

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 17th April, 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 Dhan Sarki  
Cllr Calum Stewart

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

Cllr J.B. Canty (ex-officio)

#### **STANDING DEPUTIES**

Cllr Mrs. D.B. Bedford  
Cllr Christine Guinness  
Cllr Gareth 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 6th March, 2024(copy attached).

## 3. **PLANNING APPLICATIONS –** (Pages 5 - 64)

To consider the Executive Head of Property and Growth's Report No. PG2411 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>
i	21/00271/FULPP	Block 3 Queensmead, Farnborough	For information
ii	22/00340/REMPP	Blandford House And Malta Barracks Development Site, Shoe Lane, Aldershot	For information
iii	23/00695/FULPP	The Range, Ivy Road, Aldershot	For information
iv	23/00713/FUL	Manor Park Cottage, St Georges Road East, Aldershot	For information
v	23/00794/REVPP	Farnborough Airport, Farnborough	For information
vi	24/00117/REVPP	MacDonalds, 1 North Close, Aldershot	For information

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

<b>Item</b>	<b>Pages</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
vii	13-35	24/00063/OUT	Proposed Development at Site of Building 4.2 and Building 4.3, Frimley Business Park, Frimley, Camberley	Grant – Subject to expiry of comment

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

4. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 65 - 68)**

To consider the Executive Head of Property and Growth's Report No. PG2412 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

**MEETING REPRESENTATION**

Members of the public may ask to speak at the meeting, on the planning applications that are on the agenda to be determined, by writing to the Committee Administrator at the Council Offices, Farnborough by 5.00 pm on the day prior to the meeting, in accordance with the Council's adopted procedure which can be found on the Council's website at <http://www.rushmoor.gov.uk/speakingatdevelopmentmanagement>

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# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 6th March, 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 Halleh Koohestani  
Cllr Sophie Porter  
Cllr Calum Stewart

Apologies for absence were submitted on behalf of Cllr D. Sarki.

Cllr Christine Guinness attended the meeting as a Standing Deputy.

## **Non-Voting Member**

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

## **58. DECLARATIONS OF INTEREST**

There were no declarations of interest for this meeting.

## **59. MINUTES**

The Minutes of the Meeting held on 7th February, 2024 were approved and signed as a correct record of proceedings.

## **60. PLANNING APPLICATIONS**

**RESOLVED:** That

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

\* 23/00879/FULPP Mons Barracks, Princess Avenue, Aldershot

(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. PG2407, 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

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. PG2407 in respect of these applications was amended at the meeting.

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

## 61. APPEALS PROGRESS REPORT

The Committee received the Executive Head of Property and Growth's Report No. PG2408 concerning the following appeal decisions:

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
Former Park Road Garage, No. 107 Park Road, Farnborough	Appeal against an Enforcement Notice 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. The Planning Inspectorate turned away the appeal, confirming it was permanently invalid.	Dismissed

**RESOLVED:** That the Executive Head of Property and Growth's Report No. PG2408 be noted.

62. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

<b>Enforcement Reference No.</b>	<b>Description of Breach</b>
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22/00161/XPLANS	Partial construction of a first floor rear extension at No. 32 Union Street, Aldershot. The structure has been removed.
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**RESOLVED:** That the Executive Head of Property and Growth's Report No. P2409 be noted.

63. **HIPPODROME HOUSE, BIRCHETT ROAD, ALDERSHOT - APPLICATION NO. 23/00019/FULPP**

The Committee received the Executive Head of Property and Growth's Report No. PG2410 regarding Planning Application No 23/00019/FULPP – Hippodrome House, Birchett Road, Aldershot. It was advised that, in consultation with the Chairman, the requirements of the Committee on 22 March 2023, had been resolved satisfactorily and despite the lapsed extension of time to resolve the requirements, it would be neither expedient or serve any useful purpose to refuse permission and as such planning permission was granted.

The report was **NOTED**.

The meeting closed at 7.19 pm.

CLLR S.J. MASTERSON (CHAIRMAN)

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**Development  
Management Committee  
17<sup>th</sup> April 2024**

**Executive Head of Property  
& Growth  
Report No. PG2411**

## **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
i	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>
ii	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>

iii	23/00695/FULPP	<p>Change of use of existing car park area to the north of the existing store to provide external garden center and storage yard totaling 731 sq.m; installation of double doors and mobility ramp to provide customer access; construction of delivery ramp into the store; erection of 3 meter high fence topped by 2 meter security netting to proposed garden center and storage yard; and provision of external lighting</p> <p><b>The Range, Ivy road, Aldershot</b></p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
iv	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>
v	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: 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 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 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 Hampshire GU14 6XA</b></p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>

vi	24/00117/REVPP	<p>Variation of condition 1 of permission 21/00048/REVPP allowed on 17.02.2023, for a take-away restaurant with drive-through facility, to allow permitted hours of use from 06:00 to midnight, 7 days a week.</p> <p><b>McDonalds, 1 North Close, Aldershot, GU12 4HA</b></p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
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**Section B**

**Petitions**

Item	Reference	Description and address
		None

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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.	24/00063/OUT
Date Valid	2nd February 2024
Expiry date of consultations	24th April 2024
Proposal	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)
Address	<b>Proposed Development At Site Of Building 4.2 And Building 4.3 Frimley Business Park Frimley Camberley Hampshire</b>
Ward	<b>Cherrywood</b>
Applicant	Rushmoor Borough Council
Agent	Mrs Johanna Cohen
Recommendation	GRANT – Subject to Expiry of Comment

**Description**

1. The application site comprises two plots in Frimley Business Park, a well-established business park which straddles the boundary between the administrative area of Rushmoor Borough Council and that of Surrey Heath Borough Council. The boundary follows the approximate but not exact line of the River Blackwater in this section, which appears to be due to a previous realignment of the watercourse. The application site lies wholly within Rushmoor Borough Council's administrative area and is owned by the Council.
2. Vehicular access into the business park is from the Frimley Bridges roundabout on the Blackwater Valley Relief Road (A331). A spur from this roundabout also provides access onto Junction 4 of the M3 going west. Access to the individual buildings is via a two-lane one-way gyratory system.
3. Plot 4.3 comprises a two-storey flat-roofed office building with a total floorspace of 2022 sq m with 82 car parking spaces and landscaping, for which planning permission RSH/05198 was granted on 5 August 1897.
4. Plot 4.2 comprises a partially constructed basement parking area for a three-storey

office building for which planning permission 08/00094/FUL was granted in May 2008. This permission – which was for “Demolition of existing buildings and erection of two 3 storey buildings with roof plant to provide 7,237 sq metres of office space (Use Class B1a), undercroft and surface car parking (total of 209 spaces) associated landscaping and infrastructure” also authorised the construction of the three-storey office building that occupies Plot 4.1 to the northwest of the site.

5. To the southwest of the site lies the Reading to Gatwick Railway Line, beyond which are commercial units off Hawley Lane. To the northeast of the site and the river is the portion of the business park within Surrey Heath Borough Council’s administrative area, which comprises landscaped area and other commercial buildings, some of which are currently being redeveloped.
6. The application red line incorporates part of the gyratory road system and a section of landscaping further to the east along the river’s edge. A public footpath connecting the A325 with Hawley Lane via a level crossing runs partially across the site.
7. In terms of relevant planning history, the business park was originally approved by Rushmoor Borough Council in November 1995 (RSH/00235/15) refers. This was subject to S52 legal agreement, the terms of which were subsequently varied on a number of occasions and was subsequently replaced with a S106 Agreement agreed by the Development Control Committee in January 2006. The agreement was completed in February 2008.
8. The Council has granted planning permission for a number of redevelopment schemes for Plot 4.3, none of which have been implemented and all of which have since expired:
  - i. 01/00369/FUL – “Demolition of existing two storey (B1) high tec office building and erection of three storey (B1) office building with associated car parking and landscaping” granted 1 August 2003.
  - ii. 08/00205/FUL – “Erection of a three-storey building comprising 4,030 sqm office development with undercroft and surface car parking providing a total of 128 spaces with associated landscaping and infrastructure following demolition of existing building” – Granted 18 June 2008, and
  - iii. 10/00859/EXT – “The extension of time for implementation in respect of planning application 08/00205/FUL for the erection of a three-storey building comprising 4,030 sqm office development with undercroft and surface car parking providing a total of 128 spaces with associated landscaping and infrastructure following demolition of existing building” Granted – 22 March 2011.
9. With regard to Plot 4.2, a follow-up planning application to the implemented scheme was submitted and approved, subject to conditions: 17/00264/FULPP – “ Erection of a three storey Use Class B1/B2/B8 building with associated car parking and landscaping works” - Granted 17 August 2017. However, there is no evidence that any of the conditions were discharged and it is considered that this follow-up scheme has expired.
10. The application, which is in outline form, with access, layout and landscaping to be considered at this stage, proposes the removal of all buildings and structures on the

site and to erect two buildings for flexible use within Class B2 – General Industrial Use, Class B8 – Storage and Class E(g) -Uses which can be carried out in a residential area without detriment to its amenity. This class is further subdivided into Class E(g)(i) – offices to carry out any operation or administrative functions, Class(g)(ii) – Research and development of products or processes and Class E(g)(iii) – Industrial processes.

11. A large single unit with a rectangular footprint - “Unit A” - would be constructed in place of the building currently occupying Plot 4.3, with a loading area on its southern side and a parking area on its eastern side. The building would measure 60m x 34m externally. Illustrative floor plans indicate that the majority of the floor space in this building would provide warehouse style accommodation, open to the ceiling, with an entrance lobby and a smaller area of office space provided by a mezzanine at the eastern end of the building. Illustrative elevations for this unit suggest a building with a maximum height of 13m with recessed loading doors on its southern elevation and glazing at its eastern end, to provide light into the lobby and office areas. Approval for the exact height and appearance of the building is not being sought at this stage and this would be dealt with as a Reserved Matter if Outline planning permission is granted. The existing vehicular access point to the gyratory system would be widened to accommodate the largest lorries that would be expected to use the site. A new vehicular access would also be provided to serve the parking area to the side of the building.
12. On Plot 4.2, the partially constructed basement parking area would be dismantled to create a level site and an L-shaped building subdivided into three smaller units would be erected – Units B, C and D. The building would measure 56.6m in width and 26.3m for the part containing Unit B and 17.36m in depth for the remainder of the building. Indicative floor plans show that, like Unit A, the units would have a warehouse style space but with a section of first floor office accommodation towards the front of each unit. Indicative elevations indicate the building would be 11.6m high and would have some glazing on its southern (front) elevation. A loading bay would be provided to the front of each unit, with four car parking spaces per unit, including one disabled parking space each. The existing parking spaces that adjoin the railway boundary would be retained. A total of 76 car parking spaces and 20 cycle parking spaces would be provided.
13. The application boundaries include a section of modified grassland extending to the east of the site and along the river, which would form part of a biodiversity enhancement plan.

## Consultee Responses

HCC Highways Development Planning	No Objection, subject to a condition regarding sightlines.
Ecologist Officer	No Objection, subject to conditions.
Environmental Health	No Objection.
Aboricultural Officer	No Objection.
National Highways	No Objection, subject to a condition requiring the

	submission and approval of a Construction Traffic Management Plan.
The Blackwater Valley Countryside Partnership	No Comment Received.
Farnborough Airport	No Objection.
Environment Agency	Objection – the proposal does not include Biodiversity Net Gain in the Blackwater River.
Hampshire Fire & Rescue Service	No Comment Received.
Network Rail	No Objection.
Surface Water Drainage Consultations	The site is at risk of flooding and the EA should also be consulted. No surface water drainage strategy has been provided to comment on. The flood risk assessment does not adequately consider surface water flood risk. Please advise the applicant of our requirements. The LLFA objects to the proposals until these requirements are met.
Thames Water	No Comment Received.
Countryside Access Team	No Objection, subject to a condition preventing obstruction of a public footpath.
Surrey Heath Borough Council	Officer comment: Surrey Heath Borough Council have now been notified of the proposal and their comments are awaited, and so this decision is subject to the receipt of No Objection from Surrey Heath Borough Council.

### **Neighbours notified**

14. In addition to posting a site notice and press advertisement, three individual letters of notification were sent to units in Frimley Business Park.

### **Neighbour comments**

15. None received.

### **Policy and determining issues**

16. The site is located within the Defined Urban Area and within the Strategic Employment Site as shown on the Policies Map of the Rushmoor Local Plan. A small part of the site is partially within Flood Zone 2, with the part directly adjoining the river is within Flood Zone 3.
17. Policies SS1-Presumption in Favour of Sustainable Development, SS2 -Spatial Strategy, PC2 – Strategic Employment Sites, IN2- Transport, DE1 -Design in the Built

Environment , DE4 Sustainable Water Use, DE10- Pollution NE2- Green Infrastructure, Trees and Landscaping, NE4 – Biodiversity, NE6 - Managing Fluvial Risk and NE8-Sustainable Drainage Systems; and the Rushmoor Car and Cycle SPD are considered to be relevant as are the relevant sections of the National Planning Policy Framework.

18. The main determining issues are considered to be the principle of the proposal, the impact upon the character and amenity of the area, impact upon residential amenity, transport issues, flood risk and drainage issues, biodiversity, trees and landscaping, and drainage.

## **Commentary**

### Principle –

19. The application site is located within the Defined Urban Area and within a Strategic Employment Site as defined on the Policies Map of the Rushmoor Local Plan. Policy PC2 states, amongst other things, “Where possible and appropriate, the redevelopment and regeneration of these sites will be supported to provide B-class employment floorspace that meets the needs of the market.” Following changes to the Town & Country Planning (Use Classes) Order made in 2020, which revoked Use Class B1 and combined it with other uses into a new Class E – Commercial, Business and Service, light industrial uses now fall within Use Class E(g)(iii) – Industrial Processes that can be carried out in a residential area without detriment to its amenity. Such uses would still accord with the terms of the policy, as would uses in Class E(g)(i) - offices and E(g)(ii)- Research and Development, even though they are no longer described as B-class uses.

### Impact upon Character and Amenity-

20. The proposed layout shown on the plans that have been submitted for consideration so far show a development that is broadly comparable with other developments in the Frimley Business Park and, provided that buildings of a suitable design, proportions and materials are proposed, it is considered that the proposal would not have any adverse impact upon the general character and amenity of the area. This would be a matter for consideration at the Reserved Matters stage.

### Impact upon Residential Amenity -

21. The proposed buildings would be located within an established business park. The closest residential properties are over 150 metres from the site in Princes Charles Crescent to the south and Hawley Lane to the west. These properties are largely screened from the site by existing industrial/commercial development. It is considered that due to the separation and intervening buildings, the proposed redevelopment is unlikely to have any significant impact on residential amenity. Noise from external plant was considered to be a potential issue when previous applications for Plots 4.1 and 4.2 were assessed, but this was dealt with by a condition that required sound insulation and plant and machinery to be switched off between the hours of 11pm and 7am. It is considered that a similar approach can be taken in the current application.

### Transport Issues -

22. The access to the public highway at Frimley Bridges roundabout – which lies outside the Council’s administrative area - would not be altered as a result of the proposals. National Highways have raised no objections to the proposal in terms of traffic generation that is likely to be generated by the proposed quantum of development and the uses proposed – this is set out in a Transport Statement that accompanies the application. Their only stipulation is that a condition be imposed requiring that no development should take place until a Construction Management Plan has been submitted to and approved by the LPA (consultation with National Highways) and the agreed details should be fully implemented prior to the construction works. With regard to highway safety matters within the business park, Hampshire County Council as the Local Highway Authority initially raised a Holding Objection to the proposal, due to some missing information from the Transport Statement and that the sight-line indicated in the statement for the new vehicular access point would be insufficient, given the proximity of the access to a bend and a pedestrian crossing, given a 30mph design speed. The missing information was supplied and in follow-up correspondence the Highways Officer accepted that, as the speed limit was only 20mph, the indicated 2.4m x 25m would be acceptable, and raised No Objection to the proposal, subject a condition requiring a visibility splay of 2.4m x 25m to the north of the new access point, to be maintained thereafter. He noted that this may require amendments to the proposed landscaping and perhaps the car parking layout as the line may clip the end of one parking space. An amended site layout plan received on 28 February 2024 addresses the latter point.
23. Car Parking provision for the scheme has been determined in accordance with the standards set for B1(c), B2 and B8 uses in the 2017 version of the Car & Cycle Parking Standards SPD. This version has now been superseded by a 2024 version, which was adopted on 12 March 2024. For the uses proposed, the parking standards have remained unchanged - for light and general industrial uses, the standard is a maximum of 1 space per 45 sq m of gross external floorspace and for warehousing, 1 space per 90sq m of gross external floorspace. Given the flexible nature of the uses proposed, the scheme proposes a parking ratio of 1 space per 57sq m across the development site, which exceeds the blended average of 1 space per 60sq m for industrial and warehousing uses. Cycle parking in excess of the required standard would be required and given the proximity to Frimley Station, where buses and trains are available and also the good pedestrian links and cycle links elsewhere, it is considered that the proposed parking arrangements are satisfactory. Because Use Class E includes a wide range of uses in the Commercial, Business and Services category, which have different traffic generation and parking requirements, it is considered to restrict the use of the units to the uses applied for by planning condition, namely Classes B2, B8 and E(g). This will also ensure that the development complies with Policy PC2 -Strategic Employment Sites.
24. A Framework Travel Plan (FTP) has been submitted with the application which outlines the various alternative forms of transport choice that would be available to employees and visitors to the development and the various measures that could encourage use of them, which will include the appointment of a Travel Plan coordinator and use of notice boards and employee packs. The Framework Travel Plan is necessarily light on detail to reflect the Outline nature of the application. It is therefore proposed that this Framework Travel plan would be initiated once the development is completed but prior to occupation. The Travel Plan coordinator would provide a full Travel Plan upon completion of the site. The Travel Plan Coordinator would implement the plan and control the day-to-day management of the Travel Plan, which would include consultation with the Council. It is considered that the general approach

indicated is acceptable. However, because the site lends itself to a phased implementation, it would not be appropriate to delay the requirement for the submission of the full Travel Plan until completion of the site and it is considered that the submission of a full Travel Plan should be made a Reserved Matter.

#### Flood Risk and Drainage Issues –

25. The site is located within Flood Zones 2 and 3 and adjoining a main watercourse (check terminology) and both Hampshire County Council as Lead Local Flood Authority and the Environment Agency have been consulted on the proposals. The LLFA has raised a holding objection to the proposal on the grounds that the site is at risk of flooding and that no surface water drainage strategy has been provided for them to comment on. They also expressed concern that the flood risk assessment does not adequately consider surface water flood risk. While these concerns are noted, it is considered that it would not be appropriate to require the applicant to submit a drainage strategy given the Outline nature of the application, which is an ‘in principle level’ application with less detail – only addressing matters such as layout, access and landscaping. All other matters including design, height, drainage etc are dealt with at Reserved Matters stage and in this case it is proposed that submission of a drainage strategy be made a reserved matter upon which the LLFA would be consulted. Flood resiliency and the provision of a Sustainable Drainage System would also be subject to Reserved Matters application. While the Environment Agency have raised an objection to the proposals on ecological grounds, they have raised no objection to the overall form of development within Flood Zones 2 and 3, nor in terms of the uses proposed or their resiliency to flood risk.

#### Biodiversity –

26. The following supporting documents submitted with the application - ‘Water vole and Otter survey’, ‘Preliminary Ecological Appraisal’, ‘Biodiversity Net Gain (BNG) Assessment’, all dated January 2024, author Deepdene Ecology Ltd; and Statutory Metric Calculation Tool v3.1, dated 24th January, author Nadine Clark, submitted in Excel spreadsheet format.

#### Biodiversity Net Gain (BNG)

27. The Environment Act 2021 introduces a statutory footing for securing measurable net gains for biodiversity, requiring a 10% minimum uplift post-development. This became a statutory obligation from 12th February 2024. The current application was submitted to and validated by the Council prior to the 12th of February and so the statutory obligations of Biodiversity Net Gain do not have legal weight for this proposal. However, Rushmoor Borough Council have an expectation that all major planning applications, including those with over 1000sqm of commercial floorspace, should seek to attain a minimum 10% net gain in biodiversity value as a result of development, ahead of statutory obligation. The Council’s Ecological Officer advises that Biodiversity Net Gain (BNG) Assessment’ and Metric Calculation Tool are appropriate in scope and methodology and follows best practice guidelines. The data reported provides an evidence based evaluation of baseline ecological value at the development site (parcels 4.2 and 4.3) and proposes appropriate biodiversity Net Gain provision within the redline boundary of the site. Information submitted to date is therefore appropriately detailed for this outline planning application and is in accordance with Council expectations with regards to Biodiversity Net Gain. Documentation submitted in support of this outline application cumulatively constitutes

a Biodiversity Gain Plan. An 11.18% Biodiversity Net Gain for habitats would be achieved largely by removing introduced shrubs, by planting small native trees and by converting modified grassland to neutral grassland. The planting of a section of native hedgerow would also achieve a net gain of 56.89%.

28. Construction and operation of the proposed development should accord with the post development landscaping proposals provided within the above referenced Metric Calculation Tool, Biodiversity Net Gain (BNG) Assessment' and mapping submitted for this outline application. The submission of a detailed landscaping scheme for the implementation of these proposals should be specified as a Reserved Matter, with a condition requiring the implementation of the Biodiversity Gain Plan and its maintenance for 30 years. (It is noted here that the proposed biodiversity enhancements are compatible with the visibility splay condition requested by the Local Highway Authority, since the non-native shrubs currently planted within the splay will be replaced with neutral grassland.)
29. Notwithstanding the above, the Environment Agency has raised an objection to the proposal on the grounds that they do not have enough information to know if the proposed development can meet our requirements for nature conservation and physical habitats because an inadequate assessment has been provided. They therefore recommend that the application be refused. Their reason for this stance is as follows:
30. *"The Preliminary Ecological Appraisal refers to the River Blackwater and advises that it is the most important ecological feature present within the wider Business Park. The Preliminary Ecological Appraisal, as well as the Otter and Water Vole survey, both recommend in channel enhancements, such as riffles, could be completed but it is unclear if these are part of the scope of the proposal.*
31. *A very limited assessment of the River Blackwater has been undertaken and further information is required to understand the enhancement measures that are proposed, both in the riparian zone and in channel. We would be very supportive of in channel enhancements, such as the creation of riffles. Riffle creation has already been completed nearby as part of a separate planning application within Frimley Business Park and further similar features in this area would provide an extended enhanced section of river, which would be extremely valuable for aquatic species such as fish.*
32. *This objection is supported by paragraphs 180 and 186 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. Opportunities to incorporate biodiversity in and around developments should be encouraged.*
33. *It is also supported by Policy NE4 of Rushmoor Borough Council's Local Plan which 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'. It goes on to say that the Council will seek to protect, maintain and enhance the Borough's biodiversity resources by seeking the inclusion of measures to protect and enhance local watercourses, including*



*the River Blackwater. To overcome their objection, the developer will need to provide further detail on the enhancement measures proposed to the River Blackwater.”*

34. The Council's Ecological Officer has responded to this objection as follows:

35. *“The Statutory Biodiversity Metric dated February 2024 states the following with regards to the watercourse elements of the metric;*

- a. *The Blackwater River in this location is a Main River ‘other rivers and streams’ and therefore qualifies as having ‘high’ habitat distinctiveness.*
- b. *For ‘other rivers and streams’, riparian zone width is stated as ‘10m from the top of each bank’.*

36. *The statutory metric classifies ‘Riparian zone encroachment’ as “any feature or intervention within the riparian zone that reduces the quantity, quality or ecological function of the riparian habitat”. The most applicable Statutory Metric ‘riparian zone encroachment band’ for this proposed development would be ‘Minor’ defined as “Any encroachment 8 to 10 metres from the bank top (covering up to 100% of area)”.*

37. *The proposed development is retaining “an 8m wide no-build zone between the top of the riverbank and any hard landscaping has been established” (see ‘Evaluation, Constraints’ section of Design and Access Statement, dated January 2024). Some hardstanding / built development is already present within the riparian zone of the Blackwater River. The development results in no new adverse impacts to the riparian zone within 8m.*

38. *The redline boundary of the development therefore potentially results in ‘minor’ riparian encroachment affecting 2m of riparian habitat furthest from the riverbed on one bank only. There is no ‘watercourse encroachment’ as defined by the metric as the river itself is unaffected.*

39. *Biodiversity Net Gain proposals result in habitat enhancement and creation within the 8m riparian zone, resulting in the uplift of grassland habitats from ‘modified grassland’ to ‘other neutral grassland’, achieving an above 10% net gain in Biodiversity Units. Riparian zone habitats within 8m of the top of the bank therefore achieve a better ecological quality in terms of habitat condition and distinctiveness as a result of development as compared to existing habitats.*

40. *In order to evaluate impacts on the watercourse under the ‘watercourse’ module of the Statutory Metric, that applicant would be required to commission a River Condition Assessment’ undertaken by a qualified and accredited RCA practitioner.*

41. *Watervole and otter surveys of the River Blackwater at this location were appropriate in scope and methodology and concluded likely absence of these two species. Proposed species enhancements such as installation of riffles are therefore recommended as proposed species enhancements and are not subject to protected species licence legislative requirements.*

42. *In view of the above evaluation that;*

- a. a maximum of 2m of riparian habitat is potentially subject to 'minor' encroachment
- b. that this encroachment is off-set by Biodiversity Net Gain proposals to enhance and create habitats of greater ecological distinctiveness within the 8m riparian zone
- c. that the current planning application was submitted and validated prior to statutory implementation of the Environment Act 2021 Biodiversity Net Gain obligations and therefore that application of the Biodiversity Metric was not a statutory obligation it is therefore my view that Biodiversity Net Gain proposals submitted are appropriate in scope and methodology and that further evaluation via a River Condition Assessment under the 'watercourse' module of the Statutory Metric or additional instream Biodiversity Net Gain measures, would be disproportionate to the development as proposed.

43. It is also my view that provision of quantified above 10% Biodiversity Net Gain via provision of mapped Biodiversity Units is appropriate to meet the policy obligations of Paragraph 180 of the NPPF and policy NE4 of the Rushmoor Local Plan."

44. In terms of Protected species, the Ecology Officer recommends that a condition requiring that construction at the development site should be undertaken only in accordance with the recommendations of the above referenced Water vole and Otter survey and Preliminary Ecological Appraisal reports in order to ensure adherence to protected species legislation.

45. The Ecology Officer comments that the river corridor offers optimal foraging and commuting routes for bats. Nocturnal species including bats are expected to be present at the development site. Proposals may seek to install external lighting, although locations and specifications are not provided. Nocturnal species are sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes.

46. Paragraph 185 of the National Planning Policy Framework 2019 states that planning policies and decisions should "limit the impact of light pollution from artificial light on ... dark landscapes and nature conservation".

47. The applicant should ensure that the proposed development will result in no net increase in external artificial lighting at the development site, in order to comply with above referenced legislation and the recommendations in BCT & ILP (2023) Guidance Note 08/23. Bats and artificial lighting at night. Bats and the Built Environment. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby".

48. The Ecology Officer advises that compliance with this best practice guidance is secured through a Sensitive Lighting Management Plan detailing location and lighting design, submitted to the Local Planning Authority for approval in writing prior to commencement of development.

#### Trees and Landscaping -

49. There are no trees on site which are subject to a Tree Preservation Order. A small number of trees would be removed from Plot 4.3, but these are not considered to have high amenity value and their loss would be compensated for by new native trees in the BNG plan. As noted above, detailed planting plans will be required and the overall

balance of landscaping to buildings and hard surfaced areas would not be materially different from that at present. The proposals would accord with Policy NE2.

#### Drainage –

50. The LLFA (Lead Local Flood Authority) had raised an objection to the proposals on the grounds that no surface water drainage strategy has been provided to comment on and that the FRA does not adequately consider surface water flood risk. The application is for outline permission, and with such applications it is usual for details such as drainage to be dealt with at the Reserved Matters Stage. Given the existence of the current built form on the site, and those who surround it is clear that an appropriate drainage strategy is possible and that this can be secured at Reserved Matters Stage. For clarity, the EA objection was not on the grounds on flood risk. On this basis it would be unsustainable to refuse the application on this ground.

#### Conclusion –

51. Insofar as it can be determined at this outline stage, the proposal would result in a type and form development that would be broadly compatible with the other more recent developments that have been permitted in both the Rushmoor and Surrey Heath Borough Council sections of Frimley Business Park, which would be provided by suitable vehicular access and parking, would have no material adverse impact on highway safety, upon residential amenity and subject to the submission of Reserved Matters applications, it is considered that the development will accord with Policies SS1, SS2, PC2, IN2, DE1, DE4, DE10, NE2, NE4, NE6 and NE8 of the Rushmoor Local Plan.

### **FULL RECOMMENDATION**

52. It is recommended that SUBJECT to no new or substantial objections being received by the expiry of the consultation date (24 April 2024) by Surrey Heath Borough Council, the Head of Planning in consultation with the Chairman be authorised to GRANT permission 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 first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters shall be submitted no later than 5 years from the date of this permission.

Reason - To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990.

- 3 Details of a Phasing Strategy for the development of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the submission of the first Reserved Matters Application (RMA). The details shall include the following:

- i. A layout plan confirming the extent of each Development Zone/ Phase to which future RMAs will relate;
- ii. An indicative phasing programme for the submission of the RMAs;
- iii. An indicative phasing programme for the implementation of the consent;

The development shall be carried out in accordance with the approved Phasing Strategy.

Reason: To facilitate the future submission of the Reserved Matters and redevelopment of the site in a phased approach.\*

- 4 No development shall take place in any Development Zone identified on details submitted pursuant to condition 3, until an application for details relating to appearance, landscaping, layout and scale of the development hereinafter called "the reserved matters" shall be submitted to and approved in writing by the Local Planning Authority in respect of that Development Zone/Reserved Matters Area. Notwithstanding any indications on the illustrative and parameter plans submitted with the outline planning application, each Reserved Matters Application shall include details of the following:
- 1) Details relating to appearance of the development;
  - 2) Plans detailing existing and proposed site levels;
  - 3) A fully detailed surface water drainage strategy, including SuDs drainage features;
  - 4) Details of measures to demonstrate that the buildings will be appropriately flood resistant and resilient.
  - 5) Provision for storage and removal of refuse and recycling;
  - 6) Energy performance & sustainable construction statement;
  - 7) Water Efficiency Statement;
  - 8) Detailed Travel plan;
  - 9) Construction Environmental Management Plan (including the need to accord with the so approved recommendations of the approved Water vole and Otter survey and ecological appraisal reports);
  - 10) Construction Traffic Management Plan;
  - 11) Lighting Assessment;

The development shall be carried out in accordance with the details as approved.

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.

5. Prior to the implementation of either phase of development (approved under condition 3), the Biodiversity Net Gain as set out within, 'Biodiversity Net Gain (BNG) Assessment', all dated January 2024, author Deepdene Ecology Ltd; and Statutory Metric Calculation Tool v3.1, dated 24th January, author Nadine Clark, submitted in Excel spreadsheet format shall have been implemented, completed, and maintained in accordance with such so approved details.

Reason: To secure Biodiversity net gain.

6. Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and

0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

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

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

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

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

8. No vehicles, machinery, equipment, materials, spoil, skips, scaffolding, or anything else associated with the works or operation of the development, shall be parked, stored or positioned on or near to Rushmoor Footpath 19, as to cause obstruction, hindrance or hazard to its legitimate users

Reason - To ensure that the Public Right of Way remains open at all times.

9. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building(s) shall be used only for the purpose of Classes B2, B8 and E(g), and for no other purpose, including any other purpose within Class E, without the prior permission of the Local Planning Authority.

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, E, H, I and J of Part 7; of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

Reason - To prevent the encroachment of development into the buffer zone of the adjacent Blackwater River and to prevent adverse impact on traffic and parking conditions in the vicinity.

11. Each phase of the development hereby approved shall not be occupied until the off-street parking facilities shown on the approved plans have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development). \*

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

12. All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. All plant and machinery shall be switched off between the hours of 11pm and 7am.

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

13. No display or storage of goods, materials, plant, or equipment shall take place other than within the buildings.

Reason - To protect the amenities of neighbouring property.

14. No building materials shall be stored within 8 metres of the River Blackwater.

Reason: To maintain the character of the watercourse.

15. The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers: 23020-TP-001 Rev A, TP 002A EXISTING SITE PLAN\_ 23020, 23020 - TP-003 Rev C and 23020-TP-010 Rev C. - 'Water vole and Otter survey', 'Preliminary Ecological Appraisal', 'Biodiversity Net Gain (BNG) Assessment', all dated January 2024, author Deepdene Ecology Ltd; and Statutory Metric Calculation Tool v3.1, dated 24th January, author Nadine Clark, submitted in Excel spreadsheet format.

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

### **Informatives**

- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
  
- 2 The Council has granted Outline permission because it is considered that the proposal would result in a type and form development that would be broadly compatible with the other more recent developments that have been permitted in both the Rushmoor and Surrey Heath Borough Council sections of Frimley Business Park, which would be provided by suitable vehicular access and parking, would have no material adverse impact on highway safety, upon residential amenity and subject to the submission of Reserved Matters applications, it is considered that the development will accord with Policies SS1, SS2, PC2, IN2, DE1, DE4, DE10, NE2, 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

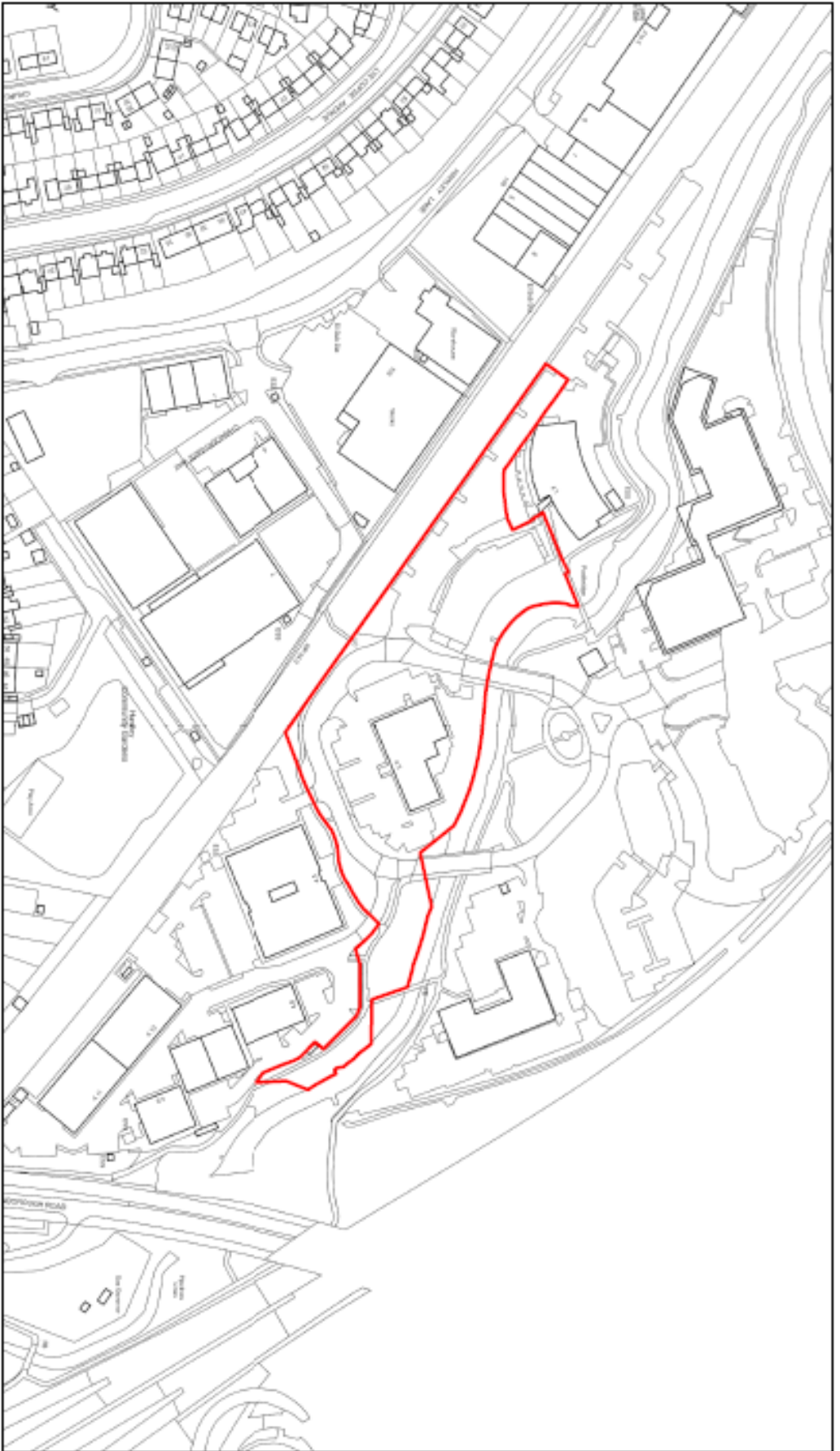
proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 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 The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
  - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
  - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 6 No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Operational Services for advice.
- 7 It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.
- 8 The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Operational Services.
- 9 In order to avoid risk arising from overbuilding of the gas network, the applicant is advised to check their proposals against the information at <https://www.linesearchbeforeudig.co.uk> and contact the Plant Protection Team at Scotland Gas Networks Plc [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk) Tel: 0800 912 1722


- 10 The applicant's attention is drawn to Network Rail's "Asset Protection Informatives for works in close proximity to Network Rail's Infrastructure", which is enclosed with this decision notice.



ArcGIS Web Map



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 Planning Application



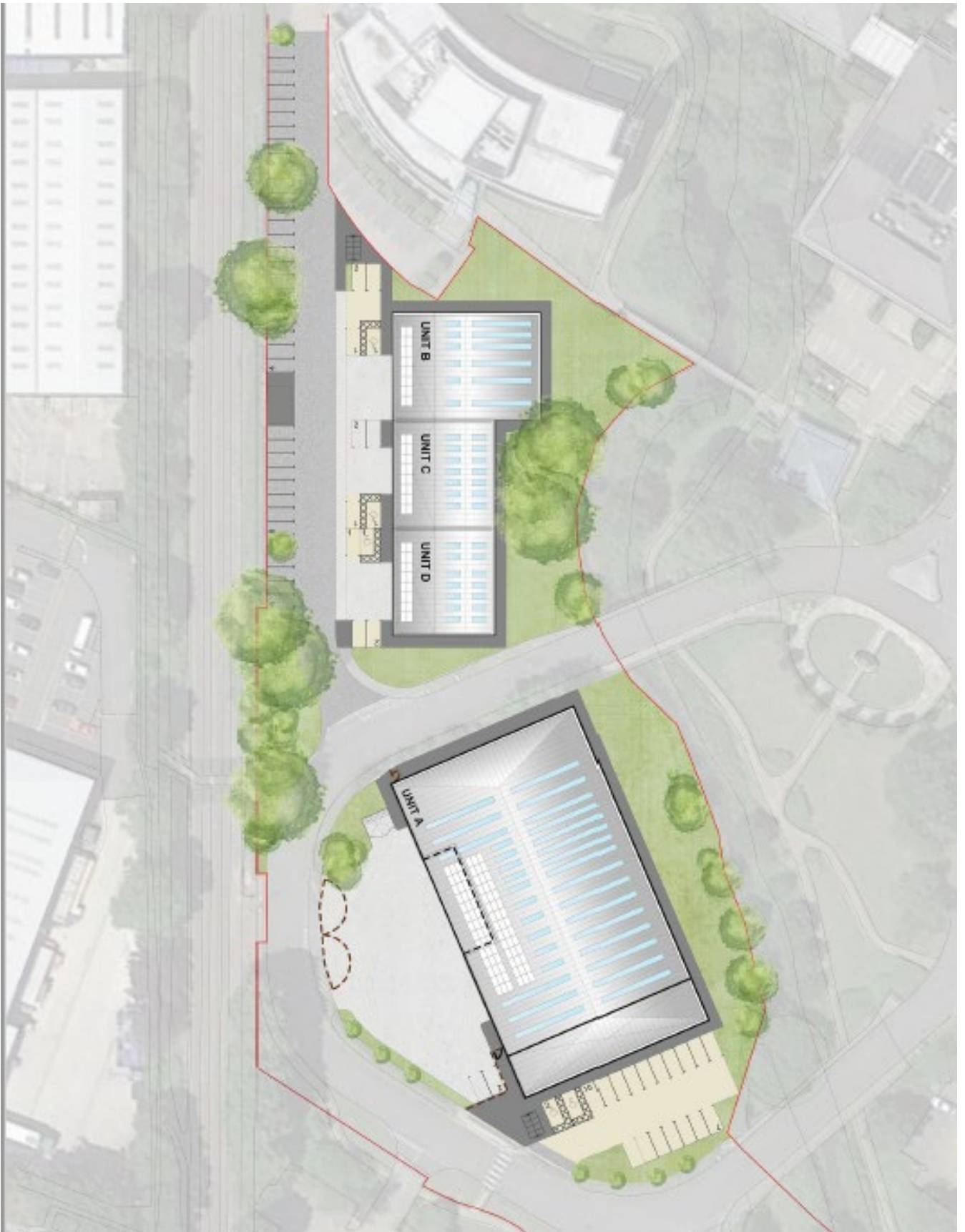
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DATE: 15/08/2024  
SCALE: 1:500  
DRAWN BY: [Name]  
CHECKED BY: [Name]

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	15/08/2024

**CLIENT**  
[Name]  
[Address]

**ARCHITECT**  
[Name]  
[Address]



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tel. 22 621 23 10, 22 621 23 11  
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**OPRACOWANIE**  
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**SKALA**  
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**LEGENDA**  
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**NOTY**  
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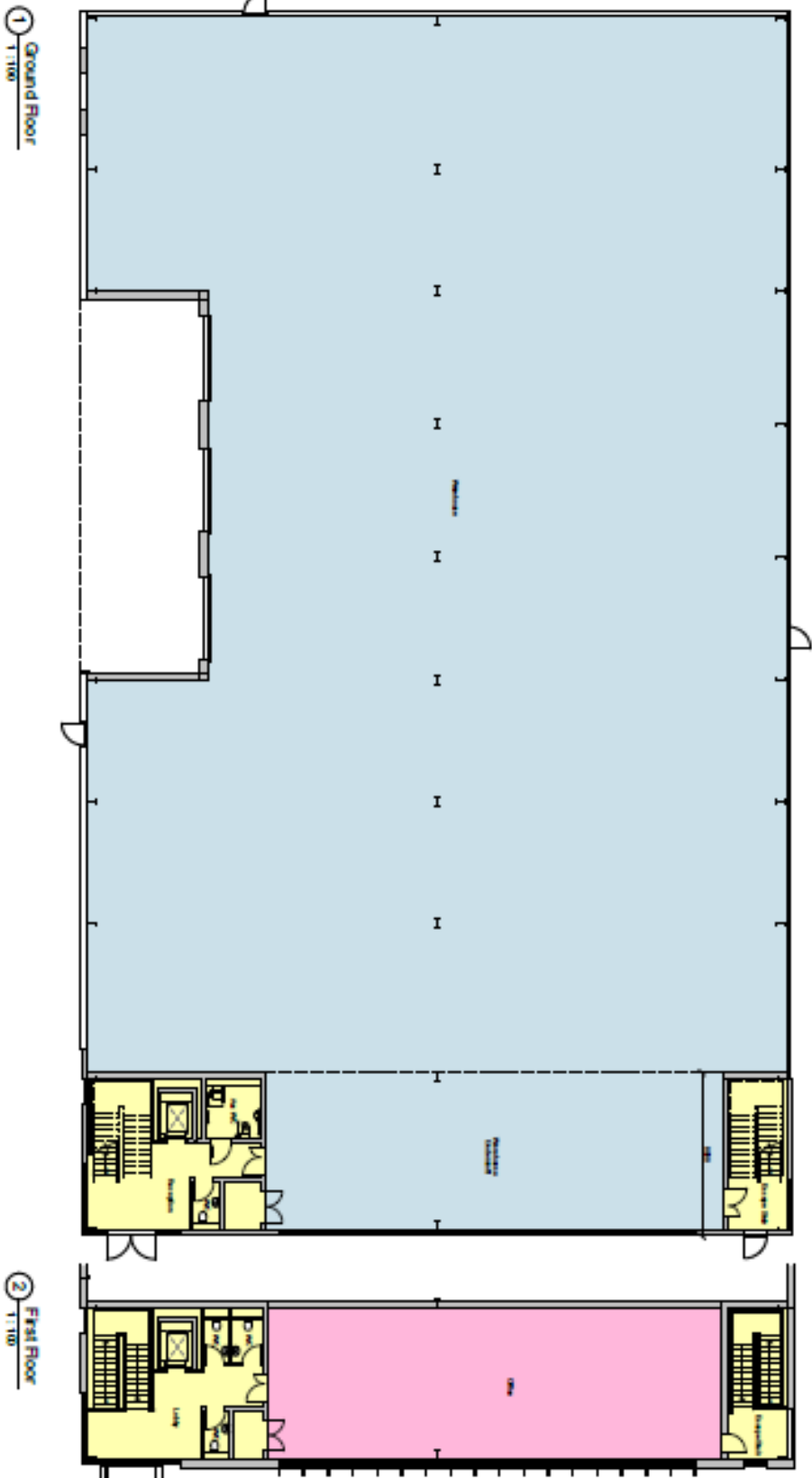


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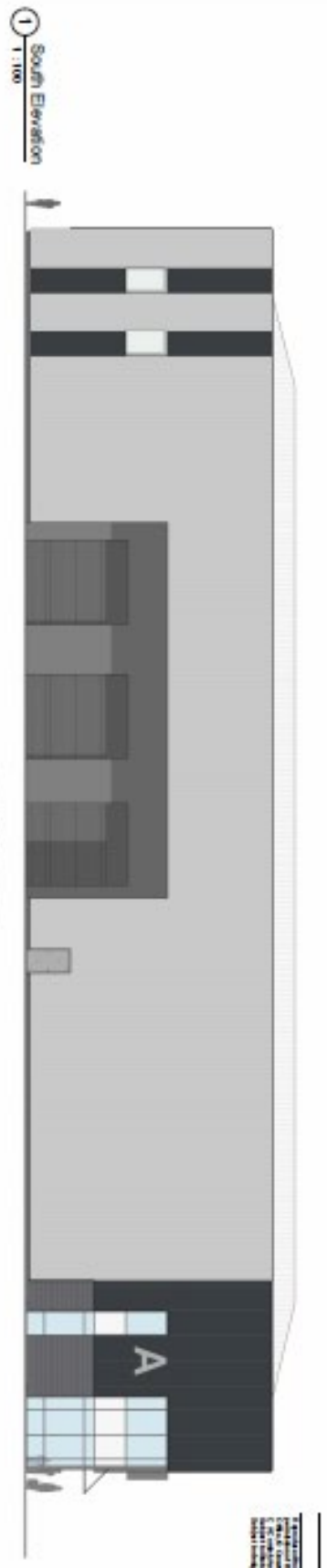
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**UNIT 1**  
 2000-TP-004  
 UNIT A  
 INDICATIVE FLOOR PLANS  
 TOWN PLANNING



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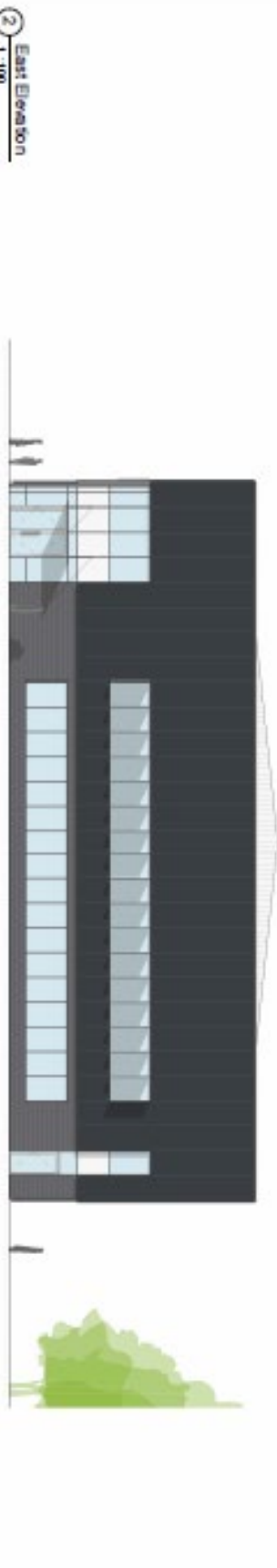
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 UNIT A  
 INDICATIVE FLOOR PLANS  
 TOWN PLANNING



1:100

1 South Elevation

Scale: 1:100



2 East Elevation  
1:100



3 North Elevation  
1:100



4 West Elevation  
1:100

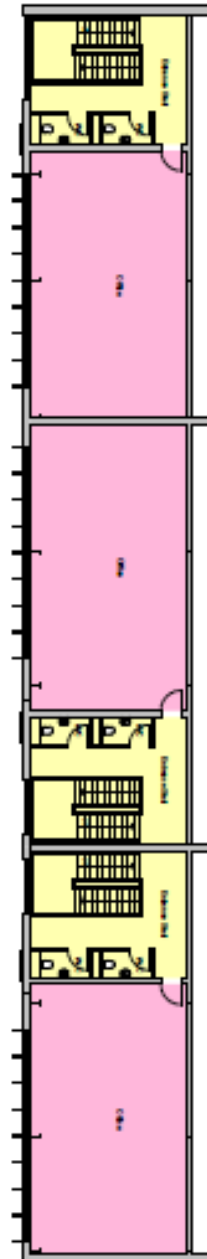
**cornish architects**

27 Sandford Street, Perth, WA 6000  
 Tel: +61 (0)8 9439 6320  
 Fax: +61 (0)8 9439 6321  
 www.cornish.com.au

**PROJECT:**  
 RINLEY BUSINESS PARK  
 UNIT A  
 INDICATIVE ELEVATIONS  
 TOWN PLANNING

**DATE:**  
 23/10/16

**DRAWN BY:**  
 A



① First Floor  
1:100



② Ground Floor  
1:100

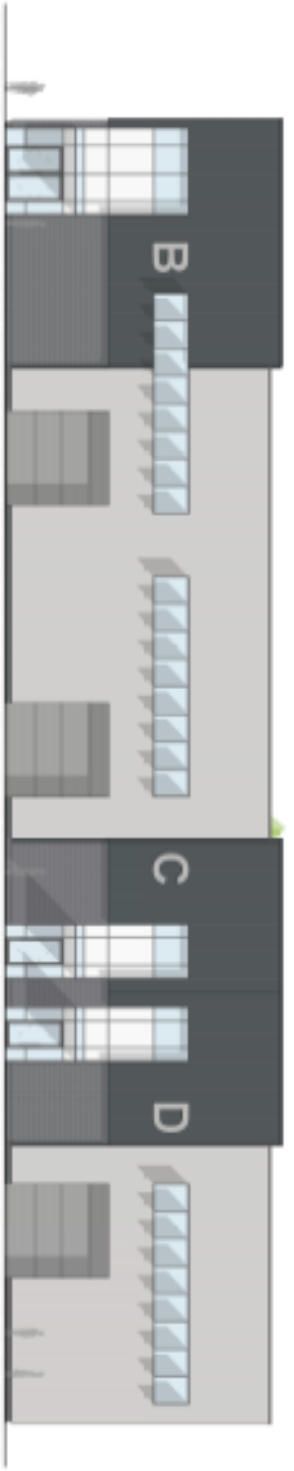
**NOTES**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 2. ALL WALLS ARE 100mm THICK UNLESS OTHERWISE SPECIFIED.  
 3. ALL FLOORS ARE TO BE FINISHED TO THE FINISH LEVEL SHOWN.

1:100  
 1:100  
 1:100

comish architects  
 2 Ardara Road  
 London E15 3JH  
 Tel: +44 (0)20 709 3220  
 Fax: +44 (0)20 709 3221  
 Email: info@comish.co.uk  
 www.comish.co.uk

PRINCELY BUSINESS PARK  
 UNIT 5B-D  
 INDICATIVE FLOOR PLANS  
 TOWN PLANNING

2023  
 2.3020 - TP - 005  
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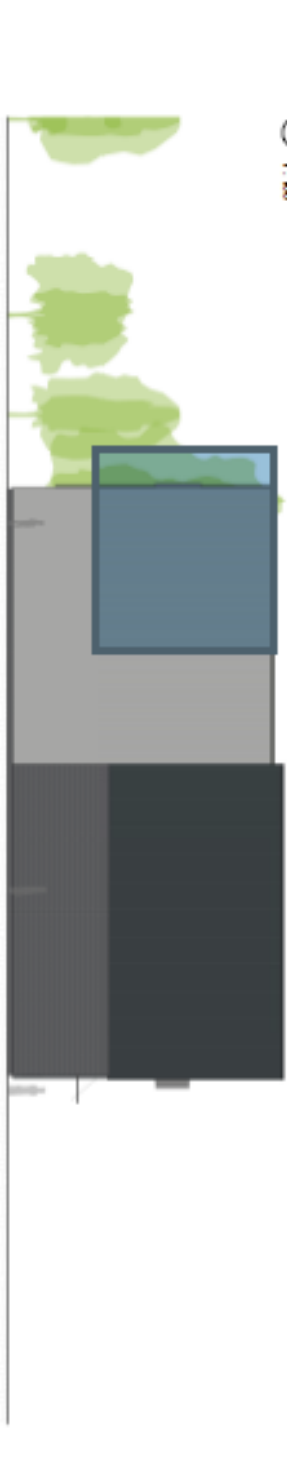
1 South West Elevation  
1:100



2 South East Elevation  
1:100



3 North East Elevation  
1:100



4 North West Elevation  
1:100

Scale	1:100
Project	RIMLEY 40 BUSINESS PARK
Client	UNITED-10
Location	INDICATIVE ELEVATIONS
Date	TOWN PLANNING
Drawn by	COMISH ARCHITECTS
Checked by	COMISH ARCHITECTS
Scale	23020-TP-007
Date	08/2024

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## Section D

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

If Members wish to have more details about the decision on any of the applications on this list please contact David Stevens (01252 398738) or Katie Herrington (01252 398792) in advance of the Committee meeting.

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Application No	23/00418/FULPP	Ward: Knellwood
Applicant:	Ms Richard Bayley	
Decision:	<b>Permission Granted</b>	
Decision Date:	04 April 2024	
Proposal:	Divide ground floor into 2 flats	
Address	<b>12A Church Circle Farnborough Hampshire GU14 6QH</b>	

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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 23/00541/FUL Ward: Wellington

Applicant: Mr Alan Chitson

Decision: **Permission Granted**

Decision Date: 19 February 2024

Proposal: 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 **Zone L - Neighbourhood Centre Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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Application No 23/00606/CONDPP Ward: St Mark's

Applicant: Alan Chitson

Decision: **Permission Granted**

Decision Date: 28 March 2024

Proposal: Re-submission of details pursuant to Condition 23 (SANG Ecological Management Plan (March 2024)) of planning permission 17/00914/OUTPP dated 15th May 2020.

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

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Application No 23/00607/NMAPP Ward: St Mark's

Applicant: Mr Alan Chitson

Decision: **Permission Granted**

Decision Date: 28 March 2024

Proposal: NON-MATERIAL AMENDMENT: Updated SANG Delivery Strategy and substitution of Land Use Parameter Plan and Movement Parameter Plan approved by Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020 to allow for minor adjustments to SANG boundary plans.

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

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

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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 23/00762/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 23/00789/PDCPP

Ward: West Heath

Applicant: Mr Tony Kirstein

Decision: **Development is Lawful**

Decision Date: 07 March 2024

Proposal: Lawful Development Certificate for the proposed restoration and updating of flood storage works including: raising, reprofiling and realigning existing embankment; construction of emergency spillway and extending existing spillway; and construction of footpath with pedestrian crossing points on the embankment.

Address **Cove Brook Greenway Amenity Land Cove Brook 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 23/00867/ADJ

Ward: Out Of Area

Applicant: Michael Eastham

Decision: **No Objection**

Decision Date: 26 March 2024

Proposal: Construction and operation of an approximately 3.9km below ground potable water pipeline, with markers and chamber covers, and temporary plant, construction and laydown areas and associated development. This application is accompanied by an Environmental Statement.

Address **Land At Junction With Upper Hale Road, Sandy Hill Road, Farnham**

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Application No 23/00882/CONDPP Ward: St Mark's

Applicant: Mr Vincent Davis

Decision: **Conditions details approved**

Decision Date: 01 March 2024

Proposal: Submission of details pursuant to conditions 3 (external materials) of planning permission 23/00453/FUL for the erection of two bedroom end terrace property

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

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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 23/00888/FULPP Ward: Knellwood

Applicant: Farnborough College of Technology

Decision: **Permission Granted**

Decision Date: 20 March 2024

Proposal: Erection of air source heat pump units in acoustic casing on eastern elevation and roof mounted solar panels

Address **Aerospace And Automotive Academy Building Farnborough College Of Technology Sycamore Road Farnborough Hampshire**

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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 23/00891/FULPP Ward: Knellwood

Applicant: Farnborough College of Technology

Decision: **Permission Granted**

Decision Date: 14 March 2024

Proposal: Installation of air source heat pumps in acoustic casing on southern elevation

Address **Westminster Building Farnborough College Of Technology Boundary Road Farnborough Hampshire GU14 6SB**

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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 24/00003/ADVPP Ward: West Heath

Applicant: Mrs Sarah Dorgan - Cove Infant School

Decision: **Permission Granted**

Decision Date: 01 March 2024

Proposal: Display of two '20 IS PLENTY! Please Drive Slowly Past Our School PVC  
School Banner' Size H:700mm x W:2800mm on the footway railings on  
either side of the driveway to the school from Fernhill Road

Address **Cove Infant School Fernhill Road Farnborough Hampshire GU14  
9DP**

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Application No 24/00007/FULPP Ward: Manor Park

Applicant: Mrs Fitzgerald

Decision: **Permission Granted**

Decision Date: 28 February 2024

Proposal: Erection of a single storey side extension following removal of existing  
shed

Address **1 Warwick Close Aldershot Hampshire GU11 3SX**

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Application No 24/00011/FUL Ward: Rowhill  
Applicant: Mr R Coffin And Mr O Donnelly  
Decision: **Permission Granted**  
Decision Date: 28 February 2024  
Proposal: Erection of a first floor side and single storey side extension following demolition of existing garage  
Address **2 Rock Gardens Aldershot Hampshire GU11 3AD**

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Application No 24/00012/FULPP Ward: Cove And Southwood  
Applicant: Mr Indrakumar Ijam  
Decision: **Permission Granted**  
Decision Date: 01 March 2024  
Proposal: Retention of garden room in rear garden  
Address **70 Canada Avenue Farnborough Hampshire GU14 0FJ**

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Application No 24/00013/FUL Ward: West Heath  
Applicant: Mr P Stanley  
Decision: **Permission Granted**  
Decision Date: 21 March 2024  
Proposal: Erection of a first floor side and single storey rear extension following removal existing conservatory  
Address **54 Hanover Gardens Farnborough Hampshire GU14 9DU**

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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 24/00020/FULPP Ward: Fernhill

Applicant: Mr Bilal Ahmad

Decision: **Permission Granted**

Decision Date: 06 March 2024

Proposal: Erection of a single storey front extension following removal of existing porch

Address **54 Blackthorn Crescent Farnborough Hampshire GU14 9AF**

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Application No 24/00021/FULPP Ward: Cove And Southwood

Applicant: Miss Maria Johnson

Decision: **Permission Granted**

Decision Date: 11 March 2024

Proposal: Erection of a single storey rear extension and front porch with access steps

Address **190 Marrowbrook Lane Farnborough Hampshire GU14 0AD**

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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 24/00029/FULPP Ward: Fernhill  
Applicant: Mr & Mrs Grant Sprigings  
Decision: **Permission Granted**  
Decision Date: 27 March 2024  
Proposal: Erection of first floor side extension  
Address **1 St Davids Close Farnborough Hampshire GU14 9AQ**

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Application No 24/00030/FULPP Ward: Manor Park  
Applicant: Mr & Mrs Bucknall  
Decision: **Permission Granted**  
Decision Date: 15 March 2024  
Proposal: Erection of a single storey side and rear extension and formation of hipped to gable with rear dormer and two roof lights within the front roof elevation to provide habitable room in roof  
Address **70 Highfield Avenue Aldershot Hampshire GU11 3DA**

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Application No 24/00031/FULPP Ward: Manor Park  
Applicant: Mrs Linda Kennedy  
Decision: **Permission Granted**  
Decision Date: 18 March 2024  
Proposal: Resiting of a BT Public Telephone Kiosk from public footway near Rail Station, Station Road, Aldershot to a location on the public footway on The Grove  
Address **Proposed Telephone Kiosk To The East Of Stratfield House Birchett Road Aldershot Hampshire**

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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 24/00033/PDCPP Ward: West Heath

Applicant: Mr Bolt

Decision: **Development is Lawful**

Decision Date: 04 March 2024

Proposal: LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT: Hip to gable roof extension to facilitate loft conversion with rooflight to front and dormer window to rear and erection of an outbuilding

Address **4 Stuart Close Farnborough Hampshire GU14 8PW**

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Application No 24/00035/FUL Ward: Manor Park

Applicant: Mr And Mrs J Munford

Decision: **Permission Granted**

Decision Date: 19 March 2024

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

Address **24 Highfield Gardens Aldershot Hampshire GU11 3DE**

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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 24/00039/FULPP Ward: West Heath

Applicant: Mrs Janet McGarry

Decision: **Permission Granted**

Decision Date: 19 March 2024

Proposal: Proposed new front porch with WC

Address **16 Avon Close Farnborough Hampshire GU14 9LN**

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Application No 24/00040/FUL Ward: St John's  
Applicant: Mr Michael Bramwell  
Decision: **Permission Granted**  
Decision Date: 07 March 2024  
Proposal: Single storey rear extension  
Address **34 Shakespeare Gardens Farnborough Hampshire GU14 9QT**

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Application No 24/00043/FULPP Ward: Knellwood  
Applicant: Mr & Mrs Ledgerwood  
Decision: **Permission Granted**  
Decision Date: 01 March 2024  
Proposal: Demolition of garage and erection of a two storey side extension, single storey detached parking barn and extension of front porch  
Address **87 Salisbury Road Farnborough Hampshire GU14 7AE**

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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 24/00045/FULPP Ward: Rowhill  
Applicant: Mr And Mrs Sulma  
Decision: **Permission Granted**  
Decision Date: 01 March 2024  
Proposal: Erection of single storey extensions to the front and rear, new windows and doors and render the house  
Address **3 Stovolds Way Aldershot Hampshire GU11 3LR**

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Application No 24/00046/LBCPP Ward: Wellington

Applicant: Mr Paul Steele

Decision: **Permission Granted**

Decision Date: 11 March 2024

Proposal: LISTED BUILDING CONSENT: Further internal dry rot remediation works in Former Masonic Hall comprising works to timber floor joists and fire place in conference room and timber window lintel on staircase

Address **48 Station Road Aldershot Hampshire GU11 1AA**

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Application No 24/00048/FULPP Ward: Manor Park

Applicant: Mr Bone

Decision: **Permission Granted**

Decision Date: 01 March 2024

Proposal: Conversion of garage into a habitable room and erection of a single storey garage extension to front elevation

Address **5 Bennetts Rise Aldershot Hampshire GU11 3SP**

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Application No 24/00050/TPOPP Ward: Knellwood

Applicant: Marie Morley

Decision: **Permission Granted**

Decision Date: 08 March 2024

Proposal: Tree T002 278 on submitted plan, one Sweet chestnut (T14 of TPO 440V) crown lift over car park to no more than 3 metres. T007 282 Oak (T8 of TPO 440V) prune to clear shed by no more than 1.5 metres. T019 285 Oak (not a TPO tree) crown lift over footpath by no more than 2.5 metres and road 5.2 metres. T021 286 Sycamore (T4 of TPO 440V) pollard to final height of no less than 5.5m and shape

Address **White Leaf House 142 Alexandra Road Farnborough Hampshire GU14 6RP**

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Application No 24/00051/TPOPP Ward: Empress

Applicant: Marie Morley

Decision: **Permission Granted**

Decision Date: 08 March 2024

Proposal: Tree T004 269 as per submitted plan one Horse Chestnut (T1 of TPO 457) crown lift to no more than 3 metres over car park

Address **Land Affected By TPO 457 - At Greencroft And Pipers Patch  
Clockhouse Road Farnborough Hampshire**

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Application No 24/00053/NMAPP Ward: St Mark's

Applicant: Mr Alan Chitson

Decision: **Permission Granted**

Decision Date: 28 March 2024

Proposal: NON MATERIAL AMENDMENT: To hybrid outline planning permission 17/00914/OUTPP dated 15th May 2020 to vary conditions 24 and 25 to align with revised SANG Delivery Strategy.

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

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Application No 24/00058/FUL Ward: West Heath

Applicant: Mr Donald Fry

Decision: **Permission Granted**

Decision Date: 21 March 2024

Proposal: Formation of a pitched roof over each front bay window

Address **109 Fernhill Road Farnborough Hampshire GU14 9DS**

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Application No 24/00059/TPOPP Ward: West Heath

Applicant: Mr Darley

Decision: **Permission Granted**

Decision Date: 11 March 2024

Proposal: One Willow (T1 of TPO 297) reduce and reshape to a final height of no less than 12 metres and a finished radius of no less than 3 metres depending upon branch structure and shape as per submitted photos and repeat as required

Address **1B Birchett Road Farnborough Hampshire GU14 8RE**

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Application No 24/00062/CONDPP Ward: North Town

Applicant: Hill Partnership

Decision: **Conditions details approved**

Decision Date: 28 March 2024

Proposal: Submission of details pursuant to Condition Nos.3 (external materials details) and 4 (surfacing materials details) of planning permission 22/00282/FULPP dated 30 January 2024

Address **Phase 5 North Town Redevelopment Site Land Bounded By North Lane Deadbrook Lane And Eastern Road Aldershot Hampshire**

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Application No 24/00065/TPOPP Ward: Knellwood

Applicant: Mr Peter Flaxman

Decision: **Split decision**

Decision Date: 15 March 2024

Proposal: Remove one Beech (T1 of TPO 477A) and two Sycamores and one Horse Chestnut (part of group G14 of TPO 431V) and crown lift to no more than 3.5 metres a group of trees G1 in submitted report (part of group G14 )

Address **33 Ashley Road Farnborough Hampshire GU14 7EZ**

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Application No 24/00067/FULPP Ward: St Mark's  
Applicant: Cellnex UK  
Decision: **Permission Granted**  
Decision Date: 27 March 2024  
Proposal: The installation of 6 no. replacement antenna, and ancillary radio equipment at existing rooftop site, 1 no. GPS module, internal upgrades to existing equipment cabinets at rooftop level, and associated ancillary development  
Address **Telephone Exchange 1 Reading Road Farnborough Hampshire GU14 6NA**

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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 24/00076/TPOPP Ward: Knellwood

Applicant: Mr Wrigley

Decision: **Permission Granted**

Decision Date: 21 March 2024

Proposal: One Sycamore tree T1 on submitted plan (T40 of TPO 435V) reduce height by no more than 4 metres and radial spread by no more than 2.5 metres, pruning to suitable lateral growth points. Lift canopy to give no more than 5 metres clearance above ground level

Address **205 Sycamore Road Farnborough Hampshire GU14 6RQ**

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Application No 24/00077/TPOPP Ward: St John's

Applicant: Mrs. Aliona Ionas

Decision: **Permission Granted**

Decision Date: 21 March 2024

Proposal: Two Oaks (T18 and T20 of TPO 409A) remove epicormic growth, thin by no more than 10% remove dead wood and reduce by no more than 3 metres in height. (T19 of TPO 409A) middle Beech tree, crown lift no more than 4 metres from ground level, thin by no more than 20% and reduce in height by no more than 3 metres and remove dead wood

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

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Application No 24/00079/FULPP Ward: St John's

Applicant: Mrs Zinab Ibrahim

Decision: **Permission Refused**

Decision Date: 02 April 2024

Proposal: Erection of a single storey rear extension, raised patio area and formation of a tiled pitched roof over the existing flat roofed side extension

Address **64 Cripsey Road Farnborough Hampshire GU14 9QA**

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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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Application No 24/00084/NMAPP Ward: Wellington  
Applicant: The Leisure Fund Limited Partnership  
Decision: **Permission Granted**  
Decision Date: 13 March 2024  
Proposal: NON MATERIAL AMENDMENT: Amendments to plans approved with planning permission 23/00657/FULPP dated 31 October 2023 to introduce ventilation louvres to mall frontage elevation of Units 1, 2 & 8 of north block  
Address **Street Record Westgate Aldershot Hampshire**

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Application No 24/00085/ADVPP Ward: Aldershot Park  
Applicant: Mr Jason Barlow  
Decision: **Permission Granted**  
Decision Date: 27 March 2024  
Proposal: Display of one internally illuminated totem sign and various internally illuminated fascia signs and 3 x10m Flagpoles with 6m Flags  
Address **252 Ash Road Aldershot Hampshire GU12 4HD**

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Application No 24/00087/FULPP Ward: St Mark's  
Applicant: Mr Mathieu Jaloux  
Decision: **Permission Granted**  
Decision Date: 19 March 2024  
Proposal: Erection of a single storey rear extension following demolition of existing conservatory (revision of planning application Ref 23/00746/FULPP granted 28/11/2023)  
Address **28 Gravel Road Farnborough Hampshire GU14 6JJ**

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Application No 24/00089/TPOPP Ward: Knellwood  
Applicant: Guildford Diocese Guildford  
Decision: **Permission Granted**  
Decision Date: 21 March 2024  
Proposal: Tree T0163 Silver birch on submitted plan (T45 of TPO 429V) remove branches in contact with telephone cable. T0167 (G3 of TPO 429V) Common Beech clear branches from telegraph pole. T0147 (T13 of TPO 429V) Sweet Chestnut reduce dead branches by 50 %, leaving stubs. T0172 Robinia (not a protected tree) sever ivy. Also remove deadwood from various other trees as per submitted application form  
Address **Rectory 66 Church Avenue Farnborough Hampshire GU14 7AP**

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Application No 24/00093/FULPP Ward: St Mark's

Applicant: Mr Jason Brock

Decision: **Permission Granted**

Decision Date: 04 April 2024

Proposal: Erection of a two storey side extension with a porch

Address **61 Osborne Road Farnborough Hampshire GU14 6AP**

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Application No 24/00097/FULPP Ward: North Town

Applicant: Liliana Scarlett

Decision: **Permission Granted**

Decision Date: 02 April 2024

Proposal: Erection of a single storey side extension following removal of existing porch

Address **2A Friend Avenue Aldershot Hampshire GU12 4QU**

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Application No 24/00103/TPOPP Ward: West Heath

Applicant: Mrs Dowle

Decision: **Permission Granted**

Decision Date: 21 March 2024

Proposal: One Alder, T1 on submitted plan, reduce in height by no more than 6 metres. One Alder, tree T2 coppice to no less than 600mm from ground level. Both trees are part of group G2 of TPO 282V

Address **12 Newfield Avenue Farnborough Hampshire GU14 9PQ**

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Application No 24/00104/REXPD Ward: Aldershot Park

Applicant: Mr Abdullah Tekagac

Decision: **Prior approval is NOT required**

Decision Date: 02 April 2024

Proposal: Erection of a single story extension measuring 6 metres deep x 6.1 metres wide x 3m high flat roof

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

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Application No 24/00105/FULPP Ward: Cove And Southwood  
Applicant: Mr Khim Gauchan  
Decision: **Permission Granted**  
Decision Date: 04 April 2024  
Proposal: Erection of a rear-facing first-floor balcony with alteration of first-floor rear window to single door  
Address **11 Welbeck Close Farnborough Hampshire GU14 0HD**

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Application No 24/00106/TPOPP Ward: Cove And Southwood  
Applicant: Mrs Lynda Burrows  
Decision: **Permission Granted**  
Decision Date: 28 March 2024  
Proposal: Remove one Cypress tree (T6 of TPO 115V)  
Address **37 - 39 Southwood Road Farnborough Hampshire GU14 0JG**

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Application No 24/00112/MISC28 Ward: St Mark's  
Applicant: Geetha Devi K  
Decision: **No Objection**  
Decision Date: 12 March 2024  
Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus (Light Poles) near 22,26,31,35,43,54 and 55 Blenheim Park  
Address **Street Record Blenheim Park Aldershot Hampshire**

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Application No 24/00113/MISC28 Ward: St Mark's  
Applicant: Geetha Devi K  
Decision: **No Objection**  
Decision Date: 12 March 2024  
Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus (Light Poles) near 2,5,13,18,72,78,81,93,95 and 97 Blenheim Park  
Address **Street Record Blenheim Park Aldershot Hampshire**

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Application No 24/00116/NMAPP Ward: West Heath

Applicant: Mr Thomas Ervin-Dowle

Decision: **Permission Granted**

Decision Date: 15 March 2024

Proposal: Non Material Amendment to planning application 23/00555/FULPP dated 23 August 2023 (erection of a single storey side extension) for replacement of a window with French doors on the rear elevation

Address **12 Newfield Avenue Farnborough Hampshire GU14 9PQ**

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Application No 24/00119/TPO Ward: Knellwood

Applicant: Mr Mark Fewings

Decision: **Permission Granted**

Decision Date: 28 March 2024

Proposal: One Horse Chestnut (T1 of TPO 397V) in front garden of 90 Cambridge Road East, cut back branches to give no more than 2 metres clearance from house. One Oak (T32 of TPO 397V) in garden of 5A Penns Road and one Sycamore (T31 of TPO 397V) in rear garden of 90 Cambridge Road East, cut back south facing lower branches by no more than 3 metres

Address **Land Affected By TPO 397V - At Penns Wood And Between Church Road East And Cambridge Road East Farnborough Hampshire**

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Application No 24/00124/NMAPP Ward: Wellington

Applicant: Mr Alan Chitson

Decision: **Permission Granted**

Decision Date: 27 March 2024

Proposal: NON MATERIAL AMENDMENT: For application 23/00512/REMPP for reserved Matters Application for the construction of Parade Park (Stanhope Lines East) including play equipment and landscaping pursuant to condition 4 (1 to 21) of hybrid outline planning permission 12/00958/OUT dated 10/03/2014 at Zone K - Stanhope Lines East, comprising of minor amendments to landscaping proposals.

Address **Zone K - Stanhope Lines East Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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Application No 24/00127/MISC28 Ward: Rowhill

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 08 March 2024

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (cabinet) in Aldershot, at 46 Queens Road Aldershot

Address **46 Queens Road Aldershot Hampshire GU11 3JD**

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Application No 24/00128/MISC28 Ward: Wellington

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 08 March 2024

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (cabinet) outside 4 Albert Road Aldershot

Address **4 Albert Road Aldershot Hampshire GU11 1SZ**

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Application No 24/00130/MISC28 Ward: St John's

Applicant: Cornerstone Telecommunications

Decision: **No Objection**

Decision Date: 27 March 2024

Proposal: NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS - Removal of existing 15m High Streetworks Pole c/w 6No. Antennas and replacement with 20m High Pole c/w 6No. Antennas on root foundation. Existing 1No. Cabinet to be removed Proposed installation of 1No. 300ømm Dish, 3No, Cabinets and associated ancillary works.

Address **Telecommunication Mast O2 42422 Fernhill Road Farnborough Hampshire**

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Application No 24/00131/FUL Ward: Knellwood  
Applicant: Mr And Mrs G Donaldson  
Decision: **Permission Granted**  
Decision Date: 04 April 2024  
Proposal: Erection of single-storey side and rear extension after part demolition of existing garage  
Address **69 Canterbury Road Farnborough Hampshire GU14 6QW**

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Application No 24/00132/TPOPP Ward: Empress  
Applicant: Mr Adriaan Brynard  
Decision: **Permission Granted**  
Decision Date: 04 April 2024  
Proposal: One Beech tree (part of group G1 of TPO 448V) as highlighted on submitted plan, reduce crown by no more than 3 metres  
Address **6 High View Close Farnborough Hampshire GU14 7QD**

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Application No 24/00142/MISC28 Ward: St Mark's  
Applicant: Pranali Kharat  
Decision: **No Objection**  
Decision Date: 03 April 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 30 Dukes Park  
Address **30 Dukes Park Aldershot Hampshire GU11 2LW**

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Application No 24/00143/TPOPP Ward: Rowhill  
Applicant: Mr David Botton  
Decision: **Permission Granted**  
Decision Date: 04 April 2024  
Proposal: One Monterey Cypress (part of group G1 of TPO 461) as per submitted plan, reduce crown by no more than 1 metre  
Address **51 Ayling Lane Aldershot Hampshire GU11 3LZ**

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Application No 24/00145/FULPP

Ward: Aldershot Park

Applicant: Mr F Wilkinson-Smith

Decision: **Permission Granted**

Decision Date: 05 April 2024

Proposal: Ground floor side infill extension with first floor extension of pitched roof over existing ground floor element to provide shower room and study

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

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Application No 24/00166/MISC28

Ward: Knellwood

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 19 March 2024

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (pole) to rear of 17 Old Rectory Gardens Farnborough

Address **17 Old Rectory Gardens Farnborough Hampshire GU14 7BS**

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**Development Management Committee**  
**17th April 2024**

**Executive Head of Property and  
Growth**  
**Report No.PG2412**

## **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.**

### **Item1**

**Site Location:** 26 Avondale Road, Farnborough (23/00062/BOUND)

**Alleged breach:** Erection of boundary wall over 1m in height adjacent to a highway.

### **Commentary**

This is an update to the above item that was brought to the committee for noting in 2023.

To recap, the breach of planning control comprises the erection of a 1m high wall with 2m high pillars, clad in grey and white tiling across the frontages to Avondale Road and Southmead Road.

Due to the height of the wall fronting a highway planning permission is required.

A Planning Enforcement Notice has now been served to require the reduction of the wall to 1m.

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