershot Railway Station Station Road Aldershot Hampshire GU11 1HN**

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Application No 23/00899/ADVPP Ward: Wellington

Applicant: Mr Andy Horwood - Tesco

Decision: **Permission Granted**

Decision Date: 20 February 2024

Proposal: Continued display of 1x 42" LCD media screen size-860(W)x2160(H)mm Screen size-530(W)x930(H) mm on E V charging pod and 3nos x 1250mm x 700mm flag pole signs, overall 3350mm in height

Address **5 Wellington Avenue Aldershot Hampshire GU11 1SQ**

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Application No 24/00001/FULPP Ward: Empress

Applicant: Mr & Mrs Samaru

Decision: **Permission Granted**

Decision Date: 21 February 2024

Proposal: Erection of a two storey rear extension

Address **88 Ship Lane Farnborough Hampshire GU14 8BH**

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Application No 24/00005/ADJ Ward: Out Of Area  
Applicant: Hart District Council  
Decision: **Objection**  
Decision Date: 30 January 2024  
Proposal: Adjacent Authority Consultation from Hart District Council : Change of use of land to vehicle parking and vehicle storage (retrospective) on Field adjacent to Cove Brook, Hawley Road, Blackwater  
Address **Land Adj Cove Brook And Field Off Hawley Road Blackwater Camberley Hampshire GU17 9EP**

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Application No 24/00009/NMA Ward: Manor Park  
Applicant: Mrs Scarlett Jacobs  
Decision: **Permission Granted**  
Decision Date: 31 January 2024  
Proposal: Non Material Amendment to application Ref: 23/00790/FUL approved 05 December 2023 for (erection of a single storey rear extension) to omit proposed windows each side of bay and to extend the extension by a further 1.4m across the rear elevation of the property  
Address **8 Boxalls Grove Aldershot Hampshire GU11 3QS**

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Application No 24/00016/TPOPP Ward: Rowhill  
Applicant: Mr Nick Cooke  
Decision: **Permission Granted**  
Decision Date: 16 February 2024  
Proposal: One Cypress (T1 of TPO 208A), remove North East and South facing lowest boughs, reduce North side canopy by no more than 4 metres, reduce South side canopy by no more than 1.5 metres, reduce East and West upper canopies by no more than 1.5 metres, remove all deadwood and damaged limbs as per submitted photographs. One Ginkgo biloba (T2 on plan, T4 of TPO 208A) reduce canopy by no more than 2.5 metres  
Address **23 Lansdowne Road Aldershot Hampshire GU11 3ER**

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Application No 24/00017/NMAPP Ward: St Mark's

Applicant: Mr Vincent Davis

Decision: **Permission Granted**

Decision Date: 05 February 2024

Proposal: NON MATERIAL AMENDMENT to Planning Application 23/00453/FUL for the erection of two bedroom end terrace property to allow for changes to the approved parking layout following the retention of an existing single storey rear extension to No. 123 Park Road

Address **123 Park Road Farnborough Hampshire GU14 6LP**

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Application No 24/00019/FULPP Ward: Aldershot Park

Applicant: Mr. Abdullah Tekagac

Decision: **Permission Granted**

Decision Date: 15 February 2024

Proposal: Erection of a single storey side extension

Address **2 Chestnut Avenue Aldershot Hampshire GU12 4AU**

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Application No 24/00022/REXPD Ward: Aldershot Park

Applicant: Mr Abdullah Tekagac

Decision: **Prior approval is NOT required**

Decision Date: 16 February 2024

Proposal: Erection of a single story extension measuring 6 metres deep x 6.3 metres wide x 3m high flat roof

Address **2 Chestnut Avenue Aldershot Hampshire GU12 4AU**

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Application No 24/00023/PDCPP Ward: St Mark's

Applicant: Mr & Ms Jenkins

Decision: **Development is Lawful**

Decision Date: 22 February 2024

Proposal: LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT: Erection of an L-shaped dormer within rear roof elevation and two roof lights within front elevation

Address **72 Peabody Road Farnborough Hampshire GU14 6DY**

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Application No 24/00026/FULPP Ward: Manor Park  
Applicant: DANIELLE DAVIS  
Decision: **Permission Granted**  
Decision Date: 22 February 2024  
Proposal: Proposed single storey rear extensions with part pitch part flat roof and parapet wall  
Address **15 St Georges Road Aldershot Hampshire GU12 4LD**

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Application No 24/00028/MISC28 Ward: Aldershot Park  
Applicant: Aarti Mehta  
Decision: **No Objection**  
Decision Date: 21 February 2024  
Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus of pole outside 1 Highclere Road.  
Address **1 Highclere Road Aldershot Hampshire GU12 4EQ**

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Application No 24/00032/MISC28 Ward: St John's  
Applicant: Sophie Richardson Green  
Decision: **No Objection**  
Decision Date: 14 February 2024  
Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus of pole to rear of 97 Broadhurst  
Address **97 Broadhurst Farnborough Hampshire GU14 9XA**

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Application No 24/00036/TPOPP Ward: Knellwood

Applicant: Mr Bell

Decision: **Permission Granted**

Decision Date: 21 February 2024

Proposal: One Oak tree (T1 of TPO 326V) crown lift to no more than 6 metres above ground level and highway, reduce extended branches on Southern and Northern aspects by no more than 3 metres to suitable lateral growth points, to leave canopy spread of 6 metres radially and remove major dead wood from throughout canopy

Address **21A Pirbright Road Farnborough Hampshire GU14 7AB**

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Application No 24/00044/NMA Ward: Aldershot Park

Applicant: Mr And Mrs Sturgess

Decision: **Permission Granted**

Decision Date: 20 February 2024

Proposal: Non Material Amendment to planning application 23/00549/FUL dated 23.08.2023 to allow for changes to fenestration to single storey rear extension and changes to fenestration and roof of front extension

Address **1 Shalden Road Aldershot Hampshire GU12 4EF**

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Application No 24/00070/MISC28 Ward: Aldershot Park

Applicant: Vijayakanth S

Decision: **No Objection**

Decision Date: 14 February 2024

Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus (Pole) outside 37 Heron Wood Road

Address **37 Heron Wood Road Aldershot Hampshire GU12 4AL**

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Application No 24/00071/MISC28 Ward: Aldershot Park  
Applicant: GopalaKrishna Padi  
Decision: **No Objection**  
Decision Date: 14 February 2024  
Proposal: The Electronic Communications Code (Conditions and restrictions)  
Regulations 2003 (as amended) Regulation 5 Notice of Intention to  
Install Fixed Line Broadband Apparatus (Pole) outside 3 Hampshire Close  
Address **3 Hampshire Close Aldershot Hampshire GU12 4AN**

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Application No 24/00082/MISC28 Ward: St Mark's  
Applicant: Geetha Devi Kumar  
Decision: **No Objection**  
Decision Date: 16 February 2024  
Proposal: The Electronic Communications Code (Conditions and restrictions)  
Regulations 2003 (as amended) Regulation 5 Notice of Intention to  
Install Fixed Line Broadband Apparatus (Pole) opposite 14 North Road  
Aldershot  
Address **Street Record North Road Aldershot Hampshire**

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Application No 24/00083/MISC28 Ward: St Mark's  
Applicant: K Geetha  
Decision: **No Objection**  
Decision Date: 16 February 2024  
Proposal: The Electronic Communications Code (Conditions and restrictions)  
Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install  
Fixed Line Broadband Apparatus (two poles) outside 20 and 24 Vine  
Close  
Address **Street Record Vine Close Aldershot Hampshire**

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**Development Management Committee  
6th March 2024**

**Planning Report PG2408**

**Appeals Progress Report**

**1. Former Park Road Garage, 107 Park Road, Farnborough**

An Enforcement Notice issued in July 2023 against a breach of planning control for the unauthorised change of use of a mixed-use vehicle sales and repair premises to a hand car wash and valeting premises was appealed by the perpetrator. The Planning Inspectorate has turned the appeal away confirming it is permanently invalid. It is noted that in November, the unauthorised use ceased following the implementation Prior Approval for the demolition of all buildings and the erection of hoarding fencing around the site.

**2. Recommendation**

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

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

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**Development Management Committee**  
**6th March 2024**

**Executive Head of Property & Growth**  
**Report No.PG2409**

## **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 Executive Head of Property & Growth. 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 Updates on Enforcement Action

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

#### 4. Human rights

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

#### 5. Financial implications

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

#### 6. Recommendation

That the report be **NOTED**

Tim Mills  
Executive Head of Property & Growth

BACKGROUND PAPERS  
*Rushmoor Local Plan (2019)*  
*Rushmoor Local Enforcement Plan (2016)*  
*National Planning Policy Framework (NPPF)*



## **Item 1 Updates on Enforcement Action**

**The following is reported for INFORMATION purposes only. It relates to decisions that have already been made by the Corporate Planning Manager in accordance with the Council's adopted Scheme of Delegation.**

**If Members wish to have more details about the case below, please contact Katie Herrington (01252 398791) in advance of the Committee meeting.**

**Address**                    32 Union Street, Aldershot 22/00161/XPLANS

**Ward**                        Wellington

**Decision**                  **Case Closed**

Partial construction of a first floor rear extension to a commercial property in Union Street without planning permission came to the attention of building control officers on inspection. Despite initially trying to submit a planning application to retain the structure the developer was advised that the potential visual impact on part of the Aldershot Union Street East regeneration scheme was such that permission was unlikely to be granted.

The structure has now been removed.

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Development Management Committee  
6<sup>th</sup> March 2024

Planning Report PG2410

**Hippodrome House, Birchett Road, Aldershot : Planning Application  
23/00019/FULPP : Post Committee Action**

**1. Introduction**

1.1 Planning Application 23/00019/FULPP was considered by the Council's Development Management Committee meeting on 22 March 2023. This application was in respect of the following proposals: *"Change of use of the building at ground floor (part), 1st floor (part) and 2nd to 5th floors to 30 flats (comprising 12 X one-bedroom, 12 X two-bedroom and 6 X three-bedroom units), together with external alterations to facades including installation of cladding and replacement of windows and doors, removal of western external escape, cladding of northern external escape, and provision of car and cycle parking."*

1.2 Members resolved to Grant planning permission subject to the following resolution:-

*".....subject to the conditions and informatives set out in the Report if, by 30 March 2023 or any subsequent extension of time as may be agreed, the following had been satisfactorily achieved:-*

*1. Completion of a further bat emergence survey to determine the presence of roosting bats within the building, and if necessary preparation and submission of a mitigation plan addressing its conclusions with regard to:-*

*i) mitigation measures to address any impact on bat roosts within the site resulting from the proposal, or*

*ii) any required bat mitigation license – such license to be obtained prior to implementation of any works on site, and;*

*2. Satisfactory agreement of the Benchmark Land Value (BLV) with respect to the affordable housing 'late stage review'; and*

*3. Completion of a Satisfactory s106 Planning Obligation by 30th June 2023 to secure:-*

*i) SANG (£184,363.80) and SAMM (£20,503.02) SPA financial contributions;*

*ii) Public Open Space (£63,386.40) contribution*

*iii) an affordable housing 'late stage review'; and*

*iv) implementation and maintenance of any measures required by the submitted mitigation plan to address the impact on protected species;"*

1.3 A further bat emergence survey was undertaken in May 2023 and found no evidence of the presence of roosting bats and the Council's Ecology Officer confirmed that the survey work and conclusions were satisfactory and acceptable such that no protected species mitigation plan was required. As a result requirement 1. of the Committee resolution was satisfied. Then, in the summer of 2023, a benchmark land value had been agreed and the affordable housing late-stage review provisions within the s106 have been confirmed by the Council's

project viability consultants to be satisfactory and in accordance with the agreed BLV, thereby satisfying Requirement 2 of the Committee resolution and enabling the drafting of the s106 Planning Obligation to be completed.

- 1.4 A satisfactory s106 Planning Obligation was completed in February 2024 to secure the provision of the required SANG & SAMM and POS financial contributions; and the incorporation of clauses in respect of the affordable housing late stage review. This involved a significant delay awaiting the signing of the s106 by a representative of a mortgage company – a delay that was not of the making of either the applicants, their solicitors or the Council. The completion of the s106 has, nonetheless, satisfied Requirement 3 of the Committee resolution.
- 1.5 Although an agreed extension of time for the determination of the application existed until 31 July 2023, this was not renewed by the applicants and lapsed. Whilst this could have invoked the second part of the Committee resolution that planning permission be refused in the event that no extension of time for the determination of the application was in place and one or other of the resolution requirements were not met, it was considered that this course of action would have neither been expedient nor have served any useful purpose, likely resulting in the submission of a further identical planning application for the Council to determine. However, the Committee resolution requirements were largely already satisfied and work was progressing on the finalisation of the s106 document. As such, whilst a technical legal difficulty concerning the need for a mortgagee to be a signatory of the s106 Planning Obligation subsequently arose, it was considered that it was appropriate to allow work on the s106 to continue to completion and, thereby, to satisfy all three requirements of the Committee resolution and enable planning permission to be granted.
- 1.6 On this basis, in agreeing that the requirements of the 22 March 2023 Committee resolution had been satisfied, the Chairman also agreed on 23 February 2024 that it would have neither been expedient nor served any useful purpose to invoke the second part of the Committee resolution and refused permission in the circumstances of this case. As such, that it was appropriate to for the planning permission to be granted.

## **2. Recommendation**

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

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

Background Papers : Planning Application ref.23/00019/FULPP