

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 14th August, 2024 at 7.00 pm*

To:

VOTING MEMBERS

Cllr Gaynor Austin (Chairman)
Cllr C.P. Grattan (Vice-Chairman)

Cllr Thomas Day
Cllr Peace Essien Igodifo
Cllr A.H. Gani

Cllr Lisa Greenway
Cllr Julie Hall
Cllr S.J. Masterson

Cllr Dhan Sarki
Cllr Calum Stewart
Cllr Ivan Whitmee

NON-VOTING MEMBER

Cllr Keith Dibble (ex-officio)

STANDING DEPUTIES

Cllr Rhian Jones
Cllr Mara Makunura
Cllr Nadia Martin
Cllr P.G. Taylor

Enquiries regarding this agenda should be referred to Adele Taylor,
Democratic Services, 01252 398831 adele.taylor@rushmoor.gov.uk

A G E N D A

1. DECLARATIONS OF INTEREST –

All Members who have or believe that they have any interest under the Rushmoor Borough Council Councillors' Code of Conduct, adopted in April 2021, in any matter to be considered at the meeting are required to disclose that interest at the start of the meeting (preferably) or as soon as possible thereafter and to take the necessary steps in light of their interest as to any participation in the agenda item.

2. MINUTES – (Pages 1 - 4)

To confirm the Minutes of the meeting held on 22nd May, 2024 (copy attached).

3. PLANNING APPLICATIONS – (Pages 5 - 48)

To consider the Executive Head of Property and Growth's Report No. PG2419 on planning applications recently submitted to the Council (copy attached).

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

Item	Reference Number	Address	Recommendation
i	21/00271/FULPP	Block 3 Queensmead, Farnborough	For information
ii	23/00713/FUL	Manor Park Cottage, St. George's Road East, Aldershot	For information
iii	23/00794/REVPP	Farnborough Airport	For information
iv	24/00237/FUL	235-237 High Street, Aldershot	For information
v	24/00236/REMPP	Land at Zone H Stanhope Lines West and Zone I School End, Wellesley, Aldershot	For information

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

Item	Pages	Reference Number	Address	Recommendation
vi	13-18	24/00388/ADV	High Street Multi-Storey Car Park, Aldershot	Grant

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

4. **APPEALS PROGRESS REPORT – (Pages 49 - 54)**

To consider the Executive Head of Property and Growth's Report No. PG2421 (formerly numbered PG2420* - copy attached) on the progress of recent planning appeals.

5. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL 2024 - JUNE 2024 – (Pages 55 - 60)**

To receive the Executive Head of Property and Growth's Report No. PG2422 (formerly numbered PG2421* - copy attached) which updates on the Performance Indicators for the Development Management Section of Planning, and the overall workload for the Section for the period 1st April 2024 – 30th June 2024.

*to be updated on the amendment sheet

MEETING REPRESENTATION

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

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

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 22nd May, 2024 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr Gaynor Austin (Chairman)
Cllr C.P. Grattan (Vice-Chairman)

Cllr Thomas Day
Cllr Peace Essien Igodifo
Cllr A.H. Gani
Cllr Lisa Greenway
Cllr Julie Hall
Cllr S.J. Masterson
Cllr Dhan Sarki
Cllr Calum Stewart
Cllr Ivan Whitmee

Non-Voting Member

Cllr Keith Dibble (Development & Economic Growth Portfolio Holder) (ex officio)

1. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declarations of interest were made. All Members who had or believed that they had any interest under Rushmoor Borough Council's Councillor Code of Conduct, adopted in April 2021, in any matter to be considered at the meeting disclosed that interest at the start of the meeting or as soon as possible thereafter and took the necessary steps in light of their interest as to any participation in the agenda item:

Member	Application No. and Address	Interest	Action
Cllr Gaynor Austin	24/00117/REVPP – MacDonalds, No. 1 North Close, Aldershot	Personal	Cllr Austin did not take part in the meeting during the discussion and voting thereon
Cllr Calum Stewart	24/00117/REVPP – MacDonalds, No. 1 North Close, Aldershot	Personal	Cllr Stewart did not take part in the meeting during the discussion and voting thereon

2. MINUTES

The Minutes of the Meeting held on 17th April, 2024 were approved and signed as a correct record of proceedings.

3. PLANNING APPLICATIONS

RESOLVED: That

- (i) for the purposes of the appeal for non-determination submitted by the applicant, permission be refused for the following application, as set out in Appendix "A" attached hereto:

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

- (ii) permission be refused for the following application, as set out in Appendix "A" attached hereto:

* 24/00117/REVPP MacDonalds, No. 1 North Close, Aldershot

- (iii) 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:

* 24/00222/COUPP No. 29 West Heath Road, Farnborough

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

24/00266/FULPP Union Yard Development Site, Union Street, Aldershot

- (v) 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. PG2413, be noted

- (vi) the current position with regard to the following applications be noted pending consideration at a future meeting:

21/00271/FULPP Block 3, Queensmead, Farnborough

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

23/00794/REVPP Farnborough Airport, Farnborough

- * The Executive Head of Property and Growth's Report No. PG2413 in respect of these applications was amended at the meeting.
- ** It was agreed that site visits would be arranged to these sites

NOTE: For Planning Application No. 24/00117/REVPP, the Vice Chairman, Cllr C.P. Grattan, chaired the meeting whilst the Chair, Cllr Gaynor Austin, excused herself from proceedings as a result of her Declaration of Interest. Cllr Austin retook the chair once the item had been determined.

4. **APPEALS PROGRESS REPORT**

The Committee received the Executive Head of Property and Growth's Report No. PG2414 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
Garage Block, Cold Harbour Lane, Farnborough	Appeal against refusal of planning permission for the demolition of 14 garages and the erection of two light industrial units with parking.	New appeal
Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	Appeal against non-determination of planning application for "part approval of reserved matters" for the erection of 71 dwellings and associated access roads, public spaces, parking, lighting and infrastructure.	New appeal
No. 94 Field Way, Aldershot	Appeal against refusal of planning permission for the erection of a two storey side extension.	Dismissed

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2414 be noted.

5. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

Enforcement Reference No.	Description of Breach
23/00145/AERIAL & 23/00146/AERIAL	Installation of satellite dishes to the front elevation of Nos. 1 & 2 Ramsden Close, Wellesley, Aldershot. The owners have been invited to submit planning applications, but have not done so to date. An enforcement notice could be issued, but the development is considered acceptable and it is not expedient in this circumstance.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2415 be noted.

6. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY 2024 - MARCH 2024 AND FOR THE YEAR 2023/24**

The Committee received the Executive Head of Property and Growth's Report No. PG2416 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning Service and the overall workload of the Section for the quarter from 1st January to 31st March 2024 and for the year 2023/24.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2416 be noted.

The meeting closed at 8.42 pm.

CLLR GAYNOR AUSTIN (CHAIRMAN)

Development
Management Committee
14th August 2024

Executive Head of Property
& Growth
Report No. PG2419

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

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>Block 3 Queensmead Farnborough</p> <p>This application is subject to a request for an extension of time to consider further amendments.</p>
ii	23/00713/FUL	<p>Erection of four one-bedroom flats with parking</p> <p>Manor Park Cottage, St Georges Road East</p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
iii	24/00237/FUL	<p>Demolition of existing buildings and construction of 8 new flats and maisonettes</p> <p>235-237 High Street, Aldershot</p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>

iv	24/00236/REMPP	<p>Approval of Reserved Matters for the construction of 260 residential dwellings together with associated landscape, access and parking in Development Zone H (Stanhope Lines West) and Part of Development Zone I (School End) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014 (AMENDED DOCUMENTS RECEIVED 18.07.2024)</p> <p>Land at Zone H Stanhope Lines West and Zone I School End.</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>Farnborough Airport Farnborough Road Farnborough Hampshire GU14 6XA</p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>

Section B

Petitions

Item	Reference	Description and address
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		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.	24/00388/ADV
Date Valid	15th July 2024
Expiry date of consultations	21st August 2024
Proposal	Display of 2.4m x 1.2m banner on south elevation
Address	High Street Multi-Storey Car Park High Street Aldershot Hampshire GU11 1SD
Ward	Wellington
Applicant	Rushmoor Borough Council - FAO Diane Highet
Agent	
Recommendation	Permission Granted

Description

1. The application site is the High Street Multi-Storey Car Park, located between the High Street and Wellington Avenue in Aldershot. Part of the ground floor of the car park is currently being used to hold a car boot sale which has been relocated from Pinehurst Car Park in Farnborough, which is due to be demolished.
2. The multi-storey car park was constructed as part of a development that was then known as the Wellington Centre -Phase II, but later became The Galleries. The design of the car park allowed for the holding of markets on its ground floor, which is reflected by the incorporation of a market logo in the trellis of the car park. The ground floor has previously been used for the holding of general markets and a car boot sale. Planning permission RSH05325 was granted for this development on 14 June 1988 and the planning permission does not contain any planning conditions that specify that markets must be of a particular type or must be held on specific days or times only. Consequently, it is considered that no planning permission would have been required for when the car boot sale was formerly held there or for its resumption more recently as the car park was designed and approved to allow for the holding of markets as an incidental use.
3. The current application seeks Express Advertisement Consent for the continued display of a vinyl banner measuring 2.4m x 1.2m advertising the car boot sale, which

has been attached to the trellis at the western end of the building on its High Street elevation. The banner has a predominantly white background with dark blue text and blue and red highlights.

4. The application is being referred to the Development Management Committee as the banner is displayed by the Council, who operate the car boot sale.

Consultee Responses

HCC Highways Development No Objection
Planning

Neighbours notified

In addition to posting a site notice, 13 individual letters of notification were sent to properties in High Street.

Neighbour comments

None received at the time of writing. An update will be provided to Members of any comments that have been received in the meantime.

Policy and determining issues

5. The application site is defined as being within the Aldershot Town Centre and as part of The Galleries Site Allocation for residential redevelopment on the policies map of the Rushmoor Local Plan. Policy DE9 – Advertisements is considered to be relevant to the proposal.
6. This is an application for Express Advertisement Consent. In considering applications for Advertisement Consent, officers can only have regard to ‘amenity’ and ‘public safety’¹. As such, the main determining issues are considered to be the impact on highway safety, impact on adjoining land uses, impact on the character and amenity of the surrounding area, including any heritage assets and impact upon the character, appearance and architectural value of the building on which it is displayed.

Commentary

7. The Local Highway Authority have been consulted and have commented that banner is not anticipated to result in a significant impact to the safety or operation of the local highway network. As such, the Highway Authority have no objection to the proposal.
8. The banner is small in size relative to the building on which it is displayed and is non-illuminated. It is not expected to have any material and adverse impact on adjoining land uses, including the outlook and amenity of any flats located on the opposite side of the High Street.
9. For the same reasons, it is considered that the banner would have little impact on the general character of the area. There are no other similar signs on the building and no undesirable clutter of advertisements would result. There are no heritage assets in the

¹ See Paragraph: 026 Reference ID: 18b-026-20140306 of the Planning Practice Guidance - [Advertisements - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

vicinity which would be affected by the continued display of this sign.

10. Likewise, the continued display of the banner would have no material and adverse impact upon the appearance of the building. It is noted that banner sign is being proposed rather than a more permanent sign since the use of the car park for car boot sales is expected to be temporary only, pending a new more permanent location being found for the event. The car park itself is due to be demolished as part of a phased development that was approved under planning permission 20/00508/FULPP in October 2020 and which is now under way – “Redevelopment of the High Street Car Park, The Galleries Shopping Centre and the Arcade Shopping Centre to provide a phased development comprising 596 flats (330no. one bedroom and 266no. two bedroom), flexible commercial uses within Use Class E (commercial, business & service uses) and/or Use Class F.1 (learning and non-residential institutions; excluding schools and places of worship), public car parking and residents' car and cycle parking, together with external amenity areas including roof gardens and public realm.”
11. It is considered that the display of a banner would be acceptable to promote the temporary use of the carpark for car boot sales.
12. It is therefore concluded that the proposal banner would not be detrimental to highway safety, to adjoining land uses or to the general character and amenity of the area and that the proposal accords with Policy DE9 of the Rushmoor Local Plan.

FULL RECOMMENDATION

13. It is recommended that SUBJECT to no new or substantial objections being received by the expiry of the consultation date (21st August 2024) the Head of Planning in consultation with the Chairman be authorised to GRANT permission subject to the following conditions:

THE STANDARD CONDITIONS

Conditions attaching to all consents granted or deemed to be granted for the display of advertisements:-

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to-
 - a. endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - b. obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - c. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity

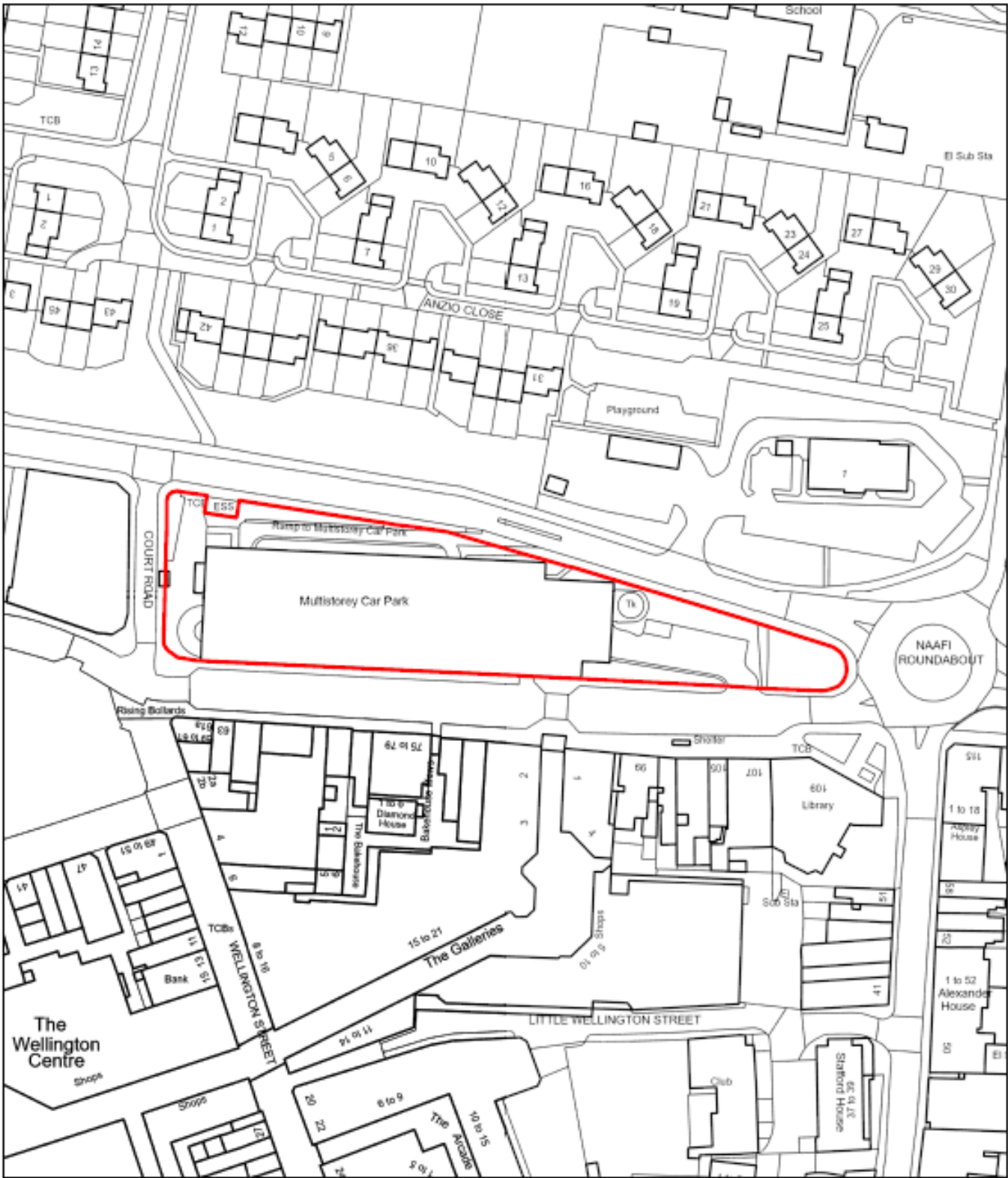
ADDITIONAL CONDITIONS

6. The signage hereby permitted shall be carried out in accordance with the following approved drawings – Sign Details Drawing and site location plan


Reason - To ensure the signage is displayed in accordance with the permission granted

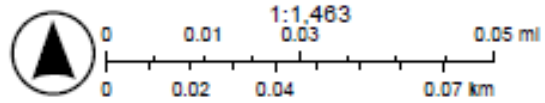
Informatives

- 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.



7/30/2024, 12:55:49 PM

 Planning Application





Sign Location Plan



Sign in situ

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 Executive Head of Property and Growth 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.

Application No	21/00788/FULPP	Ward: Wellington
Applicant:	Grainger (Aldershot) Ltd And Secretary Of	
Decision:	Permission Granted	
Decision Date:	28 June 2024	
Proposal:	Demolition of Nieve, Neville and Waterloo Lodges (Building 21B) and Gymnasium Store (Building 21D) at Cambridge Military Hospital Zone (Zone C), Wellesley.	
Address	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	21/00789/LBCPP	Ward: Wellington
Applicant:	Grainger (Aldershot) Ltd And Secretary Of	
Decision:	Permission Granted	
Decision Date:	28 June 2024	
Proposal:	LISTED BUILDING CONSENT: Demolition of Nieve, Neville and Waterloo Lodges (Building 21B) and Gymnasium Store (Building 21D) at Cambridge Military Hospital Zone (Zone C), Wellesley.	
Address	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No 23/00709/FULPP Ward: Fernhill

Applicant: Mr John Terry-Dawson

Decision: **Permission Granted**

Decision Date: 21 June 2024

Proposal: Change of use of 2-storey side extension permitted under 21/00434/FULPP to form one no. 3-bedroom independent dwelling

Address **1A Derry Road Farnborough Hampshire GU14 9BU**

Application No 23/00863/CONDPP Ward: Manor Park

Applicant: Silverdale Development Projects

Decision: **Conditions details approved**

Decision Date: 03 July 2024

Proposal: Submission of details pursuant to conditions 3 (External materials), 13 (Construction Management Plan) and 14 (Drainage) of permission 23/00354/FULPP for the erection of two dwellings

Address **St Swithins Upper St Michaels Road Aldershot Hampshire GU11 3HA**

Application No 24/00006/PDCPP Ward: St John's

Applicant: Mr and Mrs Cochrane

Decision: **Development is Lawful**

Decision Date: 14 May 2024

Proposal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT -Use of the land for siting a mobile home for ancillary use to the main dwelling. The proposed mobile home meets the definition of a caravan as set out in the Caravan Sites Act 1968, and as amended in October 2006 (CSA)

Address **4 Comfrey Close Farnborough Hampshire GU14 9XX**

Application No 24/00025/FULPP Ward: North Town

Applicant: Mr and Mrs Mahmood & Sairah Azmat

Decision: **Permission Granted**

Decision Date: 24 May 2024

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

Address **14 St Christophers Close Aldershot Hampshire GU12 4XF**

Application No 24/00074/FULPP Ward: Cherrywood

Applicant: Stark Building Materials UK Ltd

Decision: **Permission Refused**

Decision Date: 19 July 2024

Proposal: Change of use of building in Office/Light Industrial use with associated parking (E Commercial Use Class) to Builders Merchant with a sales counter and external storage yard for the display, sale and storage of building materials and external alterations of the building comprising installation of 4 roller shutter doors, recladding of front and side elevations and solar roof panels.

Address **Unit 1 106 Hawley Lane Farnborough Hampshire GU14 8JE**

Application No 24/00080/FULPP Ward: Cherrywood

Applicant: Mr Ian Hollis - I S Homes Ltd

Decision: **Permission Granted**

Decision Date: 31 May 2024

Proposal: Erection of new three bedroom detached house on part of rear garden, with new vehicular and pedestrian access to and from Cherrywood Road

Address **45 Meadow Road Farnborough Hampshire GU14 8ET**

Application No 24/00086/FULPP Ward: Knellwood
Applicant: Mr Daniel Oliver
Decision: **Permission Granted**
Decision Date: 03 June 2024
Proposal: Erection of a 1.8 metre high garden fence with timber posts and gravel boards
Address **5 Canterbury Road Farnborough Hampshire GU14 6NT**

Application No 24/00092/CONDPP Ward: St Mark's
Applicant: Ben Wanstall
Decision: **Permission Granted**
Decision Date: 18 July 2024
Proposal: Submission of details pursuant to condition 13 Condition (Piling) of planning permission 23/00382/FULPP for change of use of vehicle sales premises / garage to residential and erection of 4no. two and a half storey dwellings following demolition of all buildings on the site, to allow piling to take place on the site
Address **Park Road Garage 107 Park Road Farnborough Hampshire GU14 6LP**

Application No 24/00122/FULPP Ward: Wellington
Applicant: Mr & Mrs Paul & Helen Whiteley
Decision: **Permission Granted**
Decision Date: 23 May 2024
Proposal: Conversion of Offices to 3No. 1 Bed Flats
Address **157 High Street Aldershot Hampshire GU11 1TT**

Application No 24/00139/FULPP Ward: North Town
Applicant: Lakroc Ltd
Decision: **Permission Granted**
Decision Date: 28 June 2024
Proposal: Erection of a 1no. 3-bedroom dwelling and a no. 1-bedroom dwelling
Address **79 Field Way Aldershot Hampshire GU12 4UN**

Application No 24/00144/FULPP Ward: Aldershot Park
Applicant: MR. IRFAN
Decision: **Permission Granted**
Decision Date: 10 June 2024
Proposal: Erection of two storey side extension and front porch following demolition of garage
Address **57 Tongham Road Aldershot Hampshire GU12 4AR**

Application No 24/00150/FULPP Ward: Rowhill
Applicant: Mrs Sheppard
Decision: **Permission Granted**
Decision Date: 11 June 2024
Proposal: Erection of a single storey rear extension, erection of front porch, replacement windows, replacement of front boundary with brick wall, heritage railings with gate and a hardstanding to facilitate a driveway
Address **Flexbury 35A Cargate Avenue Aldershot Hampshire GU11 3EW**

Application No 24/00186/FULPP Ward: North Town
Applicant: Vasil Hoza
Decision: **Permission Granted**
Decision Date: 11 July 2024
Proposal: Retention of existing outbuilding for residential accommodation and temporary consent as a residential annex during construction of extension approved under application 23/00376/FULPP
Address **8 Clive Road Aldershot Hampshire GU12 4RE**

Application No 24/00188/FULPP Ward: North Town
Applicant: Mr Ram Dhakal
Decision: **Permission Granted**
Decision Date: 07 June 2024
Proposal: Replacement 1.8 metre high fencing with 1.8m brick wall. Erection of 2 metre high columns with gates and erection of 500mm metal grill onto of existing wall
Address **27 Fawn Drive Aldershot Hampshire GU12 4FW**

Application No 24/00190/COU Ward: Manor Park

Applicant: Mr James Tedrake

Decision: **Permission Granted**

Decision Date: 08 July 2024

Proposal: Change of use from Class C3 to Class C4 small HMO

Address **56 Lysons Road Aldershot Hampshire GU11 1NH**

Application No 24/00191/FULPP Ward: Knellwood

Applicant: K GURRUNG

Decision: **Permission Granted**

Decision Date: 14 May 2024

Proposal: Erection of a single storey rear extension and insertion of roof lights within the side facing and rear facing roof slope to facilitate rooms in roof

Address **28 Manor Road Farnborough Hampshire GU14 7EU**

Application No 24/00193/FULPP Ward: Cove And Southwood

Applicant: Ms Lija Rajkarnikar

Decision: **Permission Granted**

Decision Date: 22 May 2024

Proposal: Variation of Condition 15 attached to planning permission 93/00008/FUL to allow the conversion of garage into a habitable room

Address **31 The Lawns Farnborough Hampshire GU14 0RF**

Application No 24/00197/PRIORP Ward: Empress

Applicant: D McGraw

Decision: **Prior Approval Required and Refused**

Decision Date: 13 June 2024

Proposal: APPLICATION FOR PRIOR APPROVAL: Proposed upwards extension for provision of additional storey - maximum height 9.1m above ground level

Address **Clemlea 30 Leopold Avenue Farnborough Hampshire GU14 8NJ**

Application No 24/00200/PDCPP Ward: North Town
Applicant: Mr Farhad Ahmad
Decision: **Development is Lawful**
Decision Date: 23 May 2024
Proposal: Lawful Development Certificate for proposed development: Erection of an outbuilding
Address **131 North Lane Aldershot Hampshire GU12 4QT**

Application No 24/00203/PRIORP Ward: North Town
Applicant: Mr Mark Edmondson
Decision: **Prior Approval Required and Granted**
Decision Date: 28 May 2024
Proposal: APPLICATION FOR PRIOR APPROVAL: Installation of 74 black finish solar panels to the existing shallow pitch roof
Address **247 Ash Road Aldershot Hampshire GU12 4DD**

Application No 24/00219/FULPP Ward: North Town
Applicant: Fiona Jones
Decision: **Permission Granted**
Decision Date: 15 May 2024
Proposal: Erection of a single storey rear extension
Address **76 Haig Road Aldershot Hampshire GU12 4PP**

Application No 24/00221/FULPP Ward: Aldershot Park
Applicant: Mr Sabash Gurung
Decision: **Permission Granted**
Decision Date: 30 May 2024
Proposal: Erection of first floor extension over existing garage
Address **12 Calton Gardens Aldershot Hampshire GU11 3TB**

Application No 24/00224/FULPP Ward: Empress
Applicant: Company NatWest Group Plc
Decision: **Permission Granted**
Decision Date: 13 May 2024
Proposal: Removal of ATM's & Night Safe Bezel, existing signage and reinstate materials where required
Address **31 - 37 Victoria Road Farnborough Hampshire GU14 7NR**

Application No 24/00225/FULPP Ward: North Town
Applicant: Jake O'Connor
Decision: **Permission Granted**
Decision Date: 17 June 2024
Proposal: Erection of new attached warehouse to replace a container and external storage
Address **102 - 120 North Lane Aldershot Hampshire GU12 4QN**

Application No 24/00226/PDCPP Ward: Cove And Southwood
Applicant: Mr Chris Jull
Decision: **Development is Lawful**
Decision Date: 28 May 2024
Proposal: Lawful Development Certificate for proposed development: Convert existing garage into utility and music room and erection of pitched roof
Address **1 Derwent Close Farnborough Hampshire GU14 0JU**

Application No 24/00228/FULPP Ward: Knellwood
Applicant: Mr & Mrs Schwegmann
Decision: **Permission Granted**
Decision Date: 01 July 2024
Proposal: Erection of a double storey side extension
Address **9 Blenheim Court Farnborough Hampshire GU14 7DS**

Application No 24/00232/FULPP Ward: Cove And Southwood

Applicant: Mr Weinan Tan

Decision: **Permission Granted**

Decision Date: 13 June 2024

Proposal: Replacement of part of the shopfront with repositioned door

Address **46 - 48 Cove Road Farnborough Hampshire GU14 0EN**

Application No 24/00238/FULPP Ward: St John's

Applicant: Mrs Zinab Ibrahim

Decision: **Permission Granted**

Decision Date: 22 May 2024

Proposal: Erection of a single storey side and rear extension with raised patio area, turning area with access steps leading to rear garden

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

Application No 24/00239/FULPP Ward: St John's

Applicant: Mr and Mrs Bell

Decision: **Permission Granted**

Decision Date: 15 May 2024

Proposal: Erection of part single and part two storey rear extensions following demolition of existing outbuilding, insertion of 2 obscure windows to first floor side elevation and alterations to front to provide additional off-street parking

Address **154 Fleet Road Farnborough Hampshire GU14 9SL**

Application No 24/00240/FUL Ward: Cherrywood

Applicant: Mr A Soufi

Decision: **Permission Refused**

Decision Date: 24 June 2024

Proposal: Erection of pair of semi-detached two-storey 3-bedroom houses

Address **Car Park At Carmarthen Close Carmarthen Close Farnborough Hampshire**

Application No 24/00241/FUL Ward: St John's

Applicant: Kirsty Bowdrey

Decision: **Permission Granted**

Decision Date: 13 June 2024

Proposal: Erection of single storey side and rear extension

Address **5 Conway Drive Farnborough Hampshire GU14 9RF**

Application No 24/00242/TPOPP Ward: Knellwood

Applicant: De La Harpe

Decision: **Split decision**

Decision Date: 11 June 2024

Proposal: Oak tree (T17 TPO396V) shape back canopy no more than 18 metres above ground level, reducing branch length by up to 4 metres to suitable lateral growth points. Remove epicormic growth to 9 metres above ground level. One Holm Oak tree (T18 TPO396V) remove to ground level

Address **3 Wood End Farnborough Hampshire GU14 7BA**

Application No 24/00243/LBCPP Ward: Wellington

Applicant: Mr Steven Woods

Decision: **Permission Granted**

Decision Date: 23 May 2024

Proposal: Listed Building Consent: Installation of a mezzanine floor within the stairwell

Address **5 Gillies Lane Wellesley Aldershot Hampshire GU11 4EU**

Application No 24/00244/PDC Ward: Wellington

Applicant: Jepol Property Limited

Decision: **Development is Lawful**

Decision Date: 20 May 2024

Proposal: Application for Certificate of Lawfulness for Proposed Use : Conversion of ground floor of building (Class E) to shop (Class E)

Address **Willow House 23 Grosvenor Road Aldershot Hampshire GU11 1DL**

Application No 24/00245/FULPP Ward: St John's

Applicant: Mr J Tempest

Decision: **Permission Granted**

Decision Date: 10 June 2024

Proposal: Erection of a single storey side extension

Address **6 Jubilee Close Farnborough Hampshire GU14 9TD**

Application No 24/00246/ADVPP Ward: Wellington

Applicant: Mrs K Quaintance

Decision: **Permission Granted**

Decision Date: 03 June 2024

Proposal: Installation of 7no. internally illuminated LED signs to external wall of building

Address **2 Westgate Aldershot Hampshire GU11 1WG**

Application No 24/00250/PDCPP Ward: Cherrywood

Applicant: JENNIFER ASHTON

Decision: **Development is Lawful**

Decision Date: 23 May 2024

Proposal: LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT: Garage conversion

Address **1 Scholars Walk Farnborough Hampshire GU14 8UL**

Application No 24/00252/FULPP Ward: Cove And Southwood

Applicant: VIVID Housing Limited

Decision: **Permission Granted**

Decision Date: 10 June 2024

Proposal: Replacement of timber framed windows with double glazed PVCu casement windows, replacement of balcony doors with PVCu double glazed doors and communal doors and flat entrance doors on the ground floor will be double glazed aluminium doors. All new units are to be in the colour 'Elephant Grey RAL 7001'.

Address **Samuel House Dene Road Farnborough Hampshire**

Application No 24/00254/TELEPP Ward: Empress

Applicant: Mobile Broadband Network Limited

Decision: **Permission required & approval granted**

Decision Date: 18 June 2024

Proposal: Upgrade of existing base station Removal of 1no existing 9.7m monopole and 2no existing cabinets to be replaced with 1no new 20m monopole accommodating new antennas with 1no new wraparound cabinet, 2no new equipment cabinets and associated ancillary works thereto

Address **Telecommunication Mast Ship Lane Farnborough Hampshire**

Application No 24/00255/FULPP Ward: Empress

Applicant: Mr Daniel Roberts

Decision: **Permission Granted**

Decision Date: 13 June 2024

Proposal: Erection of a single storey front extension and single storey rear extension, white render to external walls and new grey windows

Address **48 Marrowbrook Lane Farnborough Hampshire GU14 0AE**

Application No 24/00258/FULPP Ward: St Mark's

Applicant: Cole

Decision: **Permission Granted**

Decision Date: 20 June 2024

Proposal: Erection of a single storey side extension

Address **109 York Road Farnborough Hampshire GU14 6NQ**

Application No 24/00260/FULPP Ward: Knellwood

Applicant: The Society Of St. James

Decision: **Permission Granted**

Decision Date: 26 June 2024

Proposal: Change of use from guest house (Use Class C1) to supported accommodation (Use Class C2)

Address **112 Farnborough Road Farnborough Hampshire GU14 6TN**

Application No 24/00261/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs Matharoo
Decision: **Permission Granted**
Decision Date: 05 June 2024
Proposal: Relief of condition 13 of Planning permission 96/00079/FUL dated 03.10.96 to allow the conversion of garage to habitable accommodation and erection of a single storey rear extension
Address **47 Wisley Gardens Farnborough Hampshire GU14 0RS**

Application No 24/00262/FULPP Ward: St John's
Applicant: Zoe Middleton
Decision: **Permission Granted**
Decision Date: 13 June 2024
Proposal: Erection of a single storey rear extension
Address **23 Kingfisher Close Farnborough Hampshire GU14 9QX**

Application No 24/00267/NMAPP Ward: Wellington
Applicant: Mr Trevor Parslow
Decision: **Permission Granted**
Decision Date: 16 May 2024
Proposal: NON MATERIAL AMENDMENT to application 20/00171/FULPP proposed additional louvres to building envelope and to sub station doors to comply with Building control ventilation requirements
Address **Union Yard Development Site Union Street Aldershot Hampshire**

Application No 24/00271/FULPP Ward: West Heath
Applicant: Lehanne Jones
Decision: **Permission Granted**
Decision Date: 19 June 2024
Proposal: Erection of a single storey side and rear extension
Address **60 Blunden Road Farnborough Hampshire GU14 8QW**

Application No 24/00273/TPOPP Ward: Rowhill
Applicant: Mr Iain Blackwood
Decision: **Permission Granted**
Decision Date: 17 June 2024
Proposal: One Lime (T1 of TPO 394) reduce crown by no more than 3 metres and shape
Address **4 Alverstoke Gardens Aldershot Hampshire GU11 3XA**

Application No 24/00274/CONDPP Ward: Manor Park
Applicant: Jonathan Hibbs
Decision: **Permission Granted**
Decision Date: 17 June 2024
Proposal: Submission of details pursuant to condition 3 of 23/00689/FULPP (Design Method for Fascia) approved on 28.11.2023 to allow alterations to shop front
Address **246 High Street Aldershot Hampshire GU12 4LP**

Application No 24/00276/CONDPP Ward: St Mark's
Applicant: Secretary of State for Defence
Decision: **Conditions details approved**
Decision Date: 12 July 2024
Proposal: Submission of details pursuant to condition 6 (Approval of Biodiversity Gain Plan) of planning permission 23/00879/FULPP dated 12.03.2024 for Demolition of existing office building and erection of a new build workshop for military vehicles, together with hardstanding areas and associated drainage, infrastructure and landscaping
Address **Mons Barracks Princes Avenue Aldershot Hampshire GU11 2LF**

Application No 24/00277/FULPP Ward: Knellwood
Applicant: Ms Cheryl Hawkins
Decision: **Permission Granted**
Decision Date: 13 June 2024
Proposal: Erection of front and rear single storey extensions
Address **Pantiles 145 Sycamore Road Farnborough Hampshire GU14 6RE**

Application No 24/00278/REVPP Ward: Wellington
Applicant: Stoneharbour Developments Ltd
Decision: **Permission Granted**
Decision Date: 02 July 2024
Proposal: Minor Material Amendment : Alterations to internal layout and arrangement of flats as approved in respect of ground floor of building only with Prior Approval 23/00690/PRIOR dated 23 October 2023
Address **Interpower House Windsor Way Aldershot Hampshire GU11 1JG**

Application No 24/00279/REVPP Ward: Wellington
Applicant: Tennant Stoneharbour Developments Ltd
Decision: **Permission Granted**
Decision Date: 02 July 2024
Proposal: Minor Material Amendment : Alterations to internal layout and arrangement of flats as approved in respect of first- and second-floors of building only with Prior Approval 22/00668/PRIORP dated 21 November 2022
Address **Interpower House Windsor Way Aldershot Hampshire GU11 1JG**

Application No 24/00281/TPOPP Ward: St Mark's
Applicant: Mr Josh Dudley
Decision: **Permission Granted**
Decision Date: 27 June 2024
Proposal: One Cedar tree misidentified as a Douglas Fir (T4 of TPO 384V) crown reduction by no more than 2 metres
Address **Princess Court Alexandra Road Farnborough Hampshire GU14 6EE**

Application No 24/00282/FULPP Ward: Cove And Southwood
Applicant: ASHLEY HONEYSETT
Decision: **Permission Granted**
Decision Date: 21 June 2024
Proposal: Erection of a two storey side and a single storey rear extension
Address **19 Highfield Path Farnborough Hampshire GU14 0HN**

Application No 24/00285/FULPP Ward: Knellwood
Applicant: Mr & Mrs Brierley
Decision: **Permission Granted**
Decision Date: 20 June 2024
Proposal: Extend flat roof of garage to attach to new front porch, erection of a single storey rear extension and addition of external cladding to part of rear facing elevation of main house
Address **14 Hilder Gardens Farnborough Hampshire GU14 7BQ**

Application No 24/00286/FULPP Ward: Empress
Applicant: Mr H Schneck
Decision: **Permission Granted**
Decision Date: 03 July 2024
Proposal: External alterations including the insertion of new windows to the first floor elevations of the building
Address **65 - 69 Queensmead Farnborough Hampshire GU14 7RL**

Application No 24/00288/FULPP Ward: West Heath
Applicant: Mr + Mrs R. Hilliar
Decision: **Permission Granted**
Decision Date: 10 June 2024
Proposal: Erection of a single storey rear extension
Address **13 Avon Close Farnborough Hampshire GU14 9LN**

Application No 24/00290/TPOPP Ward: Knellwood
Applicant: P Vakil
Decision: **Permission Granted**
Decision Date: 27 June 2024
Proposal: One Beech, T1 on submitted plan (part of group G10 of TPO 432V) lift the crown to no more than 5 metres from ground level, prune back the lowest branches over the neighbours garage by no more than 2.5 metres, prune back the lowest branches over the garden by no more than 2.5 metres to balance the crown
Address **29 Cedar Road Farnborough Hampshire GU14 7AU**

Application No 24/00291/NMA Ward: Aldershot Park

Applicant: Mr F Wilkinson-Smith

Decision: **Permission Granted**

Decision Date: 15 May 2024

Proposal: Non material amendment to planning permission 24/00145/FULPP dated 05.04.24 to allow for a larger rooflight

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

Application No 24/00292/MISC28 Ward: Fernhill

Applicant: Lucy Hayes

Decision: **No Objection**

Decision Date: 07 June 2024

Proposal: Notification under Regulation 5 of the Electronic Communications Code Regulations 2003 to Utilise Permitted Development Rights. Removal and replacement of 3no antennas and 1no equipment cabinet, installation of 1no GPS node and associated ancillary works thereto

Address **Telecommunication Mast Old Minley Road Farnborough Hampshire**

Application No 24/00293/FULPP Ward: Cove And Southwood

Applicant: Peter Roberts

Decision: **Permission Granted**

Decision Date: 11 June 2024

Proposal: Relief of condition 13 of Planning permission 96/00079/FUL dated 03.10.96 to allow the conversion of garage to habitable accommodation.

Address **23 Wisley Gardens Farnborough Hampshire GU14 0RS**

Application No 24/00294/FUL Ward: Rowhill

Applicant: Mr And Mrs Wosiek

Decision: **Permission Granted**

Decision Date: 19 July 2024

Proposal: Erection of front porch, two single storey side extension with an en-suite in each roof and part single storey and part two storey rear extension with rooms in roof

Address **Alder House 22 Hillside Road Aldershot Hampshire GU11 3NB**

Application No 24/00296/FUL Ward: Manor Park
Applicant: Mr And Mrs J Munford
Decision: **Permission Granted**
Decision Date: 21 June 2024
Proposal: Erection of a two storey side and single storey rear extension (revision to scheme approved under Ref: 24/00035/FUL dated 19 March 2024)
Address **24 Highfield Gardens Aldershot Hampshire GU11 3DE**

Application No 24/00297/DEMOPP Ward: Empress
Applicant: Rushmoor Borough Council
Decision: **Prior Approval Required and Granted**
Decision Date: 03 July 2024
Proposal: Application for Prior Approval for Demolition: existing concrete deck car park
Address **Pinehurst Car Park Kingsmead Farnborough Hampshire**

Application No 24/00298/FULPP Ward: St John's
Applicant: Ms C Lovett
Decision: **Permission Granted**
Decision Date: 04 July 2024
Proposal: Erection of a first floor side and rear extension
Address **57 Kingfisher Close Farnborough Hampshire GU14 9QX**

Application No 24/00299/FULPP Ward: Fernhill
Applicant: Mr Eric Markham
Decision: **Permission Granted**
Decision Date: 26 June 2024
Proposal: Erection of single storey side extension following demolition of existing garage
Address **7 Hart Close Farnborough Hampshire GU14 9HQ**

Application No 24/00300/FULPP Ward: Aldershot Park

Applicant: Mr David Parker

Decision: **Permission Granted**

Decision Date: 10 July 2024

Proposal: Erection of a single storey side and rear extension

Address **3 Elston Road Aldershot Hampshire GU12 4HX**

Application No 24/00301/FULPP Ward: Aldershot Park

Applicant: Mr Keaten Landess

Decision: **Permission Granted**

Decision Date: 26 June 2024

Proposal: Erection of a single storey rear extension

Address **27 Chetwode Place Aldershot Hampshire GU12 4BS**

Application No 24/00302/FULPP Ward: West Heath

Applicant: Mr. Suleman Raja

Decision: **Permission Granted**

Decision Date: 05 July 2024

Proposal: Erection of a part single storey, part two storey rear extension and an outbuilding to the rear

Address **4 Marshall Close Farnborough Hampshire GU14 8RY**

Application No 24/00303/CONDPP Ward: Empress

Applicant: Savoy Projects LLP

Decision: **Conditions details approved**

Decision Date: 24 June 2024

Proposal: Submission of details pursuant to Condition Nos.11 & 12 (communal aerial details) and 19 (energy performance certificates for residential units) of planning permission 14/00706/FUL dated 21 April 2016

Address **Savoy Place 281 Farnborough Road Farnborough Hampshire GU14 7HN**

Application No 24/00305/FUL Ward: Rowhill

Applicant: Mr Mike Smith

Decision: **Permission Granted**

Decision Date: 10 July 2024

Proposal: Erection of a single storey rear extension

Address **13 Kings Road Aldershot Hampshire GU11 3PG**

Application No 24/00308/FULPP Ward: Knellwood

Applicant: Mr Neil Whitehead

Decision: **Permission Granted**

Decision Date: 15 July 2024

Proposal: Partial conversion of garage and lobby into habitable rooms, erection of a single storey rear extension to lobby and first floor rear extension

Address **20 Pirbright Road Farnborough Hampshire GU14 7AD**

Application No 24/00312/REXPD Ward: St John's

Applicant: Mike Bird And Heather Winter

Decision: **Prior approval is NOT required**

Decision Date: 09 July 2024

Proposal: Single storey rear extension extending 5.0m beyond the rear wall of the original house for which the height would be 3.0m and the eaves would be 2.85m

Address **20 Woodlands Road Farnborough Hampshire GU14 9QJ**

Application No 24/00313/FULPP Ward: Cherrywood

Applicant: Mr Ram Bahadur Gurung

Decision: **Permission Granted**

Decision Date: 12 July 2024

Proposal: Demolition of existing store to side and erection of a two storey side extension

Address **51 Hawley Lane Farnborough Hampshire GU14 8JD**

Application No 24/00314/FULPP Ward: St John's

Applicant: Mr John Keen

Decision: **Permission Granted**

Decision Date: 11 July 2024

Proposal: Erection of a single storey rear extension

Address **15 Conway Drive Farnborough Hampshire GU14 9RF**

Application No 24/00316/FULPP Ward: Aldershot Park

Applicant: Mr P Auty

Decision: **Permission Granted**

Decision Date: 11 July 2024

Proposal: Remove front garden wall and excavation works to widen existing driveway

Address **90 Lower Farnham Road Aldershot Hampshire GU12 4EJ**

Application No 24/00317/FULPP Ward: Cove And Southwood

Applicant: Mr Mark Jefferies

Decision: **Permission Granted**

Decision Date: 11 July 2024

Proposal: Retention and completion of boundary treatment

Address **10 Westglade Farnborough Hampshire GU14 0JE**

Application No 24/00318/FULPP Ward: Empress

Applicant: Mrs Yvette Macleod

Decision: **Permission Granted**

Decision Date: 19 July 2024

Proposal: Erection of a single storey rear extension

Address **Oriel Garn 41 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 24/00320/NMAPP Ward: North Town

Applicant: Mr Chhetri -YBC Properties Ltd

Decision: **Permission Granted**

Decision Date: 17 June 2024

Proposal: NON MATERIAL AMENDMENT: To planning permission 23/00206/FULPP (for alterations to building (Use Class E(a)) (retail) to form two commercial units in Use Classes E(a) (retail) and E(g) (office), raising of part of roof to enlarge the first floor and associated external alterations to form balcony, new windows and doors and refurbish external appearance, addition of Photo-Voltaic Panels to roof and formation of new dropped kerb and closing up of part of existing dropped kerb) to permit replacement of external cladding with dark grey render, alteration to internal arrangement of offices and retail units with area of each use to remain as approved, and minor alteration to doors and windows to accommodate internal changes

Address **World Wide Carpets Ltd Eastern Road Aldershot Hampshire GU12 4TD**

Application No 24/00321/MISC28 Ward: Knellwood

Applicant: Mandy Poon

Decision: **No Objection**

Decision Date: 27 June 2024

Proposal: Notification under Regulation 5 of the Electronic Communications Code Regulations 2003 to Utilise Permitted Development Rights. Removal and replacement of 1no equipment cabinet and other associated ancillary works thereto

Address **Telecommunication Mast On Land Adjacent To 140 Rectory Road Farnborough Hampshire**

Application No 24/00322/HCC Ward: Wellington

Applicant: Wendy Agombar

Decision: **No Objection**

Decision Date: 28 June 2024

Proposal: HCC CONSULTATION: Conditions application related to application 23/00729/HCC for construction of a new 2 Form Entry, 420 pupil place Primary School (cond. 5 CEMP, cond. 6 landscape and trees, cond. 7 biodiversity BNG)

Address **Proposed Primary School On Land South Of Alisons Road Aldershot Hampshire**

Application No 24/00324/TPOPP Ward: Cove And Southwood

Applicant: Mr & Mrs Andrew and Karyn Osborn

Decision: **Permission Granted**

Decision Date: 12 July 2024

Proposal: One Oak (T16 of TPO 417) reduce crown by no more than 3 metres to growth points and thin the crown by no more than 20%

Address **14 Mcnaughton Close Farnborough Hampshire GU14 0PX**

Application No 24/00329/NMAPP Ward: Wellington

Applicant: Arvind Sahni

Decision: **Permission Granted**

Decision Date: 02 July 2024

Proposal: NON MATERIAL AMENDMENT: amendments to development approved with planning permission 23/00592/FULPP dated 19 December 2023 comprising (a) provision of separate escape route for commercial unit at No.103; and (b) deletion of extension to No.105

Address **103 - 105 High Street Aldershot Hampshire**

Application No 24/00331/LBCPP Ward: Wellington

Applicant: Mr James Baker

Decision: **Permission Granted**

Decision Date: 23 July 2024

Proposal: Listed Building Consent: Installation of a mezzanine floor within the stairwell

Address **4 Gillies Lane Wellesley Aldershot Hampshire GU11 4EU**

Application No 24/00332/FULPP Ward: Cove And Southwood

Applicant: Manohar Patten

Decision: **Permission Granted**

Decision Date: 23 July 2024

Proposal: Retention of outbuilding to the rear for office use

Address **31 The Copse Farnborough Hampshire GU14 0QD**

Application No 24/00333/TPOPP Ward: Rowhill
Applicant: Mr Sam Simon - Norris
Decision: **Permission Granted**
Decision Date: 15 July 2024
Proposal: One Oak (T1 of TPO 177) tree 180 on submitted plan, reduce laterals over the site side by 2 metres
Address **Land Affected By TPO 177 Frog Lane Aldershot Hampshire**

Application No 24/00336/TPOPP Ward: Empress
Applicant: Mr Matthew Leech
Decision: **Permission Granted**
Decision Date: 15 July 2024
Proposal: One Beech, T1 on submitted plan (T10 of TPO 361) cut back to growth points, to give no more than 2 metres clearance from Meadsview Court
Address **Chudleigh Court Clockhouse Road Farnborough Hampshire GU14 7UA**

Application No 24/00337/TPOPP Ward: Fernhill
Applicant: Mrs Kim Ruewell
Decision: **Permission Granted**
Decision Date: 01 August 2024
Proposal: Cut back of group of trees back to fence line of 2 Pinewood Park (trees are part of group G3 of TPO 425V) the branches are overhanging the garden of number 2 and 4 Pinewood Park
Address **Land Affected By TPO 425V - Between Pinewood Park, Sandy Lane And Lakeside Gardens Farnborough Hampshire**

Application No 24/00338/FULPP Ward: Fernhill
Applicant: Mr Amir Mohammad Tasadikari
Decision: **Permission Granted**
Decision Date: 19 July 2024
Proposal: Erection of a single storey rear extension, erection of outbuilding and removal of chimney stack
Address **30 Blackthorn Crescent Farnborough Hampshire GU14 9AF**

Application No 24/00344/MISC28 Ward: Cherrywood

Applicant: Jennifer Stead

Decision: **No Objection**

Decision Date: 10 July 2024

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (pole) outside 89 Wren Way Farnborough, at: FB106-PY

Address **89 Wren Way Farnborough Hampshire GU14 8TA**

Application No 24/00346/NMA Ward: Aldershot Park

Applicant: Nicole Lee

Decision: **Permission Granted**

Decision Date: 19 June 2024

Proposal: Non Material Amendment: to remove two windows

Address **42 Coleman Road Aldershot Hampshire GU12 4BY**

Application No 24/00353/FULPP Ward: Aldershot Park

Applicant: Screwfix Direct Ltd

Decision: **Permission Granted**

Decision Date: 19 July 2024

Proposal: Installation of 3 no. external air source heat pump units on south east side elevation

Address **Unit 2 Blackwater Trading Estate Blackwater Way Aldershot Hampshire GU12 4DJ**

Application No 24/00355/PDC Ward: Cherrywood

Applicant: Mr Nigel Jenkins

Decision: **Development is Lawful**

Decision Date: 16 July 2024

Proposal: Installation of new air quality monitoring station under permitted development under Schedule 2 Part 19 (Development by the Crown) of the GPDO 2015(as amended)

Address **Proposed Air Quality Monitoring Station On Land Adjacent To 33 Water Lane Farnborough Hampshire**

Application No 24/00357/TPOPP Ward: St John's

Applicant: Mrs Sweet

Decision: **Permission Granted**

Decision Date: 01 August 2024

Proposal: Two Oaks (T2 and T3 of TPO 101V) reduce in length, by no more than 2 metres, the low lateral growth extending towards the property leaving a retained branch length of no less than 4 metres. Crown lift to no more than 6 metres from ground level by the removal of trailing secondary branching

Address **70 Dart Road Farnborough Hampshire GU14 9PF**

Application No 24/00359/FUL Ward: Cherrywood

Applicant: Ms Margret Armstrong

Decision: **Permission Granted**

Decision Date: 19 July 2024

Proposal: Erection of a single storey rear extension

Address **8 Sine Close Farnborough Hampshire GU14 8HG**

Application No 24/00360/COND Ward: West Heath
Applicant: Ms Jo Lipscombe
Decision: **Conditions details approved**
Decision Date: 11 July 2024
Proposal: Submission of details pursuant to Condition No.6 (details for new fence to side of forecourt adjacent to No.31) of planning permission 24/00222/COUPP dated 24 May 2024
Address **29 West Heath Road Farnborough Hampshire GU14 8QR**

Application No 24/00361/TPOPP Ward: Empress
Applicant: Mr Karl Cox
Decision: **Permission Granted**
Decision Date: 01 August 2024
Proposal: Remove one declining Sweet Chestnut T1 on submitted plan (part of group G2 of TPO 422A)
Address **Land Affected By TPO 422A - At Farnborough Business Park Farnborough Road Farnborough Hampshire**

Application No 24/00363/FULPP Ward: West Heath
Applicant: Mr & Mrs Stretton
Decision: **Permission Granted**
Decision Date: 17 July 2024
Proposal: Erection of a single storey front extension
Address **19 Giffard Drive Farnborough Hampshire GU14 8PU**

Application No 24/00365/TPOPP Ward: Cove And Southwood
Applicant: Sue Windegaard
Decision: **Permission Granted**
Decision Date: 02 August 2024
Proposal: One Horse Chestnut (T68 of TPO 419V) crown reduction of no more than 3 metres to suitable growth points
Address **17 Long Beech Drive Farnborough Hampshire GU14 0PR**

Application No 24/00366/TPOPP Ward: Cherrywood

Applicant: Anchor Hanover

Decision: **Permission Granted**

Decision Date: 01 August 2024

Proposal: One Oak (T8 of TPO 277V) remove centre re-growth and reduce back from building to give no more than 2 metres clearance. One Oak (T9 of TPO 277V) reduce branches back to the boundary of St Clements Court

Address **St Clements Court Meadow Road Farnborough Hampshire GU14 8HP**

Application No 24/00367/TPOPP Ward: West Heath

Applicant: Miss Swapna Gali

Decision: **Permission Granted**

Decision Date: 02 August 2024

Proposal: One Oak (T1 of TPO 438V) all round canopy lift to give no more than 5 metres ground level clearance

Address **58 West Heath Road Farnborough Hampshire GU14 8QR**

Application No 24/00368/TPO Ward: St John's

Applicant: Mrs J Nica

Decision: **Permission Granted**

Decision Date: 01 August 2024

Proposal: One Scots Pine, as per submitted plan (part of group G2 of TPO 358V) reduce one large limb encroaching towards the house by no more than 3 metres, crown clean and thin by no more than 10%

Address **19 The Birches Farnborough Hampshire GU14 9RP**

Application No 24/00370/NMAPP Ward: Wellington

Applicant: Mr Trevor Parslow

Decision: **Permission Granted**

Decision Date: 17 July 2024

Proposal: Non material amendment to application 20/00171/FULPP, relocation and resizing of louvre to courtyard elevation to meet building control ventilation criteria

Address **Union Yard Development Site Union Street Aldershot Hampshire**

Application No 24/00371/FULPP Ward: West Heath

Applicant: Mr & Mrs T Lambert

Decision: **Permission Granted**

Decision Date: 23 July 2024

Proposal: Erection of a conservatory to rear

Address **11 Yeomans Close Farnborough Hampshire GU14 8PJ**

Application No 24/00386/PDCPP Ward: North Town

Applicant: MR RAFAL BRZEZINSKI

Decision: **Development is Lawful**

Decision Date: 30 July 2024

Proposal: Certificate of Lawfulness for proposed single storey rear extension, loft conversion with rear dormer within the rear facing roof slope and three roof lights within the front facing roof slope

Address **98 Brookfield Road Aldershot Hampshire GU12 4UT**

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Development Management Committee
14th August 2024

Report No. PG2421

Appeals Progress Report

1. New Appeals

- 1.1 **Asda, Westmead, Farnborough:** Appeal against non-determination of application for : “ Proposed Click and Collect facility, construction of new access and exit routes, landscaping and associated works - 23/00442/FULPP. This appeal is to be considered under the Written Representations procedure. (Officer Note – The Council did not determine the application because it considered the application because it was considered to be Invalid. The Inspector is expected to make a ruling on this in their Appeal Decision.)
- 1.2 **33 Ashley Road F, Aldershot:** Appeal against refusal of a TPO application for “Remove one Beech (T1 of TPO 477A)” This appeal is to be considered by the Fast Track method.

2. Decided Appeals

- 2.1 Appeal against refusal of planning permission for “Demolition of existing outbuildings and erection of single storey ancillary accommodation annex at **14 Fleet Road**; 22/00746/FULPP. This appeal was considered under the Householder Appeals Service.
- 2.2 Planning permission was refused under delegated powers in September 2023 for the following reasons:-
- 1 The proposed annex, by reason of its large size relative to the size of the original dwellinghouse and the narrow width of the plot, its comparability to an independent dwelling meeting the Nationally Described Space Standards and including facilities that would support independent occupation, is considered to be tantamount to a new dwellinghouse, and due to its prominent location at the junction of Minley Road and West Heath Roundabout, would represent a visually intrusive, cramped and incongruous form of development that does not respect the pattern of development in the area and therefore fails to provide high quality design, contrary to Policies DE1 and DE11 of the Rushmoor Local Plan.
 - 2 The proposed annex would generate additional parking demand that is equivalent to that created by a one-bedroom dwellinghouse and would also remove the opportunity to park within the site at the rear. Since no parking provision for the annex would be made within the site, the proposal would encourage parking on the adjacent verge and vehicle crossing, to the detriment of highway safety and visual amenity, contrary to Policy IN2 of the Rushmoor Local Plan.

- 3 The proposed annex would be located with 5km of the Thames Basin Heaths Special Protection Area and, by reason of its proposed Gross Internal Area and degree of self-containment, is considered to be tantamount to a one-bedroom dwellinghouse, and without mitigation by means of the Thames Basin Heaths Special Area Avoidance and Mitigation Strategy or equivalent, would have a similar in-combination impact upon the integrity of the Thames Basin Heaths Special Protection Area, contrary to Policy NE1 of the Rushmoor Local Plan and saved Policy NRM6 of the South East Plan.
- 2.3 The Inspector identified the main determining issues for the appeal to be effect of the proposed development on the character and appearance of the area and highway safety, with particular regard to parking. The Inspector noted that The Council considered that the proposed development could be capable of independent use, given its size and the facilities it would contain. Nonetheless, they have considered the proposal on the basis of the description of development for which the Appellant applied since, if the appeal were to be allowed, it would be this for which planning permission was granted.
- 2.4 The Inspector noted that the character of the wider area is predominantly residential, comprising properties of varying age and appearance. Number 14 Fleet Road is one of a group of properties which front onto Fleet Road but have relatively long and narrow rear gardens which extend towards Minley Road to the north. The northern end of those gardens abut the edge of Minley Road and contribute to the open character close to its junction with the roundabout.
- 2.5 The Inspector commented that this group of gardens are bound to the west by a group of tall conifer trees and they appear as typical residential gardens, over which the rear elevations of properties on Fleet Road can be seen from Minley Road. They include areas of hard surfacing for parking of vehicles as well as a number of low-level structures such as sheds and car ports including those on the appeal site. However, these do not rise significantly higher than the surrounding boundary treatments, have limited visibility from the surrounding area and appear typical of a garden setting.
- 2.6 The Inspector stated by contrast, the proposed building would be substantially larger in both its footprint and height than other structures which exist within this group of gardens. Its eaves level would sit consistently above the height of the surrounding fencing and its building materials would be akin to those of the main house rather than a garden structure. When considered in combination, these factors would result in the development appearing visually prominent in views from Minley Road and around the junction, and heavily at odds with the character of this group of gardens and the surrounding pattern of development.
- 2.7 For these reasons the Inspector concluded that the proposal would have an unacceptable effect on the character and appearance of the area. It would conflict with policies DE1 and DE11 of the Rushmoor Local Plan 2019 (the LP) which require among other things, that development respects the character and appearance of the local area and is not harmful to the character of the area in terms of relationships and integration with existing buildings and spaces and impact on the street scene.

- 2.8 With regard to parking provision, while the Inspector acknowledged that the introduction of further sleeping accommodation within the proposal could potentially increase car ownership and use at the site, he considered that off-road parking would be provided in accordance with the Council's adopted parking standards although they mistakenly referred to the standards for residential properties as maximum rather than minimum standards.
- 2.9 The Inspector noted that the Council's third reason for refusal relates to the effect of the proposal on the Thames Basin Heaths Special Protection Area (SPA), which is designated for its importance to bird populations. The appeal site is within 5km of this SPA, which is an area where residential development has been identified as having potential effects on its ecological integrity, and Policy NE1 of the LP relates to the effects of net new dwellings. Notwithstanding this, Regulation 63(1) of the Habitats Regulations¹ indicates the requirement for an Appropriate Assessment is only necessary where the competent authority is minded to give consent for the proposal. As the appeal was to be dismissed on other grounds it is not therefore necessary to address this in any further detail.
- 2.10 The Inspector DISMISSED the Appeal.

Blandford House And Malta Barracks Development Site, Shoe Lane, Aldershot

- 2.11 Appeal against non-determination of PART APPROVAL OF RESERVED MATTERS: for the erection of 71 dwellings (RMA 4 - Phases 4, 5 and 6), 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. (Ref: 22/00340/REMPP). This appeal was considered at a Hearing.
- 2.12 At the Development Management Committee of 22/05/2024 Members resolved that had the application been determined by the Council, it would have been refused for the following reason:-
- 1 The proposed development due to the quantum, tenure, layout and distribution of the affordable housing within the reserved matters area and when taken with the approved and the remaining phase of the development, would fail to provide a satisfactory layout and distribution of affordable housing within the reserved matters area and across the wider residential development. The development would therefore fail to support the creation of an integrated, mixed and balanced community, contrary to Local Plan Policies SP10 (Blandford House and Malta Barracks), LN1 (Housing Mix) and LN2 (Affordable Housing) and contrary to the approved 'Land at Blandford House and Malta Barracks Affordable Housing Strategy' (May 2022).

- 2.13 The Inspector identified the main determining issues for the appeal as whether the proposal would make adequate provision for the need for affordable housing, in particular in regard to the quantum, tenure, layout and distribution of the affordable housing within the reserved matters area and across the wider development.
- 2.14 The Inspector noted to date 3 other reserved matters applications (RMAs) have been approved. RMA1 for 9 dwellings and RMA3 for 11 dwellings. No affordable homes (AH) were granted as part of these sites as they were 'small development zones', as supported by the 'special circumstances' set out by the AH Strategy. The largest approved reserved matters application RMA2 comprises 76 units in total, with 33 units being AH. This equates to 43% of units being delivered as AH and makes up for the absence of AH on RMA's 1 and 2. The Appeal proposal for the erection of 71 dwellings. It would deliver 12 AH, which equates to only 17% within this RMA.
- 2.15 Contrary to the Appellant's position that the affordable housing would be tenure blind and share the same access's and integration within the development, the Inspector noted that both 'clusters' of AH would be located at the end of turning heads, one at the most southern tip of RMA4 and one at the most eastern point. Consequently, none of the future occupants of the market dwellings would have to travel past the AH units, highlighting the unacceptable periphery positioning of the AH units. Therefore, whilst the appearance of the dwellings may be considered 'tenure blind', the distribution and layout of the AH within the reserved matters area, on the edges of RMA4, would fail to successfully integrate the AH with the market housing.
- 2.16 The Inspector agreed with the Council that it was relevant to consider RMA4 in the context of the wider development and recently refused RMA5 scheme, noting that a consequence of the Appeal decision which could determine where the outstanding 8 AH units would be located within the development i.e. 'Phase 7' of the approved Phasing Plan. (If the Appeal was allowed the residual balance from the overall figure of 180 dwellings would be 13 units, which would include the final 8 AH units.).
- 2.17 The Inspector noted that one consequence of the appeal decision if allowed would be that the remaining 8 affordable housing units would be pushed into RMA5 and would result in approximately 77% of the AH being located in the north/northeast of the wider development site.
- 2.18 In this regard, the Inspector stated given the limited size of both RMA5 and the wider 'Phase 7' site, as well as taking in to account the setting of the locally listed building on site (Blandford House), which is likely to constrain the siting of new dwellings, rather than there being 'sufficient flexibility' as alleged by the Appellant, there would be very limited scope for them to be arranged or positioned elsewhere.
- 2.19 The Appellant was unable to convince the Inspector that there was an acceptable solution for 8 AHs to be accommodated on either RMA5 or the wider Phase 7 site. The inspector noted that without the final 8 AHs being delivered

on RMA5, the wider development would only achieve 26% AH across the development as a whole. Contrary to the Appellants view, the Inspector was not therefore confident that the site wide requirement of 30% AH would be met across the development.

- 2.20 The Inspector commented that it cannot be said with any confidence that the current delivery of AH would achieve a successful integration of AH with market housing, nor would the concentration ensure that affordable and market dwellings would be indistinguishable across the different tenures.
- 2.21 The Inspector stated that the Appellant has given no robust reason why the AH units could not be sited elsewhere, or why the quantum of AH units accommodated in RMA4 could not be higher so as to create mixed communities and a more integrated approach to the delivery of the AH.
- 2.22 For the reasons discussed above the Inspector concluded that the proposal would fail to make adequate provision for the need for affordable housing, in particular in regard to the quantum, tenure, layout and distribution of the affordable housing within both the reserved matters area and across the wider residential development. This would be contrary to Policies SP10, LN1 and LN2 of the Local Plan, as well as the approved AH Strategy.
- 2.23 The Inspector DISMISSED the Appeal.

3. Recommendation

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

Tim Mills
Executive Head of Property & Growth

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Development Management Committee
14th August 2024

Planning Report No. PG2422

**Planning (Development Management) summary report for the quarter
Apr-Jun 2024**

1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1st April to 30th June 2024.

2. Planning Applications

- 2.1 The three tables and corresponding graphs below set out figures relating to determination of Major, Minor and 'Other' planning applications and appeal decisions for the first quarter of the financial year.

- 2.2 We are required to provide the government with statistical returns in relation to decision times for different types of applications and the number of appeals allowed. National Government sets these targets at a national level, and there are potential consequences for not meeting such requirements. Officers can agree Extension of Times (EXOT) with agents to extend the timescale beyond the nationally set target deadlines, and these are recorded as 'in time' in the statutory returns.

- Major and Small Scale Major applications

- 2.3 In the First Quarter 2 major planning applications were determined 'in time'. One was determined within the statutory 13 week deadline and one was determined within the timescale agreed via an EXOT in 50 weeks.

Table 1 Major Planning Applications Q1 24-25

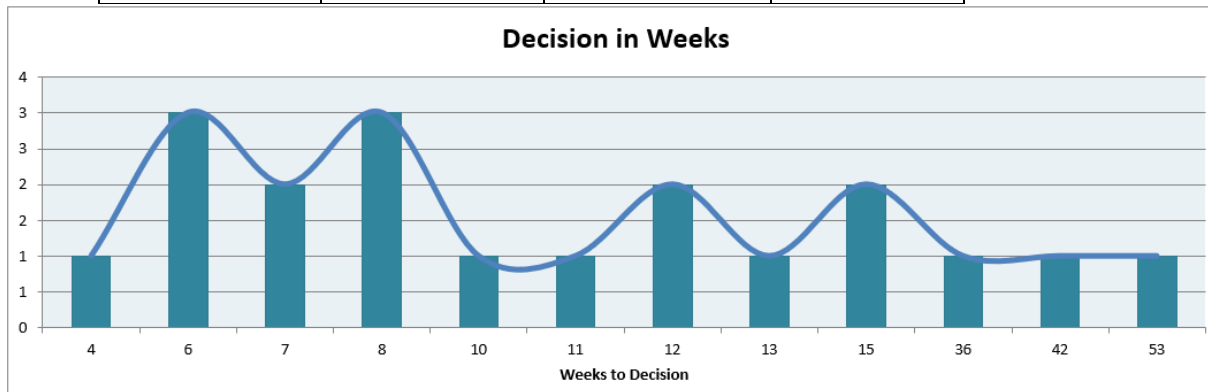
Decisions in quarter	Apr-Jun 2024	Government Target	2023/2024 Total
2	100%	60%	100%

- **Minor (non householder) Planning applications**

2.4 In the First Quarter out of 19 minor planning applications, 10 were determined within the statutory 8 week deadline, 6 were determined within agreed EXOT, and 3 were 'out of time'.

Table 2 Minor Planning Applications Q1 24-25

Decisions in quarter	Apr-Jun 2024	Government Target	2023/2024 Total
19	84.2%	65%	93.2%

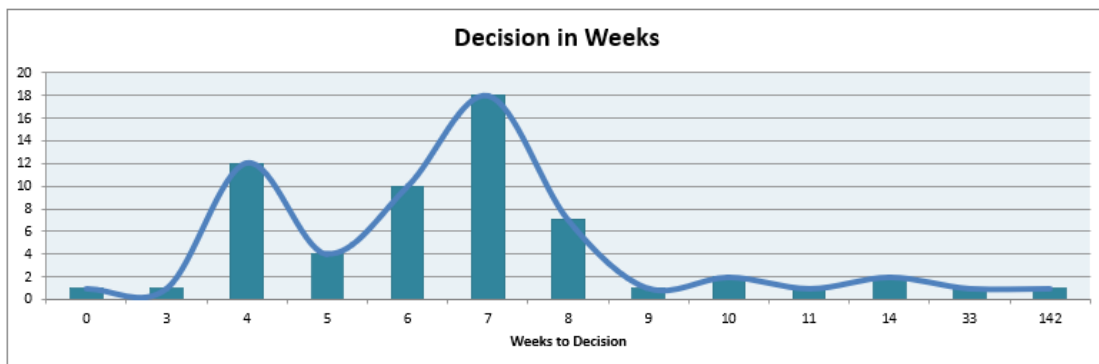


- **'Other' (including Householder) Planning applications**

2.5 In the First Quarter out of 61 'other' planning applications, 58 were determined within the statutory 8 weeks, 5 were determined within agreed EXOT, and 3 were 'out of time'.

Table 3 Other Planning Applications Q1 24-25

Decisions in quarter	Apr-Jun 2024	Government Target	2023/2024 Total
61*	95%	80%	95.8%



2.6 It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent

Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service. These are included in the total figures reflecting workload set out below.

- Appeals allowed

2.7 The following table sets out figures relating to appeals allowed against the authority’s decision to refuse permission.

Table 4 % of appeals allowed against the authority’s decision to refuse

Government Target	Apr-Jun 2024	Appeal Decisions	Appeals Allowed
40% max	0%	3	0

2. Workload

2.1 This section deals with workload demand on the Development Management Section in the first quarter of 2023-2024.

Table 5 DM Planning Application Workload Q1

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q1	217	50	144	3

2.2 This quarter saw a fall in numbers of application submissions and determinations. This is in line with other Local Planning Authorities, and is a largely a result of economic challenges and uncertainty around planning policy changes.

3 Fee Income

3.2 The total planning fee income received for the first quarter was £131,395 against a budget estimate of £114,563. This is higher than expected, and was the result of the submission of a large application (with a fee of £72,130) in April.

3.3 The total pre-application income received for the first quarter was £26,279 against a budget estimate of £22,719.

4. Section 106 contributions

4.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. The figures reflect the invoiced amounts and do not reflect if these have been paid¹.

Section 106 contributions received	Apr-Jun 2024
Open Space (specific projects set out in agreements)	£176,855.96
SANGS ² a) Southwood County Park b) Wellesley Woodland c) Rowhill	a) £966,171.30 b) 0 c) 11,073
SAMM* a) Southwood Country Park b) Bramshot Farm (Hart) c) Wellesley Woodland d) Rowhill	a) £76,442.47 b) £3,651.64 c) £0 d) £12,588

*SAMM contributions are taken by RBC and paid directly to Hampshire County Council.

7. Wellesley

7.1 There have been approximately 1500 residential occupations to date at Wellesley.

7.2 The Wellesley Annual Report 2024 which is required by the s106 legal agreement provides the following overview of the progress of development on site:

- Bellway Homes have constructed 228 dwellings on the Maida phase.
- Zone E Gunhill comprising 107 dwellings has been constructed (Private Rented Sector homes).
- Weston Homes have acquired the majority of the CMH Zone. The redevelopment of the Cambridge Military Hospital, Louise Margaret Hospital and Gun Hill House, as well as some new-build properties, is well under way with 90 of the 134 dwellings occupied.
- Phases 1 & 2 of Zone B Corunna (277 dwellings) have been completed by Bellway Homes.
- Barrett/David Wilson Homes have completed Phases 3 & 4 of Zone B Corunna (450 dwellings).
- Zone D McGrigor has been constructed and is fully occupied (Cala Homes constructed 108 of the 116 dwellings, and Weston Homes the other 8).

¹ These figures are not always cash as the credit is coded to the s106 holding code as soon as a sales ledger invoice is raised even if the sales ledger invoice has not been paid

² Bramshot Farm SANG is paid directly to Hart

- Taylor Wimpey have acquired Stanhope Lines East and Buller Development Zones and have commenced development with 134 of the 430 dwellings occupied.
- Worked with HCC to deliver the Western Primary School (now called Cambridge Primary School).
- Constructed and opened a new junction on Farnborough Road at Pennefathers Road.
- Delivered highway and accessibility improvements on Hospital Hill, Queens Avenue, Wellington Avenue, Gun Hill, Middle Hill, and Farnborough Road.
- Commenced highway works on Alisons Road
- Completed the necessary SANGS (Wellesley Woodlands) accessibility works ready for the first Wellesley residents.
- Established an Estate Management Company
- Provided Temporary Emergency Accommodation at the Former Sergeants' Mess Building on Clayton Barracks.
- Obtained planning permission for the Play Area near 4th Division Headquarters.
- Gained planning permission for the allotments at Gold Lane.
- Worked with Severn Trent to upgrade Camp Farm Sewerage Treatment Works (CFSTW) in line with environmental requirements.
- Worked with GTC, South East Water and BT to provide electricity, gas, potable water and telecommunications for the early phases of development.

7.3 A Reserved Matters Application relating to Stanhope Lines West (Zone H) & Part of School End Development Zone (Zone I) was submitted by Bellway Homes in May 2024 and is currently under consideration (Ref: 24/00236/REMPP). The proposed development comprises 260 residential dwellings and incorporates the western half of Stanhope Lines central linear park (public open space).

8. Recommendation

8.1 That the report be NOTED

Tim Mills
Executive Head of Property & Growth

Contact: Katie Herrington 01252 398792

BACKGROUND PAPERS: None.

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