

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 15th January, 2025 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 MEMBERS**

Cllr Keith Dibble (ex-officio)

#### **STANDING DEPUTIES**

Cllr Mara Makunura  
Cllr Nadia Martin

Enquiries regarding this agenda should be referred to Committee Administrator, Lucy Bingham,  
Democratic Services, 01252 398128 [lucy.bingham@rushmoor.gov.uk](mailto:lucy.bingham@rushmoor.gov.uk)

# A G E N D A

## 1. **DECLARATIONS OF INTEREST –**

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

## 2. **MINUTES –** (Pages 1 - 6)

To confirm the Minutes of the meeting held on 23rd October 2024 (copy attached).

## 3. **PLANNING APPLICATIONS –** (Pages 7 - 70)

To consider the Executive Head of Property and Growth's Report No. PG2503 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	23/00713/FUL	Manor Park Cottage, St Georges 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	24/00140/REVPP	Land at Former Lafarge Site, Hollybush Lane, Aldershot	For information
vi	24/00465/FULPP	Land at Former Lafarge Site, Hollybush Lane, Aldershot	For information
vii	24/00517/REMPP & 24/00504/LBCPP	Headquarters Fourth Division Buildings, Steeles Road, Wellesley, Aldershot	For information
viii	24/00661/REMPP	Blandford House and Malta Barracks	For information

Development Site,  
Shoe Lane, Aldershot

ix	24/00748/FUL & 24/00746/LBCPP	Land at Orchard Rise No.127 & La Fosse House No.129 Ship Lane, Farnborough	For information
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Section C of the report sets out planning applications for determination at this meeting:

Item	Pages	Reference Number	Address	Recommendation
x	19-36	24/00635/FULPP	Building 4.1, Frimley Business Park, Farnborough	Grant – subject to completion of S106 Agreement and no objection from Hampshire County Council Highways.

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 71 - 74)**

To consider the Executive Head of Property and Growth's Report No. PG2504 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **APPEALS PROGRESS REPORT – (Pages 75 - 78)**

To consider the Executive Head of Property and Growth's Report No. PG2505 (copy attached) on the progress of recent planning appeals.

6. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER 2024 - DECEMBER 2024 – (Pages 79 - 84)**

To receive the Executive Head of Property and Growth's Report No. PG2506 (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 October 2024 – 31st December 2024.

## **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, 23rd October, 2024 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

## Voting Members

Cllr C.P. Grattan (Vice-Chairman) (In the Chair)

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

Apologies for absence were submitted on behalf of Cllr Gaynor Austin and Cllr Thomas Day.

Cllr Rhian Jones and Cllr Nadia Martin attended the meeting as a Standing Deputy.

## Non-Voting Member

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

## 12. 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 Calum Stewart	24/00236/REMPP – Land at Zone H Stanhope Lines and Zone I School End, Aldershot	Non-registerable	Cllr Stewart was a resident on the Wellesley Development and Secretary of the Residents' Committee and

remained in the meeting for the item.

Cllr Nadia Martin	24/00236/REMPP – Land at Zone H Stanhope Lines and Zone I School End, Aldershot	Non-registerable	Cllr Martin was the Chair of the Wellesley Trust and remained in the meeting for the item.
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13. **MINUTES**

The Minutes of the Meeting held on 14th August, 2024 were approved and signed as a correct record of proceedings.

14. **REPRESENTATIONS BY THE PUBLIC**

In accordance with the guidelines for public participation at meetings, the following representations were made to the Committee and were duly considered before a decision was reached:

<b>Application No.</b>	<b>Address</b>	<b>Representation</b>	<b>In support of or against the application</b>
24/00236/REMPP	Land at Zone H Stanhope Lines West and Zone I School End Aldershot Urban Extension, Alisons Road, Aldershot, Hampshire	Alex Hales, Bellway Homes Limited (Thames Valley), Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	In support
24/00441/FULPP	Village Hotel, Pinehurst Road, Farnborough, Hampshire	Alex Snartt, Pegasus Group, Queens House, Queen Street, Manchester, M2 5HT	In support

15. **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:

\* 24/00236/REMPP Land at Zone H Stanhope Lines West and Zone I School End, Aldershot

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

\* 24/00441/FULPP Village Hotel, Pinehurst Road, Farnborough

(iii) 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. PG2424, be noted.

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

21/00271/FULPP Block 3, Queensmead, Farnborough

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

23/00794/REVPP Farnborough Airport, Farnborough

24/00237/FULP Nos. 235-237 High Street, Aldershot

24/00140/REVPP Land at Former Lafarge Site, Hollybush Lane, Aldershot

24/00465/FULPP Land at Former Lafarge Site, Hollybush Lane, Aldershot

\* Executive Head of Property and Growth's Report No. PG2424 in respect of these applications was amended at the meeting.

16. **PLANNING APPLICATION NO. 24/00236/REMPP - LAND AT ZONE H STANHOPE LINES WEST AND ZONE I SCHOOL END, ALDERSHOT**

The Committee considered the Executive Head of Property and Growth's Report No. PG2424 (as amended at the meeting) regarding the approval of the construction of 260 residential dwellings together with associated landscape access and parking. During discussion, it was requested that consideration be given to the distribution and placement of affordable housing within future developments. It was understood that the recommendation for planning application 24/00236/REMPP had been recommended for approval in line with previous applications.

**ACTION**

<b>What</b>	<b>By whom</b>	<b>When</b>
For future applications, consideration be given to the distribution and placement of affordable housing in schemes of a certain size.	Planning Department	Ongoing

17. **PLANNING APPLICATION NO. 24/00441/FULPP - VILLAGE HOTEL, PINEHURST ROAD, FARNBOROUGH -**

The Committee considered the Executive Head of Property and Growth's Report No. PG2424 (as amended at the meeting) regarding the extension of a 48 bedroom, five-storey extension with a link bridge connecting to the existing hotel.

**RESOLVED:** That

an additional condition relating to a Parking Management Plan be included as agreed by the Committee and the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to GRANT planning permission.

18. **APPEALS PROGRESS REPORT**

The Committee received the Executive Head of Property and Growth's Report No. PG2425 concerning the following appeal decisions:

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
Car Park at Carmarthen Close, Farnborough	Appeal against the Refusal of planning permission for the erection of a pair of semi-detached two storey 3-bed houses.	New appeal
116 Chapel Lane, Farnborough	Appeal against refusal of planning permission for continued use of land and building for car wash and valeting.	New appeal
Garage Block, Cold Harbour Lane, Farnborough	Appeal against refusal of planning permission for the demolition of 14 garages and erection of 2 light industrial units with parking.	Dismissed
Asda, Westmead, Farnborough	Appeal against non-determination of planning application for proposed Click and Collect facility, construction of new access and exit routes, landscaping and associated works.	Dismissed

**RESOLVED:** That the Executive Head of Property and Growth's Report No. PG2425 be noted.



19. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

Enforcement Reference No.	Description of Breach
24/00107/COUGEN	Use of land and buildings for a car wash without planning permission at No. 116 Chapel Lane, Farnborough.  It had been resolved to serve an enforcement notice, however this would be held in obedience due to the recently submitted appeal to the Planning Inspector.

**RESOLVED:** That the Executive Head of Property and Growth's Report No. PG2426 be noted.

20. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY 2024 - SEPTEMBER 2024**

The Committee received the Executive Head of Property and Growth's Report No. PG2430 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning Service and the overall workload of the Section for the quarter from 1st July to 30th September 2024.

A request was made for consideration to be given to how variations in Section 106 agreements relating to the Wellesley Development were made available for the public to view. The Head of Property and Growth agreed to consider this request.

**RESOLVED:** That the Executive Head of Property and Growth's Report No. PG2430 be noted.

The meeting closed at 8.26 pm.

CLLR C.P. GRATTAN (VICE-CHAIRMAN) (IN THE CHAIR)

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**Development  
Management  
Committee 15th  
January 2025**

**Executive Head of Property  
& Growth  
Report No. PG2503**

## **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. Equalities Act**

- 5.1 The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. Taking into account all known factors and considerations, the requirement to consider, and have due regard to, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community. 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.

### **6. Public Speaking**

- 6.1 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.

## 7. Late Representations

7.1 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.

## 8. Financial Implications

8.1 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	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>
iii	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</p>

		<p>(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>
iv	24/00237/FUL	<p>Demolition of existing buildings and construction of 8 new flats and maisonettes</p> <p><b>235-237 High Street, Aldershot</b></p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
v	24/00140/REVPP	<p>MINOR MATERIAL AMENDMENT: Variation of Condition of planning permission 20/00400/FULPP dated 24 March 2023 as amended by non-material amendment 23/00800/NMAPP dated 5 December 2023 to increase number of floating holiday lodges from 9 to 21 units.</p> <p><b>Land at Former Lafarge Site, Hollybush Lane, Aldershot</b></p> <p>This application has recently been received and consultations are underway. Assessment of this application has not yet reached the stage for Committee consideration.</p>
vi	24/00465/FULPP	<p>Development of Hollybush Lakes site for mixed-use development comprising aquatic sports centre including erection of building providing aqua sports facilities, reception, restaurant, bar and 20-bay golf-driving range, with associated grass fairway, car parking, landscaping and bund [revised scheme to development approved with planning permission 20/00400/FULPP dated 24 March 2023 and incorporating a total of 21 floating holiday lodges the subject of planning application 24/00140/REVPP currently under consideration]</p> <p><b>Land at Former Lafarge Site, Hollybush Lane, Aldershot</b></p> <p>This application has recently been received and consultations are underway. Assessment of this application has not yet reached the stage for Committee consideration.</p>
vii	24/00517/REMPP & 24/00504/LBCPP	<p>PART APPROVAL OF RESERVED MATTERS: for the redevelopment of the 4th Division Headquarters, Post Office and Military Police Barracks (including part demolition,</p>



		<p>internal and external alterations, extensions and new build, and demolition of Stable Block (lean to extensions) to provide 34 dwellings and associated development including landscaping, access, parking and other associated works, in Part of Development Zone L (Neighbourhood Centre), pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission Ref. 12/00958/OUT dated 10th March 2014.</p> <p><b>Headquarters Fourth Division Buildings, Steeles Road, Wellesley.</b></p> <p>This application has recently been received and consultations are underway. Assessment of this application has not yet reached the stage for Committee consideration.</p>
viii	24/00661/REMPP	<p>PART APPROVAL OF RESERVED MATTERS: for the development of 81 dwellings (Final Phase RMA), including the conversion of Blandford House and the retention of 2 existing dwellings, including internal access roads, public open space and landscaping, parking, lighting and associated infrastructure, following demolition of existing building 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</b></p> <p>This application has recently been received and consultations are underway. Assessment of this application has not yet reached the stage for Committee consideration</p>
ix	24/00748/FUL & 24/00746/LBCPP	<p>Demolition of the existing care home and dwelling, repairs and works to the kitchen garden wall and the erection of 20 residential dwellings, associated access works, drainage works, tree works, car parking, hard &amp; soft landscaping</p> <p><b>Land At Orchard Rise 127 And La Fosse House 129 Ship Lane Farnborough Hampshire</b></p> <p>This application has recently been received and consultations are underway. Assessment of this application has not yet reached the stage for Committee consideration.</p>

**Section B**

**Petitions**

<b>Item</b>	<b>Reference</b>	<b>Description and address</b>
		None

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	Louise Davies
Application No.	24/00635/FULPP
Date Valid	30 October 2024
Expiry date of consultations	11 December 2024
Proposal	Demolition of the existing office building and erection of two flexible commercial buildings for E(g)(iii) light industrial, B2 general industrial and B8 storage and distribution employment uses, with ancillary offices, associated car parking, service yards and landscaping
Address	<b>Building 4.2 Frimley Business Park Frimley Camberley Hampshire</b>
Ward	<b>Cherrywood</b>
Applicant	Wazzan Real Estate Company Ltd
Agent	Chris Malone
Recommendation	GRANT – Subject to Completion of s106 Agreement and No Objection from Hampshire County Council Highways.

### Description

1. The application site comprises a plot 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.
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 4.1 comprises a three-storey office building with a total floorspace of 48,000sq ft with car parking spaces and landscaping, for which planning permission RSH/04563/1 was granted on 19 August 1985. RSH04563/2 allowed the subsequent change of use

of auction buildings to light industry and offices.

4. 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.
5. 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.
6. The application proposes the removal of all buildings and structures on the site (Building 4.2) 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.
7. A large single unit with a rectangular footprint - "Unit 1" will be in part located over the current footprint of the existing building, with a loading area on its northwestern side and a parking area on its southern side. The building would measure approx. 45m x 27m externally. Floor plans indicate that the majority of the floor space in this building would provide warehouse style accommodation to the ground floor, with an entrance lobby and toilet facilities. To the first floor will be a small office. This building will have a maximum height of 11.5m with loading doors on its northwestern elevation and glazing at its southeastern and southwestern end, to provide light into the lobby and office areas. The existing vehicular access point to the gyratory system would be utilised.
8. A second smaller unit is proposed "Unit 2". The building would measure approx. 30m x 15m. Floor plans show that, like Unit A, the units would have a warehouse style space with a section of first floor office accommodation. The building would be 10m high and would have some glazing on its southeastern and Southwestern elevation. A loading bay would be provided to the side of the unit. The existing parking spaces that adjoin the railway boundary would be retained. A total of 44 car parking spaces and 12 cycle parking spaces would be provided.
9. The new units are positioned to maintain the existing access road through the site, as there is a legal right of way for Highways England to access the M3 motorway structure. The units are set back at least 8 meters from the top of the Blackwater River bank, to maintain good river access margins and landscape setting.

## Consultee Responses

HCC Highways Development  
Planning

Holding comments received, further information requested relating to swept path analysis and the existing T-Junction with the business park road should be tracked to ensure it is appropriate to accommodate

the additional HGVs anticipated to access the proposed site, and some work to the Framework Travel Plan will be required

Ecologist Officer	No comments received within the statutory time period.
Environmental Health	<p>Environmental Health has no objection, subject to condition.</p> <p>The submitted Noise, Air Quality and External Lighting Assessment all adequately demonstrate that the development as proposed will have minimal impact on residential amenity. Environmental Health therefore have no concerns other than during the demolition and construction phase.</p> <p>Env Health recommend applying a condition requiring submission, prior to works commencing, of a Construction Method Statement, that details the measures that will be employed to minimise, as far as is practicable, the levels of noise, vibration and dust emanating from the works undertaken.</p>
Aboriginal Officer	No comments received within statutory time period.
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 comments received within statutory time period. .
Farnborough Airport	No Objection.
Environment Agency	No comments received within statutory time period.
Hampshire Fire & Rescue Service	No comments received within statutory time period. Note that comments are advisory in nature.
Network Rail	No comments received within statutory time period
Thames Water	<p>Thames Water would advise that with regard to SURFACE WATER network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.</p> <p>With the information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but</p>

have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission. “No development shall be occupied until confirmation has been provided that either:- 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](http://thameswater.co.uk/preplanning). Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: [devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)) prior to the planning application approval.

#### Supplementary Comments

Thames Water advise that a drainage strategy should contain the points of connection to the public sewerage system as well as the anticipated flows (including flow calculation method) into the proposed connection points. This data can then be used to determine the impact of the proposed development on the existing sewer system. If the drainage strategy is not acceptable Thames Water will request that an impact study be undertaken.

Countryside Access Team	No comments received within statutory time period.
Surrey Heath Borough Council	No Objection.

#### Neighbours notified

10. In addition to posting a site notice and press advertisement, 12 individual letters of notification were sent to both residents and surrounding units in Frimley Business Park.

## Neighbour comments

11. None received.

## Policy and determining issues

12. 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. The site is within Flood Zone 2 and 3 and a Flood Risk assessment has been submitted.
13. 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.
14. 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 –

15. 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-

16. The proposed layout reflects a development that is broadly comparable with other developments in the Frimley Business Park including the redevelopment of the adjacent plots, and it is considered that the proposal would not have any adverse impact upon the general character and amenity of the area.

Impact upon Residential Amenity -

17. 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 -

18. 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. Their only stipulation is that a condition be imposed requiring that no development should take place until a Construction Traffic 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. This will be secured by condition.
19. 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 have requested further information relating to swept path analysis and the existing T-Junction with the business park road. This information is awaited from the applicant. However, it is considered that this is a resolvable issue, but to avoid delay to the determination of this application the recommendation to approve shall be subject to 'No objection from Hampshire Highways'.
20. Car Parking provision for the scheme has been determined in accordance with the standards set for B1(c), B2 and B8 uses of the Car & Cycle Parking Standards SPD. 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. which for industrial uses specifies a maximum requirement of 1 space per 45 sq m of GEA, which for a development of 2,276sqm, requires a maximum provision of 50 spaces which would be met by the proposed 47 spaces. Given that these are maximum standards, the level of parking proposed would be sufficient to support a flexible light industrial - Use Class E(g)(iii), General Industrial - Use Class B2 or Storage and Distribution – Class B8. However, if storage and distribution only is proposed, then the maximum standard is 1 space per 90 sq m GEA, and a reduced provision could be made. Cycle parking for 12 cycles is provided, 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 of the local plan.
21. A Framework Travel Plan (FTP) has been submitted with the application. Hampshire Highways has suggested some amendments to this and the Travel Plan and Travel Bond is to be secured by S106.



## Flood Risk and Drainage Issues –

22. The site is located within Flood Zones 2 and 3 and adjoining a main watercourse and both Hampshire County Council as Lead Local Flood Authority and the Environment Agency have been consulted on the proposals. Comments from the Environment Agency were not received by the end of the Statutory Consultation period. A Flood Risk Assessment and Drainage Strategy (Baynha, Meikle dated October 2024) has been submitted which has concluded that although the development's extents of the site are within Flood Zone 3, the proposal is in the Less Vulnerable category and the development can be considered appropriate for the proposed use, and therefore passes the Sequential Test. The flood levels have been assessed based on the information provided by the EA and Finished Floor Levels are proposed to be a minimum 600mm above the 1 in 100yr +70%cc flood level. Attenuation storage is provided to enable the runoff rate from the site into the receiving sewer to be limited to an acceptable rate to protect against flooding downstream. This will be via underground cellular storage crates and permeable paving where practical. The proposed foul network strategy for the development is to connect into the existing private foul sewer via a pumping station.
23. The use of sustainable of SuDS features has been considered and can be incorporated within the design. Infiltration values are anticipated to be poor due to the anticipated high groundwater. Therefore, it is concluded that infiltration as a means of dealing with surface water is unfeasible. Thames Water have requested that a condition confirming that Foul Water capacity exists for the site, and to agree an infrastructure plan. Given the reliance on such to dispose of water rather than SuDs this is considered reasonable in this instance.

## Biodiversity –

24. The following supporting documents submitted with the application - 'Ecological Impact Assessment', 'External Lighting Proposals', 'Biodiversity Net Gain (BNG) Assessment'.

### *Biodiversity Net Gain (BNG)*

25. 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 proposal will lead to the loss of habitats of negligible ecological importance, and the loss of these habitats will be compensated for through replacement planting in the form of native species tree, mixed scrub, and grassland creation. The woodland (as well as adjacent River Blackwater) is being retained and protected during construction.

26. The submitted biodiversity net gain assessment found that the proposals would result in a net loss in habitat units of -0.20%, a net gain in hedgerow units of +123.15%, and a net gain in watercourse units of +12.50%. It is proposed that this site will deliver part on site and part off site provision of BNG, and that off-site unit purchase from a private scheme will allow the development to achieve a 10% net gain in habitat units. This would be secured through the deemed condition.

## Trees and Landscaping -

27. There are a significant number of trees on Plot 4.1. However, none of which are subject to a Tree Preservation Order. 16 trees and two tree groups of category B/C (low to moderate quality) are required to be removed to facilitate the development, These comprise hornbeam, ash, pear, oak birch, sycamore, cherry and alder and their loss would be compensated for by new native trees and secured via condition . Two trees are noted as unsuitable for retention due to their current condition. Whilst the loss of any tree is to be avoided, the Arboricultural assessment accompanying the application considers these to be less significant species that are not protected and the reprovision of compensatory native species would redress this loss. All the Category A trees are to be retained on the site. In general, the overall balance of landscaping to buildings and hard surfaced areas would not be materially different from that at present. The proposals would not conflict with the principles of Policy NE2.

## Conclusion

28. 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

It is recommended that SUBJECT to the;

1. The Satisfactory completion of a S106 Agreement securing Travel Plan, and;
2. No Objection from Hampshire County Council Highways

The Executive Head of Property and Growth 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. Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with National Highways) and the agreed details should be fully implemented prior to start of construction works.

Reason: To mitigate any adverse impact from the development on the M3 in accordance with DfT Circular 01/2022.

3. 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.

4. 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

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.\*

10. 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.

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

Reason: To maintain the character of the watercourse.

12. The permission hereby granted shall be carried out in accordance with the following approved drawings:

### **Plans**

Existing Site Layout, Drawing Ref: 11620-PI\_002 Rev A

Site Constraints, Drawing Ref: 11620-PI\_003 Rev A

Proposed Site Layout, Drawing Ref: 11620-PI\_004 Rev A

Location Plan, Drawing Ref: 11620-PI\_001 Rev A

Proposed Site Layout With Adjacent Outline Approval Drawing, Ref: 11620-PI\_005 Rev A

Unit 1 - Ground Floor Plan, Drawing Ref: 11620-PI\_101

Unit 1 - First Floor Plan, Drawing Ref: 11620-PI\_102

Unit 1 - Roof Plan, Drawing Ref: 11620-PI\_104

Unit 1 – Elevations, Drawing Ref: 11620-PI\_105

Unit 1 – Elevations, Drawing Ref: 11620-PI\_106

Unit 1 - Area Schedules, Drawing Ref: 11620-PI\_100

Unit 2 - Ground Floor Plan, Drawing Ref: 11620-PI\_201

Unit 2 - First Floor Plan, Drawing Ref: 11620-PI\_202

Unit 2 - Roof Plan, Drawing Ref: 11620-PI\_204

Unit 2 – Elevations, Drawing Ref: 11620-PI\_205

Unit 2 – Elevations, Drawing Ref: 11620-PI\_206

Unit 2 - Area Schedules, Drawing Ref: 11620-PI\_200

Proposed Landscape GA Plan, Sheet 1 Of 2, Drawing Ref: 11620-PI\_020

Proposed Landscape GA Plan, Sheet 2 Of 2, Drawing Ref: 11620-PI\_021

Proposed Drainage Strategy. Drawing Ref: 13648-102 Rev P1

### **Reports and Documents**

Air Quality Assessment (Accon UK) Report Ref: A5137/AQ/01 FINAL dated 29.08.2024

Arboricultural Impact Assessment (SJ Stephens Associates) Project No. 2320 dated 2 October 2024  
BREEAM Pre Assessment (CUDD Bentley Consulting) Doc. No. 6870-CBC-MN-RP-S-001-PO1 REV 001 dated 21.06.2024  
Design and Access Statement, PRC, Version 1 dated October 2024  
Ecological Impact Assessment and BNG Assessment (Tyler Grange) Report Ref: 16775\_R01\_MJ dated 08.10.2024  
Energy Strategy Report (Shepherd Brombley Partnership) Issue 1 dated 11.10.2024  
External Lighting Proposals, (Shepherd Brombley Partnership) Issue 1 dated 11.10.2024  
Flood Risk Assessment and Drainage Strategy (Baynham Meikle) Report Ref: R100 Rev 1.0 dated October 2024  
Travel Plan (Stunt Consultancy) Document Ref: B2200/TP01 dated 03 October 2024  
Transport Statement (Stunt Consultancy) Document Ref: B2200/TS01 dated 03 October 2024  
Noise Impact Assessment (Accon UK) Report Ref: A5137/N/02 dated 02.10.2024  
Planning Statement, PRC, Report Ref: 11620 dated October 2024

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

## **DEEMED CONDITION**

1.1.1 Development may not be begun unless:

- (a) a biodiversity gain plan has been submitted to the planning authority; and
- (b) The planning authority has approved the plan.

## **1.2 Key Requirements**

1.2.1 The biodiversity gain plan must include<sup>1</sup>:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- (b) the pre-development biodiversity value of the onsite habitat;
- (c) the post-development biodiversity value of the onsite habitat;
- (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (e) any biodiversity credits purchased for the development; and
- (f) any such other matters as the Secretary of State may by regulations specify.

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<sup>1</sup> Paragraph 14(2) of Schedule 7A TCPA 1990

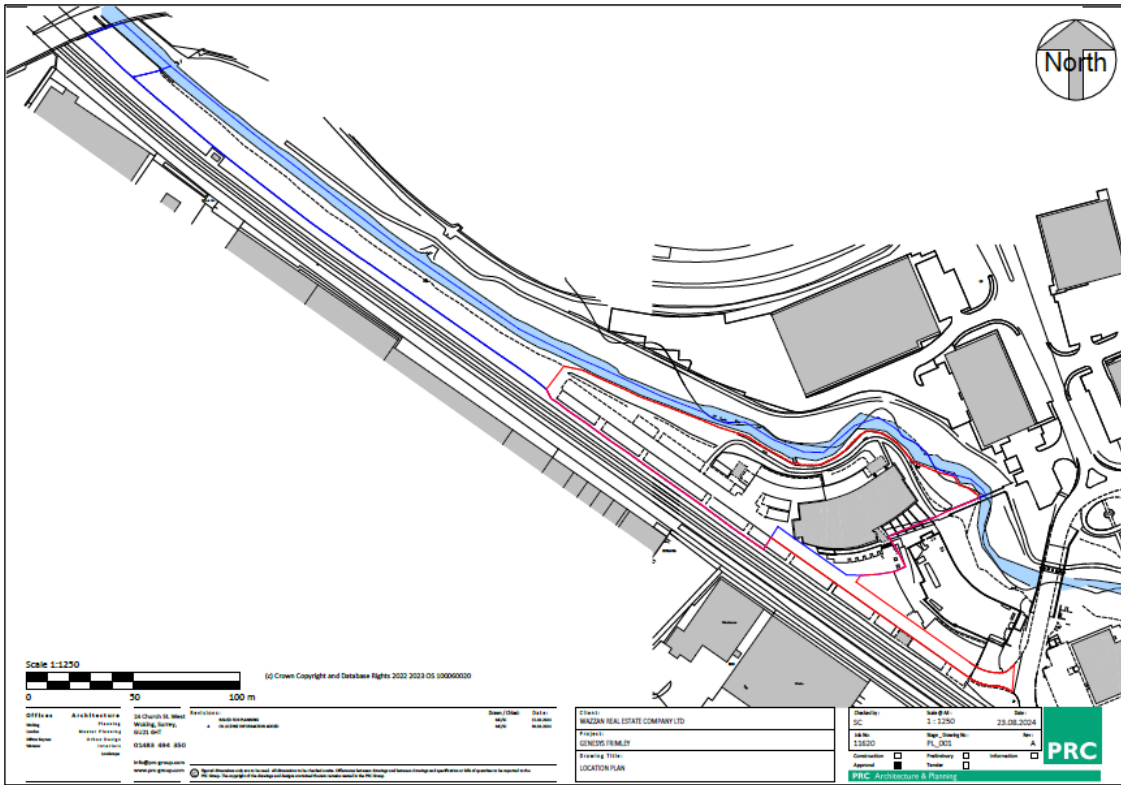
## Informatives

- 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.

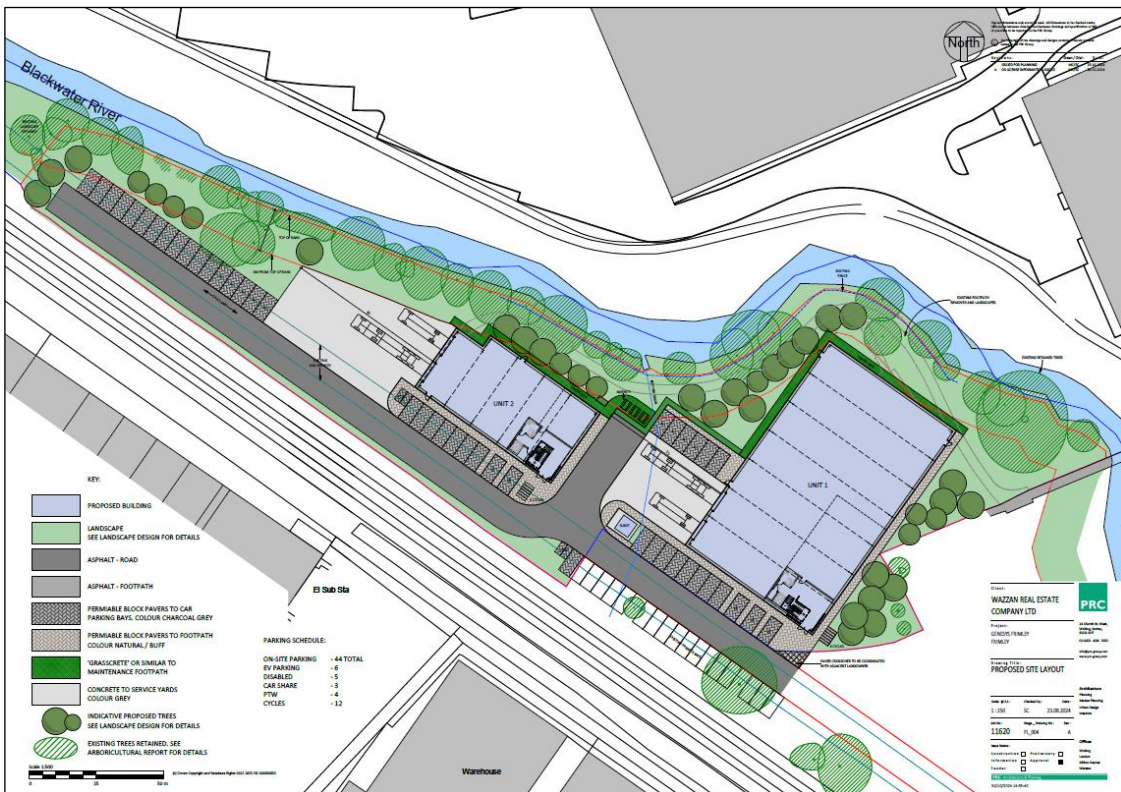
- 7 It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer 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.

# Plans

## Plan 1 - Site Location Plan

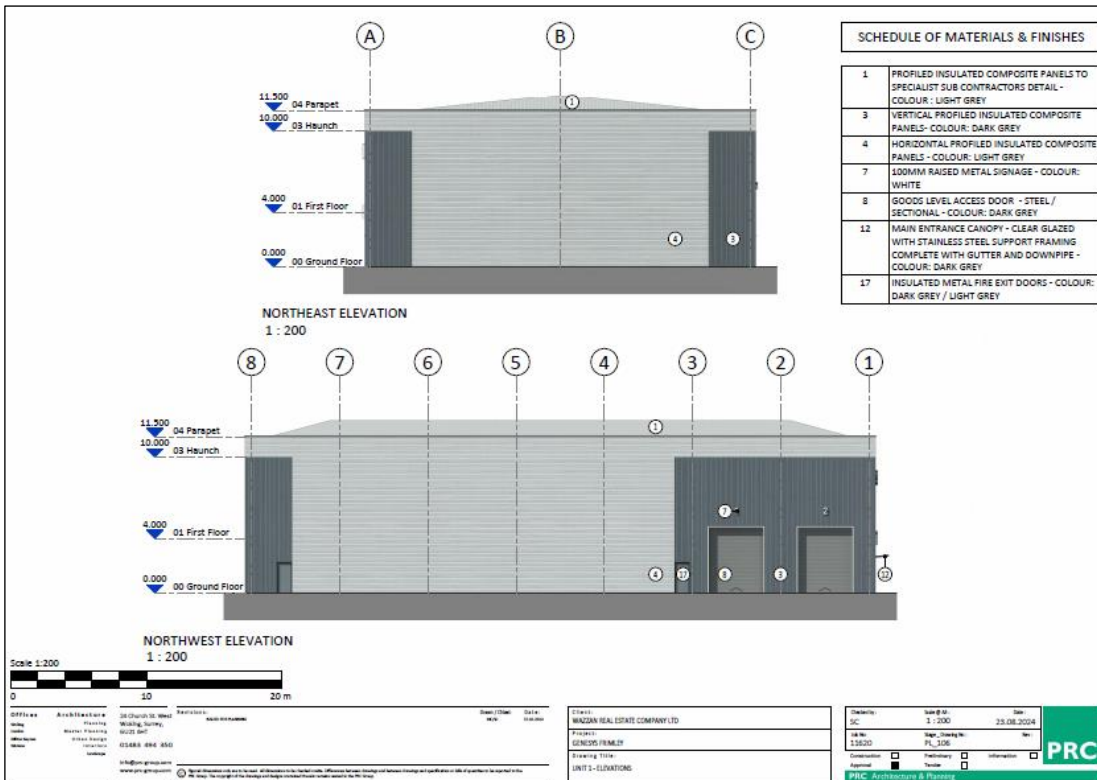
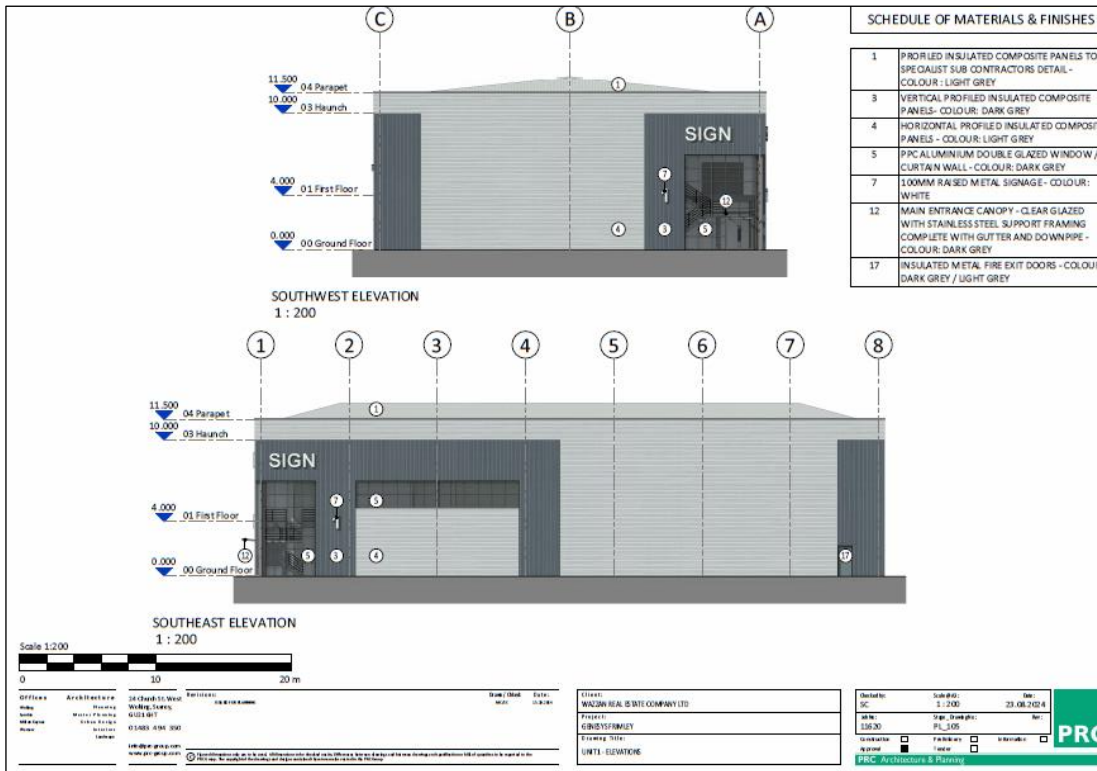


## Plan 2 – Proposed Site Layout

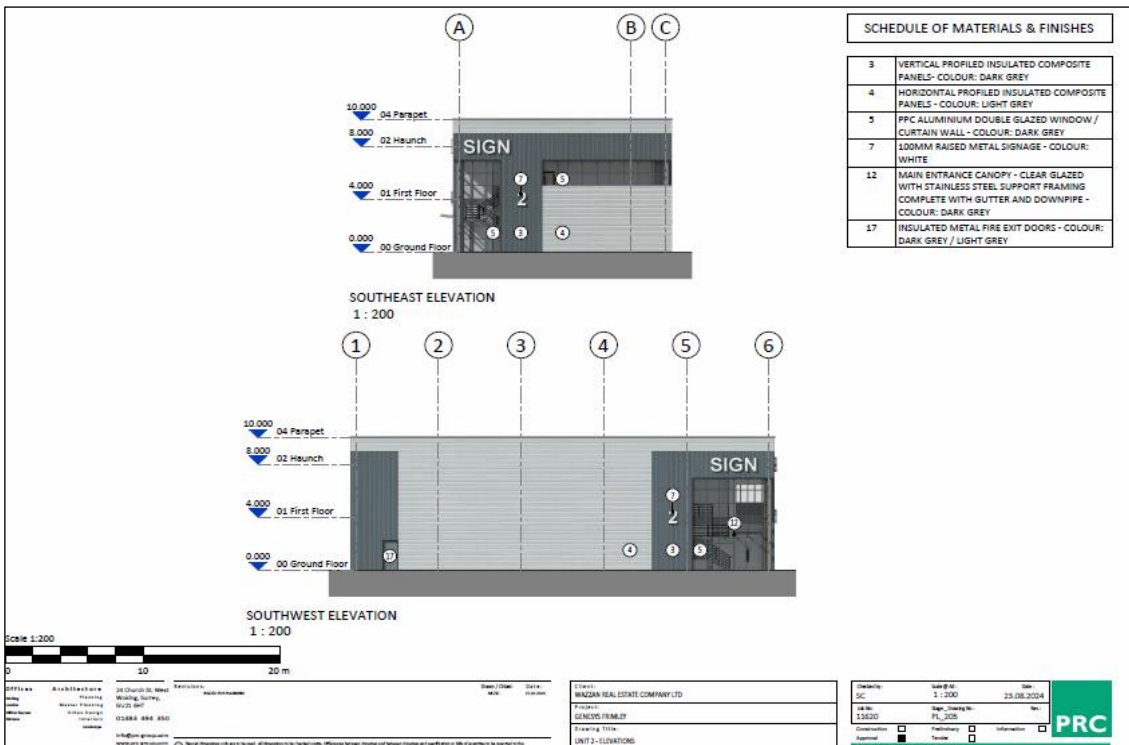
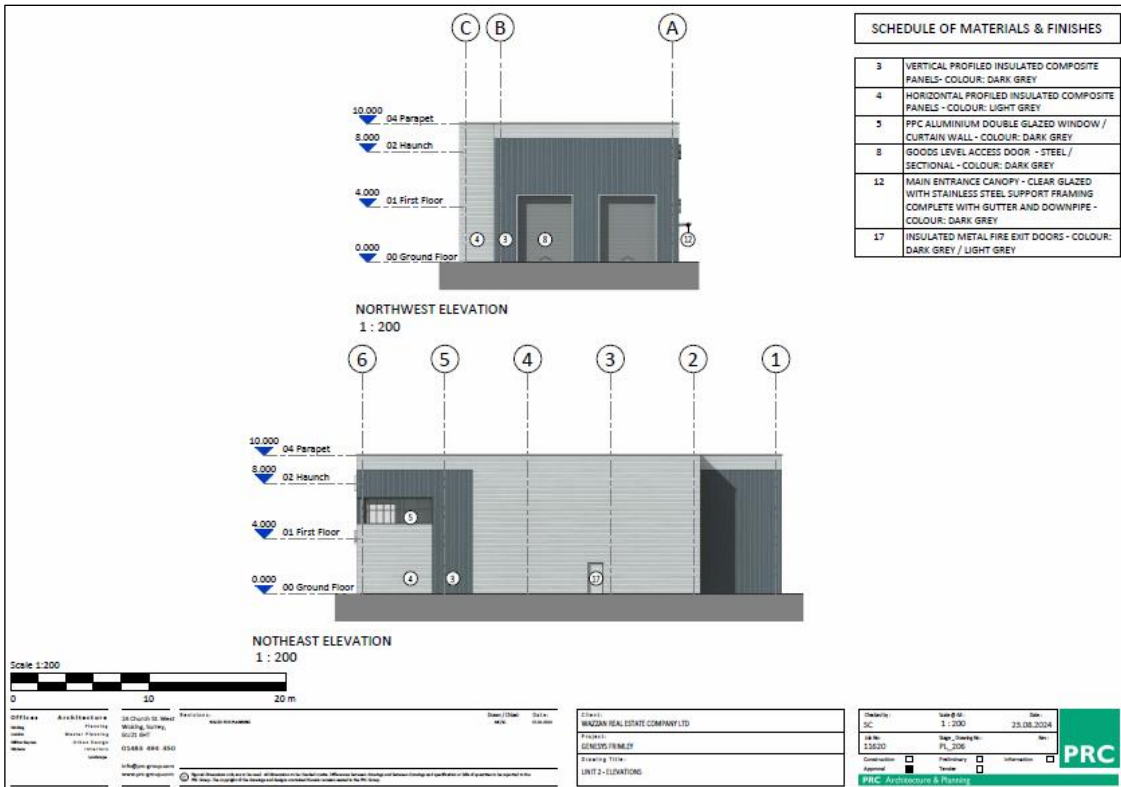




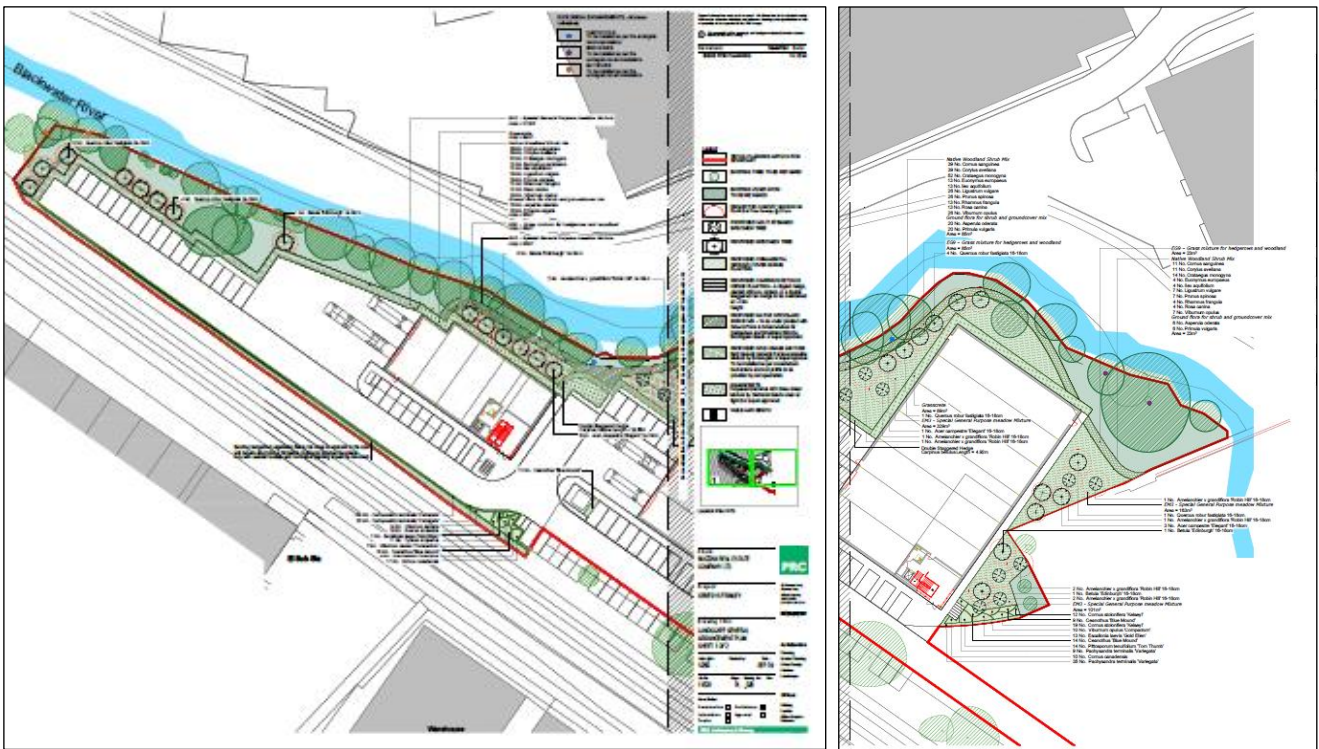
# Plan 3 – Proposed Elevations – Unit 1



# Plan 4 – Proposed Elevations – Unit 2



# Plan 5 - Proposed Landscaping



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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 3987912) in advance of the Committee meeting.

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Application No	24/00248/NMAPP	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	<b>Permission Granted</b>	
Decision Date:	19 November 2024	
Proposal:	NON MATERIAL AMENDMENT: Application 15/00897/REMPP for the conversion of the Cambridge Military Hospital (including part demolition, extensions and external alterations) to provide 74 dwellings (Use Class C3) and 943m <sup>2</sup> of mixed commercial and community uses (Use Classes A3, B1 and D1); with associated landscaping, access and parking, in Development Zone C (Cambridge Military Hospital), pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014; to alter the wording of the description of development to remove reference to the number of dwellings proposed. (Amended description August 2024).	
Address	<b>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot Hampshire</b>	

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Application No	24/00251/REVPP	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	<b>Permission Granted</b>	
Decision Date:	29 November 2024	
Proposal:	Variation of conditions 2 and 11 of Reserved Matters Permission ref: 15/00897/REMPP dated 18/10/2016 to allow for the creation of two additional residential units, within the Admin Block, Kitchen Block and adjoining corridor and boiler and service areas at Cambridge Military Hospital (Amended description August 2024)	
Address	<b>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot Hampshire</b>	

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Application No 24/00256/REVPP Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 29 November 2024

Proposal: Alteration to description of development to remove reference to the number of dwellings proposed and variation of condition 2 of Listed Building Consent ref: 15/00930/LBC2PP dated 18/10/2016 to allow for the creation of two additional residential units, within the Admin Block, Kitchen Block and adjoining corridor and boiler and service areas at Cambridge Military Hospital (Amended description August 2024)

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension  
Alisons Road Aldershot Hampshire**

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Application No 24/00263/CONDPP Ward: Wellington

Applicant: Other Grainger (Aldershot) Ltd and Secret

Decision: **Permission Granted**

Decision Date: 31 October 2024

Proposal: Details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of works to trees within the Wellesley site.

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

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Application No 24/00272/CONDPP Ward: Manor Park

Applicant: Mr B Randhawa

Decision: **Permission Granted**

Decision Date: 29 November 2024

Proposal: Discharge of condition 16 (Contamination) of planning permission 19/00838/MMA (contamination)

Address **Former TA Centre Redan Road Aldershot Hampshire**

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Application No 24/00309/FUL Ward: Rowhill  
Applicant: Hampshire Cultural Trust  
Decision: **Permission Granted**  
Decision Date: 29 October 2024  
Proposal: Installation of a dinosaur sculpture made from bike parts to front of West End Centre  
Address **West End Centre Queens Road Aldershot Hampshire GU11 3JD**

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Application No 24/00315/HCC Ward: Wellington  
Applicant: Sam Dumbrell  
Decision: **No Objection**  
Decision Date: 28 November 2024  
Proposal: HCC CONSULTATION: Use of land as shown on site location plan for the management and recycling of inert waste materials at Aldershot Recycling Facility, Gold Farm, Ordnance Road, Aldershot  
Address **Gold Farm Government Road Aldershot Hampshire GU11 2PT**

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Application No 24/00349/FULPP Ward: Knellwood  
Applicant: Mr Philip King  
Decision: **Permission Granted**  
Decision Date: 29 October 2024  
Proposal: External alterations and erection of two storey and single storey front side and rear extensions  
Address **4 Tregolls Drive Farnborough Hampshire GU14 7BN**

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Application No 24/00351/CONDPP Ward: North Town  
Applicant: Mr James Walters  
Decision: **Conditions details approved**  
Decision Date: 25 October 2024  
Proposal: Submission of details pursuant to conditions 5 (Boundary Treatment), 7 (Parking layout), 13 (Landscaping) 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 24/00374/FULPP Ward: St Mark's

Applicant: Mr Yogen

Decision: **Permission Granted**

Decision Date: 26 November 2024

Proposal: Extensions comprising first floor side and rear extensions, front extension and roof extension to provide third storey, to facilitate a change of use of first floor ancillary staff accommodation (Use Class E) to a mixed use building with 8no. 1-bedroom short stay serviced apartments on first and second floors, with restaurant retained on ground floor, and formation of a dropped kerb

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

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Application No 24/00385/FULPP Ward: St Mark's

Applicant: Mrs Michele Ruffle

Decision: **Permission Granted**

Decision Date: 12 December 2024

Proposal: Conversion of existing commercial unit into 2no. residential units with associated private amenity, refuse, bicycle storage and car parking

Address **89 - 91 Lynchford Road Farnborough Hampshire GU14 6ET**

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Application No 24/00391/FULPP Ward: Rowhill

Applicant: Mr Joel Carnell

Decision: **Permission Granted**

Decision Date: 28 November 2024

Proposal: Replacement of existing timber windows with white uPVC with styles to match existing on blocks 1-4

Address **Brantfell Lodge Manor Road Aldershot Hampshire GU11 3DG**

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Application No 24/00392/FULPP Ward: Rowhill

Applicant: Mr Duncan Gayler

Decision: **Permission Granted**

Decision Date: 04 November 2024

Proposal: Erection of side extension two storeys in height at Marwa (27) that would link with Maple House (25) and comprise 4 beds on first floor and kitchen facility and link corridor on ground floor (alternative to 23/00089/FULPP)

Address **Maple House And Marwa Nursing Home 23 - 29 Manor Road  
Aldershot Hampshire**

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Application No 24/00402/FULPP Ward: Knellwood

Applicant: Mr & Mrs David Crowhurst

Decision: **Permission Granted**

Decision Date: 15 November 2024

Proposal: Erection of a two storey side extension, two single storey side extensions (one to west and one to east elevations) conversion of garage to habitable room, formation of a front dormer window over garage and covered porch to entrance

Address **6 The Crescent Farnborough Hampshire GU14 7AH**

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Application No 24/00422/FULPP Ward: Manor Park

Applicant: Mr. S Parkash

Decision: **Permission Granted**

Decision Date: 06 November 2024

Proposal: Erection of a single storey side extension and changes to fenestration

Address **4 St Michaels Road Aldershot Hampshire GU12 4JF**

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Application No 24/00429/FULPP Ward: Aldershot Park

Applicant: Ash Road Developments Ltd

Decision: **Permission Granted**

Decision Date: 11 November 2024

Proposal: Erection of a pair of two-storey semi-detached 3-bedroom dwellings with continued use of existing vehicular access to Ash Road between Nos.19 & 21 Ash Road following demolition of twelve garages and an old derelict cottage (amended scheme to withdrawn application 24/00100/FULPP with amended plans received 3 September 2024)

Address **Garages To The Rear Of 13 To 23 Ash Road Aldershot Hampshire**

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Application No 24/00440/FUL Ward: Manor Park

Applicant: Mr Lloyd Jones

Decision: **Permission Granted**

Decision Date: 28 November 2024

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

Address **45 Highfield Gardens Aldershot Hampshire GU11 3DB**

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Application No 24/00456/FUL Ward: Rowhill

Applicant: Miss Laura Osborne

Decision: **Permission Granted**

Decision Date: 14 November 2024

Proposal: Erection of a two storey rear extension

Address **42 Cranmore Lane Aldershot Hampshire GU11 3AT**

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Application No 24/00481/CONDPP Ward: Manor Park

Applicant: Starlow Charities Ltd

Decision: **Conditions details approved**

Decision Date: 03 December 2024

Proposal: Submission of details pursuant to Condition Nos.12 & 13 (Confirmation of foul and surface water drainage capacity) of planning permission 23/00019/FULPP dated 11 March 2024

Address **Hippodrome House Birchett Road Aldershot Hampshire GU11 1LZ**

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Application No 24/00488/EDCPP Ward: Aldershot Park  
Applicant: Mr & Mrs - Dewan  
Decision: **Development is Lawful**  
Decision Date: 08 November 2024  
Proposal: CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR DEVELOPMENT: Retention of single storey rear extension  
Address **193 Ash Road Aldershot Hampshire GU12 4DD**

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Application No 24/00493/FULPP Ward: Knellwood  
Applicant: Mr & Mrs Shepherd  
Decision: **Permission Granted**  
Decision Date: 13 November 2024  
Proposal: Raising eaves height to 5.3m, and ridge height to 8.2m to change chalet to a two-storey dwelling, and rendering front, side and rear elevations  
Address **229 Sycamore Road Farnborough Hampshire GU14 6RQ**

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Application No 24/00496/FULPP Ward: Knellwood  
Applicant: Patricia Macauley  
Decision: **Permission Granted**  
Decision Date: 25 October 2024  
Proposal: Demolition of existing rear garden shed/carport and construction of an extension to existing rear garage to create an outbuilding comprising of an indoor swimming pool and associated facilities  
Address **39 Avenue Road Farnborough Hampshire GU14 7BJ**

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Application No 24/00498/FULPP Ward: North Town  
Applicant: Mr Suman Pun  
Decision: **Permission Granted**  
Decision Date: 25 October 2024  
Proposal: Remove front garden wall and excavation works to create a permeable hardstanding and dropped kerb  
Address **71 Newport Road Aldershot Hampshire GU12 4PW**

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Application No 24/00509/FULPP Ward: Empress

Applicant: Mr & Mrs C & D Hursey

Decision: **Permission Granted**

Decision Date: 02 December 2024

Proposal: Erection of a single storey rear extension and porch to front elevation following demolition of existing porch canopy

Address **Magpie Cottage 17 Revelstoke Avenue Farnborough Hampshire GU14 8NG**

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Application No 24/00514/TPOPP Ward: Cove And Southwood

Applicant: Miss Karen Wood

Decision: **Permission Granted**

Decision Date: 21 October 2024

Proposal: Lift the canopy of Weeping Willow (T2 of TPO 302V) to give no more than 4 metres ground level clearance, reduce the crown no further than the previous pruning points, remove any deadwood and repeat as required

Address **30 Holly Road Farnborough Hampshire GU14 0EA**

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Application No 24/00516/CONDPP Ward: Wellington

Applicant: Other Grainger (Aldershot) Ltd and Secret

Decision: **Permission Granted**

Decision Date: 10 December 2024

Proposal: Details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014: Removal of Tree 381, 392, 401, 424 and 36 ABRO and works to Tree 447).

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

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Application No 24/00518/CONDPP Ward: Wellington

Applicant: Other Grainger (Aldershot) Ltd and Secret

Decision: **Permission Granted**

Decision Date: 01 November 2024

Proposal: Details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of works to trees within Cambridge Military Hospital -Development Zone C (Lower Bank South of CMH).

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension  
Alisons Road Aldershot Hampshire**

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Application No 24/00528/CONDPP Ward: Wellington

Applicant: Other Grainger (Aldershot) Ltd and Secret

Decision: **Permission Granted**

Decision Date: 01 November 2024

Proposal: Details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of works to trees within the Wellesley site (Cambridge Military Hospital -Development Zone C)

Address **Former Gymnasium Hospital Road Wellesley Aldershot Hampshire**

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Application No 24/00534/FULPP Ward: West Heath

Applicant: Mr Filipe Da Silva

Decision: **Permission Granted**

Decision Date: 29 October 2024

Proposal: Extension of existing garage and conversion for use as a residential annexe

Address **8 Credon Close Farnborough Hampshire GU14 8QN**

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Application No 24/00538/REVPP Ward: Empress

Applicant: Churchill Living Ltd.

Decision: **Permission Granted**

Decision Date: 06 December 2024

Proposal: Variation of Conditions 4 (screen and boundary details), 7 (Landscaping and biodiversity enhancements) and 20 (approved drawings) of permission 20/00153/REVPP for for the erection of 42 apartments (26 one bedroom and 16 two bedroom) for the elderly (sixty years of age and/or partner over fifty five years of age) granted on 28/05/2020 for the retention of 3no. additional parking spaces, and continued retention of changes to approved landscaping layout.

Address **Yates Lodge 118 Victoria Road Farnborough Hampshire GU14 7PN**

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Application No 24/00539/PDC Ward: Aldershot Park

Applicant: Mr Henry Batterbee

Decision: **Development is Lawful**

Decision Date: 23 October 2024

Proposal: Certificate of Lawfulness for Proposed Development : Use of land for siting of mobile home to provide accommodation for an immediate family member of the occupants of the main dwellinghouse, and for purposes ancillary to main dwelling; the mobile home meeting the definition of a caravan as set out in the Caravan Sites Act, 1968

Address **34 Orchard Way Aldershot Hampshire GU12 4HR**

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Application No 24/00543/FULPP Ward: Fernhill

Applicant: Mr Alan Brimicombe

Decision: **Permission Granted**

Decision Date: 12 November 2024

Proposal: Erection of a single storey rear extension and pitched roof on the flat roof element to the front elevation

Address **15 Henley Close Farnborough Hampshire GU14 9HE**

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Application No 24/00546/PRIORP Ward: Wellington

Applicant: Jepol Property Limited

Decision: **Prior Approval Required and Granted**

Decision Date: 31 October 2024

Proposal: Application for Prior Approval : Conversion of first floor commercial space (Use Class E) into 5 flats (Use Class C3) under Class MA of Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

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

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Application No 24/00547/FUL Ward: Fernhill

Applicant: Mrs Gloria O

Decision: **Permission Granted**

Decision Date: 15 November 2024

Proposal: Proposed change of use from Use Class C3 residential dwelling to Use Class C2 care home facility for up to 2 adults and demolition of garage and provision of enlarged parking area to the rear

Address **145 Pinewood Park Farnborough Hampshire GU14 9LE**

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Application No 24/00549/CONDPP Ward: Knellwood

Applicant: Carerom Ltd

Decision: **Conditions details approved**

Decision Date: 19 November 2024

Proposal: Submission of details pursuant to Condition Nos. 5 (Refuse storage & collection details) and 7 (Childrens' drop-off & pick-up management plan) of planning permission 24/00060/FULPP dated 19 April 2024

Address **The Old Library 4 Boundary Road Farnborough Hampshire GU14 6SF**

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Application No 24/00552/CONDPP Ward: Wellington

Applicant: Mr Alan Chitson

Decision: **Permission Granted**

Decision Date: 08 November 2024

Proposal: Submission of details pursuant to condition 3 (iii) (remediation verification) of planning permission 22/00854/FULPP dated 31st March 2023 for change of use from amenity land to community garden with associated parking and ancillary structures.

Address **Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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Application No 24/00553/REV Ward: North Town

Applicant: Ms Kwok Ching Lai

Decision: **Permission Granted**

Decision Date: 11 November 2024

Proposal: Variation of condition 4 of planning permission 97/00462/COU to extend the opening hours of premises to 0700-2100 hours Monday to Saturday

Address **197A North Lane Aldershot Hampshire GU12 4SY**

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Application No 24/00554/FULPP Ward: Knellwood

Applicant: Mr Daniel Adcock

Decision: **Permission Granted**

Decision Date: 16 December 2024

Proposal: Erection of a single storey side extension and conversion of the existing garage to a habitable room

Address **14 Abbey Way Farnborough Hampshire GU14 7DA**

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Application No 24/00558/FUL Ward: Manor Park

Applicant: Mr A Dewan

Decision: **Permission Granted**

Decision Date: 15 November 2024

Proposal: Construction of proposed store on flat roof

Address **117 Victoria Road Aldershot Hampshire GU11 1JW**

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Application No 24/00563/CONDPP Ward: Manor Park

Applicant: Silverdale Development Projects

Decision: **Permission Granted**

Decision Date: 20 November 2024

Proposal: Submission of details reserved by conditions 5 (boundary treatments), 11 (Landscape and ecological enhancement plan), 12 (cycle/bin storage) and 15 (visibility splays) of planning permission 23/00354/FULPP dated 16.10.2023, for the erection of 2 dwelling houses and associated parking and landscaping and demolition of existing dwelling (updated information received).

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

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Application No 24/00564/ADVPP Ward: Cherrywood

Applicant: Mr Ryan Elliott

Decision: **Permission Granted**

Decision Date: 07 November 2024

Proposal: Installation of 2no. Illuminated free standing totem signs and 3no Flag Poles

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

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Application No 24/00565/FULPP Ward: Knellwood

Applicant: Group 1 Automotive

Decision: **Permission Granted**

Decision Date: 06 November 2024

Proposal: Installation of new finishes to the BMW showroom facades including new perforated cladding

Address **105 Farnborough Road Farnborough Hampshire GU14 6TL**

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Application No 24/00566/TPO Ward: St John's  
Applicant: Mr Kettle  
Decision: **Permission Granted**  
Decision Date: 21 October 2024  
Proposal: One Oak (T56 of TPO 407) reduce height and sides of crown by no more than 2.5 metres  
Address **27 Ruth Close Farnborough Hampshire GU14 9UX**

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Application No 24/00568/FUL Ward: Cove And Southwood  
Applicant: Andrew Dodd  
Decision: **Permission Granted**  
Decision Date: 06 December 2024  
Proposal: Erection of a two storey side and rear extension  
Address **121 Keith Lucas Road Farnborough Hampshire GU14 0DJ**

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Application No 24/00570/TPOPP Ward: West Heath  
Applicant: Mr Veena  
Decision: **Permission Granted**  
Decision Date: 21 October 2024  
Proposal: One Hornbeam (T17 of TPO 359V) reduce canopy of Hornbeam over roof of no. 25 Vesey Close to provide no more than 2 metres clearance of building and crown lift to no more than 5 metres from ground level.  
One Lime (T16) crown lift to no more than 5 metres from ground level.  
Group (G1) two Hornbeams cut back by no more than 4 metres to near boundary to provide sufficient clearance of property  
Address **Land Affected By TPO 359V Vesey Close Farnborough Hampshire**

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Application No 24/00571/TPOPP Ward: St John's

Applicant: Vivid Housing Limited

Decision: **Permission Granted**

Decision Date: 21 October 2024

Proposal: T907 Tree tag: 3786 as per submitted plan, one Beech (T3 of TPO 388V) reduce back by no more than 2 metres branch with inclusion at 4.5 metres above ground level to East side

Address **Land Affected By TPO 388V - Between Cripsey Road, St Johns Road And Broomhill Road Farnborough Hampshire**

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Application No 24/00572/FULPP Ward: Rowhill

Applicant: Mr Yogen Chhetri

Decision: **Permission Granted**

Decision Date: 22 November 2024

Proposal: Erection of two-storey and single-storey front, side and rear extensions - alternative to development approved under planning permission 23/00685/FULPP

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

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Application No 24/00575/TPOPP Ward: St John's

Applicant: Vivid Housing Ltd

Decision: **Permission Granted**

Decision Date: 31 October 2024

Proposal: T959 Tree tag: 3794 (T7 Oak of 388V) Remove lateral branches back to natural target pruning points to provide 2 metres of clearance from building. Crown spread reduced to 13m.

Address **Land To The Rear Of 22 To 36 Broomhill Road Farnborough Hampshire**

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Application No 24/00576/TPOPP Ward: Empress

Applicant: Vivid Housing Ltd

Decision: **Permission Granted**

Decision Date: 31 October 2024

Proposal: T742 (G2 of 381V) Empress Court, Hawthorn Road, Farnborough.  
English oak: Trim canopy to provide 2m of clearance from the building.  
T752 (T1 of 381V) Empress Court English oak. Remove deadwood  
and crown lift to 3.5m all round and 6m over the carriageway.

Address **Empress Court Hawthorn Road Farnborough Hampshire**

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Application No 24/00578/TPOPP Ward: St Mark's

Applicant: Vivid Housing Ltd

Decision: **Permission Granted**

Decision Date: 31 October 2024

Proposal: T1504 T10 of TPO 371A Maitland Road English oak  
Crown lift to 3.5m all round and 6m over the carriageway. To allow for suitable clearance for  
vehicle and pedestrian access within the canopy spread. All tree work to  
BS3998 (2010) No pruning wounds to exceed 50mm in dia.

Address **Land Affected By TPO 371 Maitland Road Farnborough Hampshire**

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Application No 24/00580/TPOPP Ward: St Mark's

Applicant: Vivid Housing Limited

Decision: **Permission Granted**

Decision Date: 31 October 2024

Proposal: T1439 Tree tag: 1327 as per submitted plan, one Cherry (T1 of TPO  
292V) crown lift to no more than 3.5 metres from ground level, all round  
and 5 metres over the carriageway. Remove lateral branches back to  
natural target pruning points to provide 2 metres clearance from the  
building. T1441 Tree tag: 2761 one Whitebeam (T3 of TPO 292V) crown  
reduce tree by no more than 3 metres height and 2 metres to crown  
spread. T1442 Tree tag: Cherry (T4 of TPO 292V) crown reduce tree by  
no more than 2 metres all round

Address **Cottrell Flats Morris Road Farnborough Hampshire GU14 6HJ**

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Application No 24/00587/FULPP Ward: Aldershot Park

Applicant: Kerry Roberts

Decision: **Permission Granted**

Decision Date: 12 November 2024

Proposal: Retention of single storey rear extension

Address **55 Gloucester Road Aldershot Hampshire GU11 3SJ**

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Application No 24/00590/FULPP Ward: Manor Park

Applicant: Ms J Grew

Decision: **Permission Granted**

Decision Date: 07 November 2024

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

Address **9 Ajjay Close Aldershot Hampshire GU11 3TW**

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Application No 24/00591/FULPP Ward: Empress

Applicant: Mr Tony Edwards

Decision: **Permission Granted**

Decision Date: 14 November 2024

Proposal: Retention of an outbuilding in the rear garden

Address **42 Pierrefondes Avenue Farnborough Hampshire GU14 8NF**

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Application No 24/00592/ADVPP Ward: Aldershot Park

Applicant: Motor Fuel Group Limited

Decision: **Permission Granted**

Decision Date: 04 December 2024

Proposal: Installation and display of internally illuminated totem sign for EV charging points

Address **400 High Street Aldershot Hampshire GU12 4NE**

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Application No 24/00593/CONDPP Ward: Cherrywood

Applicant: Mr Ian Hollis

Decision: **Conditions details approved**

Decision Date: 28 November 2024

Proposal: Approval of SUDS compliant construction and drainage to Thames Water surface water drainage consented on the 26 09 2024, pursuant to condition 3 of planning permission 24/00080/FULPP dated 31/05/2024 (For Erection of three-bedroom detached house to rear)

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

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Application No 24/00594/MISC28 Ward: Aldershot Park

Applicant: Openreach Planning

Decision: **No Objection**

Decision Date: 25 October 2024

Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install fixed line broadband electronic communications apparatus - poles opposite 322 Romsey Close.

Address **322 Romsey Close Aldershot Hampshire GU11 3RR**

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Application No 24/00595/MISC28 Ward: Aldershot Park

Applicant: Openreach Planning

Decision: **No Objection**

Decision Date: 25 October 2024

Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install fixed line broadband electronic communications apparatus - poles opposite 323 Romsey Close and 260 Overton Close

Address **260 Overton Close Aldershot Hampshire GU11 3RP**

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Application No 24/00596/FULPP Ward: Knellwood  
Applicant: FABIAN ROBERTS  
Decision: **Permission Granted**  
Decision Date: 15 November 2024  
Proposal: Erection of rendered pillars and iron entrance gates  
Address **Bankside 76 Salisbury Road Farnborough Hampshire GU14 7AG**

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Application No 24/00597/TPOPP Ward: Cove And Southwood  
Applicant: Bloor Homes Southern  
Decision: **Permission Granted**  
Decision Date: 06 November 2024  
Proposal: T24-Oak tree TPO 415V. Reduce the lateral limbs growing out on the west side of the canopy in by no more than 2 metres. Reduce the lateral limbs growing out on the north/east side of the canopy by no more than 3 metres to gain a clearance away from the house. Remove major deadwood throughout whole crown area (Deadwood > 25mm in diameter ). Crown lift to no more than 4 metres over neighbouring garden/Public footpath. T25-Oak tree TPO 415V tree. Reduce the lateral limbs growing out on the west side of the canopy in by no more than 2 metres. Remove major deadwood throughout whole crown area (Deadwood > 25mm in diameter ). Crown lift to no more than 4 metres over neighbouring garden/Public footpath. T26-Oak tree TPO 415V. Remove major deadwood throughout whole crown area (Deadwood > 25mm in diameter ). Crown lift to no more than 4 metres over neighbouring garden/Public footpath  
Address **Land Affected By TPO 415V - Between Ively Road, Wisley Gardens And Southern Way Farnborough Hampshire**

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Application No 24/00599/FULPP Ward: Aldershot Park  
Applicant: Mrs Lauren Bennell  
Decision: **Permission Granted**  
Decision Date: 29 November 2024  
Proposal: Single Storey Rear extension  
Address **7 Whyte Avenue Aldershot Hampshire GU12 4AD**

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Application No 24/00601/MISC28 Ward: Cove And Southwood

Applicant: John Tsoi

Decision: **No Objection**

Decision Date: 28 October 2024

Proposal: Notification under the electronic communications code regulations 2003 (as amended) to utilise permitted development rights - Remove 1no. cabinet and replace with 2no. cabinets, add 1no. GPS Node to existing mast, along with associated equipment works

Address **Telecommunication Mast EE 71768 Summit Avenue Farnborough Hampshire**

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Application No 24/00602/FULPP Ward: Cove And Southwood

Applicant: Jennings

Decision: **Permission Granted**

Decision Date: 29 October 2024

Proposal: Extension to existing garage at the rear with pitched roof to allow for solar PV array

Address **St Hubert 15 Southwood Road Farnborough Hampshire GU14 0JG**

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Application No 24/00605/MISC28 Ward: Knellwood

Applicant: Andy Smale

Decision: **No Objection**

Decision Date: 01 November 2024

Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (pole) outside 144 Alexandra Road Farnborough, at: FB104-KI

Address **144 Alexandra Road Farnborough Hampshire GU14 6RP**

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Application No 24/00606/FULPP Ward: St Mark's

Applicant: Basturea

Decision: **Permission Refused**

Decision Date: 27 November 2024

Proposal: Change of use of Unit 1 from mixed use Storage and Distribution/Retail, to Class 4 MOT vehicle and motorbike testing centre with ancillary offices (Use Class B2); continued use of Unit 2 as a vehicle service and repair premises with ancillary offices (Use Class B2); continued use of Unit 3 of as a Class 7 MOT vehicle testing centre with ancillary storage (Use Class B2); retention of canopies outside Units 1 and 2, retention vehicle access gate on north boundary and new gate on south boundary and retention of boundary fencing

Address **Units 1 To 3 Camp Road Industrial Estate 14 Camp Road  
Farnborough Hampshire GU14 6EW**

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Application No 24/00607/FULPP Ward: St John's

Applicant: Mike & Heather Bird & Winter

Decision: **Permission Granted**

Decision Date: 11 December 2024

Proposal: Erection of single storey rear extension, first floor extension and porch and front infill

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

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Application No 24/00608/FULPP Ward: Rowhill

Applicant: Mr & Mrs James & Kate Killington

Decision: **Permission Granted**

Decision Date: 28 November 2024

Proposal: Erection of a two storey side extension, formation of pitched roof over flat roof, single storey side and rear extension, formation of dormer window to rear facilitate room in roof (variation of planning permission 23/00744/FULPP Erection of a single storey side and rear extension and alterations to existing roof to facilitate room in roof dated 28th November 2023

Address **30 Ayling Lane Aldershot Hampshire GU11 3LZ**

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Application No 24/00609/CONDPP Ward: St Mark's

Applicant: Ms Stephanie Younes

Decision: **Permission Granted**

Decision Date: 01 November 2024

Proposal: approval of details pursuant to condition 3 (BNG) of planning permission 23/00292/FULPP (Erection of a detached two storey building for use as a private terminal and lounge with associated offices, screening room, and flights observations, along with associated parking).

Address **Farnborough Airport Farnborough Road Farnborough Hampshire GU14 6XA**

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Application No 24/00610/EDCPP Ward: St Mark's

Applicant: Basturea

Decision: **Development is not Lawful**

Decision Date: 10 December 2024

Proposal: CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR DEVELOPMENT: Use of Unit 3 and associated front forecourt outside of Unit 3 as a vehicle servicing centre (Use Class B2), which included repairs and fitting of tyres, tyres and wheel alignment, fitting and repairs of brake pads and brake discs, testing and changing of vehicle batteries for cars and commercial vehicles which included carrying out servicing and repairs works outside Unit 3 on the front forecourt

Address **Unit 3 Camp Road Industrial Estate 14 Camp Road Farnborough Hampshire GU14 6EW**

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Application No 24/00611/FULPP Ward: St Mark's

Applicant: Ms Ankarce Wong

Decision: **Permission Granted**

Decision Date: 02 December 2024

Proposal: Erection of a single storey rear extension

Address **11 Watts Common Way Aldershot Hampshire GU11 2HQ**

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Application No 24/00612/TPOPP Ward: Fernhill

Applicant: Mr Mark Wilkinson

Decision: **Permission Granted**

Decision Date: 19 November 2024

Proposal: Reduce crown height by no more than 3 metres and crown thin by no more than 20% of T5 Oak of 00321/ORDER. Reason for works is to maintain the shape and health of the tree, and to remove any possibility of branches impacting electrical service.

Address **27 Woodlands Walk Blackwater Camberley Hampshire GU17 9HY**

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Application No 24/00613/TPOPP Ward: Rowhill

Applicant: Edgefield Estates

Decision: **Permission Granted**

Decision Date: 06 November 2024

Proposal: (T10 Oak of 00387V) Tip reduction. All growth facing towards the property to be pruned back to growth points. Lowest large limb facing towards corner of property to be reduced back by approximately 50% back to growth. Reason for works is encroachment on space and needs distance between tree and property.(T9 Cedar of 00387V) Tips facing towards property to be reduced back by approximately 2 meters. Giving 3 meters clearance between building and tree. Reason is for encroachment on space and needing distance between tree and property.

Address **Hamilton Place Cargate Terrace Aldershot Hampshire GU11 3HT**

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Application No 24/00614/FULPP Ward: Wellington

Applicant: Vivid

Decision: **Permission Granted**

Decision Date: 04 December 2024

Proposal: Replacement of existing timber double glazed windows PVCu double glazed windows and replacement of panels adjacent to windows with fibre cement panels

Address **Printing House Court Sebastopol Road Aldershot Hampshire GU11 1DH**

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Application No 24/00615/TPO Ward: West Heath

Applicant: Mr Stephen Leach

Decision: **Split decision**

Decision Date: 08 November 2024

Proposal: Remove one Beech (T2 of TPO 197V) in rear garden

Address **77 Fernhill Road Farnborough Hampshire GU14 9SA**

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Application No 24/00616/TPO Ward: Knellwood

Applicant: Mrs Katherine Udy

Decision: **Permission Granted**

Decision Date: 06 November 2024

Proposal: One Sweet Chestnut (T67 of TPO 439V) crown reduce by no more than 3 metres, crown lift to no more than 3 metres from ground level and crown thin by no more than 20%

Address **24 Albert Road Farnborough Hampshire GU14 6SH**

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Application No 24/00617/TPO Ward: North Town

Applicant: Mr David Knowles

Decision: **Permission Granted**

Decision Date: 06 November 2024

Proposal: One Magnolia (T1 of TPO 379) re-pollard by no more than 2 metres to previous points and remove deadwood

Address **71 Holly Road Aldershot Hampshire GU12 4SQ**

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Application No 24/00618/FUL Ward: Empress

Applicant: Mr And Mrs Carr

Decision: **Permission Granted**

Decision Date: 21 November 2024

Proposal: Erection of single storey rear extension, first floor balcony, formation of two dormers within existing side facing roof slope of garage to form habitable room in roof and erection of covered pergolas to rear of property and alterations of existing patio area

Address **14 Queen Victoria Court Farnborough Hampshire GU14 8AR**

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Application No 24/00619/ADVPP Ward: Empress

Applicant: Southern Co-op

Decision: **Permission Granted**

Decision Date: 14 November 2024

Proposal: Retrospective planning application for the display of three non-illuminated external signs to the east and west elevations of the building

Address **68 - 70 Victoria Road Farnborough Hampshire GU14 7PH**

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Application No 24/00620/PRIORP Ward: Empress

Applicant: Mr H Schneck - Mountley Ltd

Decision: **Prior Approval Required and Granted**

Decision Date: 20 November 2024

Proposal: APPLICATION FOR PRIOR APPROVAL: Change of use upper floor from ancillary retail space (Class E) to form 1no. 3 bed and 1no. 2 bed units under Class G of Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Address **65 - 69 Queensmead Farnborough Hampshire GU14 7RL**

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Application No 24/00621/MISC28 Ward: Wellington

Applicant: DotSurveying

Decision: **No Objection**

Decision Date: 08 November 2024

Proposal: In accordance with the Electronic Communications Code (Conditions and Restrictions) Regulations 2003, this letter provides notice of the intention to make alterations to the electronic communications apparatus located at Aldershot AMTE\_TRS, Ordnance Road, Aldershot, Hampshire, GU11 2AH

Address **Telecommunication Mast O2 1057 Telephone Exchange Ordnance Road Aldershot Hampshire GU11 2AH**

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Application No 24/00622/TPOPP Ward: Knellwood

Applicant: Mr David North

Decision: **Permission Granted**

Decision Date: 19 November 2024

Proposal: One Sycamore (T2 of TPO 298) reduce height of tree by no more than 5 metres and reduce laterals on northern side of tree by no more than 3 metres to rebalance crown

Address **St Peters Church Of England Junior School Church Avenue  
Farnborough Hampshire GU14 7AP**

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Application No 24/00623/FULPP Ward: Cove And Southwood

Applicant: Mr Yanling Chen

Decision: **Permission Granted**

Decision Date: 02 December 2024

Proposal: Change of use from Tattoo Studio (Sui Generis) to Massage Studio (Use Class E)

Address **2 Bridge Road Farnborough Hampshire GU14 0HS**

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Application No 24/00624/FUL Ward: Aldershot Park

Applicant: Mr Rene Rojas Olea

Decision: **Permission Granted**

Decision Date: 08 November 2024

Proposal: Retrospective planning application for the retention of a single storey front and side extension

Address **67 Tongham Road Aldershot Hampshire GU12 4AR**

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Application No 24/00627/NMAPP Ward: Aldershot Park

Applicant: C/o Agent

Decision: **Permission Granted**

Decision Date: 28 November 2024

Proposal: Non Material Amendment to planning permission 23/00307/FULPP dated 06.10.2024 to remove EV canopy, reduce number charging bays from 8 to 6, move substation and jet washes closer to western site boundary, move plant room and vent stack

Address **400 High Street Aldershot Hampshire GU12 4NE**

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Application No 24/00628/PRIORP Ward: Empress

Applicant: Mountley Ltd

Decision: **Prior Approval Required and Granted**

Decision Date: 09 December 2024

Proposal: APPLICATION FOR PRIOR APPROVAL: Change of use of third- and fourth (roof)-floors of building from Use Class E (business) to Class C3 (residential) comprising 36 flats (29 X 1-bedroom and 7 X 2-bedroom units) under Class MA of Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Address **Briarcliff House Kingsmead Farnborough Hampshire GU14 7TE**

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Application No 24/00629/FULPP Ward: St Mark's

Applicant: Mrs S Kausar

Decision: **Permission Granted**

Decision Date: 16 December 2024

Proposal: Erection of a two storey rear extension and part single, part two storey side extension following demolition of existing garden room and two storey flat roof element

Address **29 Whites Road Farnborough Hampshire GU14 6PB**

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Application No 24/00631/NMAPP Ward: Wellington

Applicant: Mr Alan Chitson

Decision: **Permission Granted**

Decision Date: 04 November 2024

Proposal: NON MATERIAL AMENDMENT: To application 23/00512/REMPP a 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 hard and soft landscaping in play area.

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

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Application No 24/00632/PRIORP Ward: Empress

Applicant: Mountley Ltd

Decision: **Prior Approval Required and Granted**

Decision Date: 13 December 2024

Proposal: APPLICATION FOR PRIOR APPROVAL: Change of use of first- and second-floors of building from Use Class E (business) to Class C3 (residential) comprising 61 flats (49 X 1-bedroom and 12 X 2-bedroom units) under Class MA of Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Address **Briarcliff House Kingsmead Farnborough Hampshire GU14 7TE**

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Application No 24/00633/FULPP Ward: Wellington

Applicant: Premier Inn Hotels Ltd

Decision: **Permission Granted**

Decision Date: 13 December 2024

Proposal: Conversion of existing restaurant to provide additional hotel bedrooms together with all associated works

Address **Brewers Fayre And Premier Inn 7 Wellington Avenue Aldershot Hampshire GU11 1SQ**

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Application No 24/00636/FULPP Ward: St John's

Applicant: Mr Sunir Gyawali

Decision: **Permission Granted**

Decision Date: 03 December 2024

Proposal: Erection of a single storey rear extension following removal of existing extension and reduction in width of ground and first floor windows on the front facade

Address **47 Whetstone Road Farnborough Hampshire GU14 9SX**

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Application No 24/00637/TPO Ward: St John's

Applicant: Mr Matthew Kern

Decision: **Permission Granted**

Decision Date: 29 November 2024

Proposal: One Scots Pine (T2 of TPO 436V) as per submitted plan, reduce limb growing towards 1 Haskins Gardens by no more than 1.5m and crown lift to no more than 4 metres from ground level

Address **Land Affected By TPO 436V - At Haskins Gardens And Haskins Drive Farnborough Hampshire**

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Application No 24/00638/TPOPP Ward: Empress

Applicant: Mr Downer

Decision: **Permission Granted**

Decision Date: 19 November 2024

Proposal: Tree T1 Beech on submitted plan (T10 of TPO 447V) reduce lateral growth to the north and south by no more than 4 metres in the bottom 2/3 of the crown. Reduce lateral growth to the east by no more than 3 metres in the bottom 2/3's of the crown. Crown lift to no more than 6 metres from ground level by the removal of small secondary branching. Thin the remaining crown by no more than 10%. T2 Beech (T11 of TPO 447V) reduce in height by no more than 4 metres. Reduce lateral growth to the north, south and west by no more than 3 metres. Crown lift to no more than 6 metres from ground level by the removal of small secondary branching. T3 Lime ( T12 of TPO 447V) reduce lateral growth to the north by no more than 1.5 metres and remove all sucker growth

Address **Rothlinden 61 Prospect Avenue Farnborough Hampshire GU14 8JT**

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Application No 24/00643/NMAPP Ward: North Town

Applicant: Mr James Walters

Decision: **Permission Granted**

Decision Date: 26 November 2024

Proposal: NON MATERIAL AMENDMENT: To application 22/00282/FULPP for development of 30 residential units, to include community space [145sqm], parking, access and landscaping (phase 5 of 09/00431/FULPP) to facilitate; amendment to window transoms, replace cladding with recessed brickwork, change from cantilevered balconies to brickwork support, decrease width of parking entrance, and alteration to bin / cycle store.

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 24/00645/FULPP Ward: Cove And Southwood

Applicant: Mr D Lee

Decision: **Permission Granted**

Decision Date: 28 November 2024

Proposal: Erection of a single storey front extension

Address **6 Ambleside Close Farnborough Hampshire GU14 0JY**

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Application No 24/00646/REVPP Ward: Manor Park

Applicant: Eclipse Allstars Cheerleading

Decision: **Permission Granted**

Decision Date: 17 December 2024

Proposal: Removal of Condition 11 of planning permission RSH 04192/2 dated 03/03/1986 (for Erection of six light industrial buildings with car parking areas) to allow use of premises as cheerleading training space falling within Use Class E(d) - Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)

Address **Unit 4 Manor Park Industrial Estates Wyndham Street Aldershot Hampshire GU12 4NZ**

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Application No 24/00651/PDCPP Ward: Empress  
Applicant: Labana  
Decision: **Development is Lawful**  
Decision Date: 18 December 2024  
Proposal: CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT:  
Erection of outbuilding to rear garden  
Address **The Herons 291 Farnborough Road Farnborough Hampshire GU14  
8AU**

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Application No 24/00652/MISC28 Ward: St Mark's  
Applicant: EE Ltd  
Decision: **No Objection**  
Decision Date: 01 November 2024  
Proposal: In accordance with the Electronic Communications Code (Conditions and  
Restrictions) Regulations 2003, notice of the intention to make alterations  
to the electronic communications apparatus located at Salesian College  
Address **Telecommunication Mast Salesian College 119 Reading Road  
Farnborough Hampshire**

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Application No 24/00653/FUL Ward: Empress  
Applicant: Mr Daniel Moore  
Decision: **Permission Granted**  
Decision Date: 04 December 2024  
Proposal: Erection of pitched roof over existing rear extension  
Address **Fenton 139 Prospect Road Farnborough Hampshire GU14 8JY**

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Application No 24/00655/FULPP Ward: Manor Park  
Applicant: Mr Muhammad Ayaz Qureshi  
Decision: **Permission Granted**  
Decision Date: 29 November 2024  
Proposal: Demolition of existing side extension and erection of single storey front  
and side extension  
Address **226 Lower Farnham Road Aldershot Hampshire GU11 3QZ**

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Application No 24/00656/FUL Ward: St John's  
Applicant: Mr Steven Rolfe  
Decision: **Permission Granted**  
Decision Date: 03 December 2024  
Proposal: Retention of lantern roof light built into flat roof of extension  
Address **36 Whetstone Road Farnborough Hampshire GU14 9SU**

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Application No 24/00657/ADJ Ward: Out Of Area  
Applicant: Miguel Martinez  
Decision: **No Objection**  
Decision Date: 15 November 2024  
Proposal: Adjacent Authority Consultation from Hart District Council: Request for an EIA Scoping Opinion at Hartland Village Phases 4 to 8, Fleet, in conjunction with proposals to revise the consented masterplan for an additional 300 dwellings  
Address **Hartland Park Ively Road Fleet Hampshire**

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Application No 24/00658/FUL Ward: West Heath  
Applicant: Mrs Danuta Wloch  
Decision: **Permission Granted**  
Decision Date: 04 December 2024  
Proposal: Erection of a single storey rear extension following demolition of lean-to  
Address **41 Glebe Road Farnborough Hampshire GU14 8QU**

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Application No 24/00660/FULPP Ward: Cove And Southwood  
Applicant: Tek Budhathoki  
Decision: **Permission Granted**  
Decision Date: 29 November 2024  
Proposal: Erection of boundary treatment  
Address **32 Prospect Road Farnborough Hampshire GU14 0EE**

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Application No 24/00663/TPOPP Ward: St Mark's

Applicant: Alexandra Close residents committee

Decision: **Permission Granted**

Decision Date: 29 November 2024

Proposal: T1 Oak of group (00384V) . Crown reduction on the two branches, removing up to 3m from the tips back to good growth points to maintain the tree's form and shape. This will reduce the need for further work to cut back this side of the tree more aggressively in the coming years when the tree starts crowding the apartment building.

Address **9 Netley Street Farnborough Hampshire GU14 6AH**

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Application No 24/00670/FULPP Ward: Wellington

Applicant: Mr J & Mrs K Kaur Singh & Bhachu SING

Decision: **Permission Granted**

Decision Date: 12 December 2024

Proposal: Erection of a single storey rear extension and alterations to existing single storey rear roof

Address **52 Station Road Aldershot Hampshire GU11 1BG**

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Application No 24/00672/MISC28 Ward: Wellington

Applicant: John Tsoi

Decision: **No Objection**

Decision Date: 03 December 2024

Proposal: Communications Act 2003 and operate in accordance with the Electronic Communications Code (Conditions and Restrictions) Regulations 2003, as amended to remove and replace 1no. cabinet, along with associated equipment and works

Address **Telecommunication Site MBNL (GU0180) Fleet Road Aldershot Hampshire**

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Application No 24/00676/CONDPP Ward: Rowhill

Applicant: Ms Duncan Gayler

Decision: **Permission Granted**

Decision Date: 12 December 2024

Proposal: Submission of details pursuant to condition 3 (external materials of first floor addition) of planning permission 24/00392/FULPP for erection of a two storey link extension on side amenity space of Marwa dated 04.11.2024

Address **Marwa Nursing Home 27 - 29 Manor Road Aldershot Hampshire GU11 3DG**

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Application No 24/00681/TPOPP Ward: Empress

Applicant: Mr Paul Rumbold

Decision: **Permission Granted**

Decision Date: 10 December 2024

Proposal: One Beech tree (T2 of TPO 480) crown reduction overall by no more than 2 metres to suitable growth point. Sever Ivy at branch break and thin internal growth by no more than 15%. Crown lift to branch break no more than 4 metres from ground level ,removing secondary growth only

Address **13 Chingford Avenue Farnborough Hampshire GU14 8AB**

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Application No 24/00682/MISC28 Ward: Empress

Applicant: Lucy Hayes

Decision: **No Objection**

Decision Date: 09 December 2024

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

Address **The Meads Business Centre Kingsmead Farnborough Hampshire GU14 7SJ**

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Application No 24/00687/MISC28 Ward: Knellwood

Applicant: Scottish And Southern Electricity Network

Decision: **No Objection**

Decision Date: 05 December 2024

Proposal: To install a Ground Mounted Electricity Substation at The Farnborough College of Technology, Boundary Road, Farnborough, Hampshire, GU14 6SB.

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

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Application No 24/00688/FULPP Ward: Empress

Applicant: Mr & Mrs Mansoor & Shahina Bashir & Yu

Decision: **Permission Granted**

Decision Date: 19 December 2024

Proposal: Erection of front extension and single storey rear extension with pitched roof

Address **72 Ship Lane Farnborough Hampshire GU14 8BH**

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Application No 24/00689/FUL Ward: Manor Park

Applicant: Mr And Mrs Marlow

Decision: **Permission Granted**

Decision Date: 18 December 2024

Proposal: Removal of existing conservatory and erection of a single storey rear extension

Address **4 Coronation Road Aldershot Hampshire GU11 3PZ**

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Application No 24/00694/FULPP Ward: Knellwood

Applicant: Mr & Mrs Annibal

Decision: **Permission Granted**

Decision Date: 17 December 2024

Proposal: Conversion of existing garage to a habitable room

Address **8 Rodmel Court Farnborough Hampshire GU14 6TY**

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Application No 24/00701/TPOPP Ward: Knellwood

Applicant: Mr James Newman

Decision: **Permission Granted**

Decision Date: 02 January 2025

Proposal: One Oak (T2 of TPO 397V) crown reduce by no more than 2 metres all around , back to suitable secondary growth points and remove deadwood

Address **88 Cambridge Road East Farnborough Hampshire GU14 6QX**

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Application No 24/00703/MISC28 Ward: Aldershot Park

Applicant: Shaurya Kumar

Decision: **No Objection**

Decision Date: 18 December 2024

Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus (Wooden Pole) outside Aldershot Cricket Club

Address **Aldershot Cricket Club Guildford Road Aldershot Hampshire GU12 4BP**

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Application No 24/00705/TPOPP Ward: Empress

Applicant: Mrs Wendy Schuller

Decision: **Permission Granted**

Decision Date: 02 January 2025

Proposal: Two Beech trees (G3 of TPO 354V) remove all major dead and dying branches. This will include pruning back to live growth the dying tips of both trees

Address **High Trees 51 Prospect Avenue Farnborough Hampshire GU14 8JT**

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Application No 24/00707/TPOPP

Ward: Empress

Applicant: Mr Stephen Dungay

Decision: **Permission Granted**

Decision Date: 02 January 2025

Proposal: T14 Lime of TPO 448V at 14 Greens School Lane immediately adjacent to the house. Reduction to previous pruning points and to reshape the remaining crown to balance so as to prevent further reduction of light to the back of the house and to retain clearance from the property, and repeat as required.

Address **Koti 14 Greens School Lane Farnborough Hampshire GU14 7PS**

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**Development Management Committee**  
**15<sup>th</sup> January 2025**

**Executive Head of Property and  
Growth**  
**Report No.PG2504**

## **Enforcement and possible unauthorised development**

### **1. Introduction**

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

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

### **2. Policy**

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

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

### **3. Items**

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

This report relates to:

Item 1 Updates on Enforcement Action

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

#### **4. Human rights**

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

#### **5. Financial implications**

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

#### **6. Recommendation**

That the report be **NOTED**

Tim Mills

Executive Head of Property & Growth

BACKGROUND PAPERS

Rushmoor Local Plan (2019)

Rushmoor Local Enforcement Plan (2016)

National Planning Policy Framework (NPPF)

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

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

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

**Address** Units 1-3, 14 Camp Road, Farnborough, GU14 6EW

**Reference** 23/00065/CARREP

**Ward** St Mark's

**Decision** Issue Enforcement Notice

The Council have been receiving complaints regarding the car repair businesses on the site since 2022, notably regarding noise, odour/ fume smells, working late in the evening and its untidy appearance. The units are operating as MOT and vehicle repair garages without the benefit of planning permission. December 2023 to mid-2024 planning officers were trying to engage with the freeholders and business owners to resolve the breaches.

The breaches are the unauthorised use; erection of canopy structures outside the units; permanent stationing of a shipping container converted to offices, and erection of fencing without permission.

The proposed use as a vehicle repair premises and MOT testing centre at this intensity would result in harmful levels of noise and adversely affect the amenity of nearby residents, would result in parking requirements that cannot be met on the site to the prejudice of highway safety surrounding the site, and the awnings would result in an untidy appearance and visual clutter on the site that has an adverse impact on the visual amenities of the area. They also intensify the unauthorised use.

A Planning application (24/00606/FULPP) was submitted for the use of units 1-3 as a vehicle repair premises and MOT Testing Centre and retention of the canopies and boundary fencing (with the paint oven and HGV/shipping container to be removed). This was refused in December 2024, as the imposition of conditions were not enough to resolve the harms resulting.

In October 2024, Council sent a final warning letter to all parties that an Enforcement Notice would be served if the identified breaches were not resolved. At the time of publication of this report the breaches have not been resolved, an Enforcement notice is to be served.

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### Appeals Progress Report

#### 1. Decided Appeals

- 1.1 Appeal against refusal of planning permission for “Demolition of existing garage and erection of new detached three-storey 3-bedrooms 6-persons dwelling house with associated parking, bin and cycle stores” at **6 East Station Road Aldershot Hampshire GU12 4LB** - 23/00296/FULPP.
- 1.2 Planning permission was refused under delegated powers in June 2023 for the following reasons:-
- 1 *The proposed development, by reason of the proposed integral car port and lack of ground floor windows on the front elevation, together with the introduction of parking at the front of the site, is considered to be incompatible with the established pattern of development of the area in terms of its fenestration and elevational detail and that this represents poor quality design that would adversely affect the street scene and character of the of area. The proposal is therefore contrary to Policies DE1 and DE11 of the Rushmoor Local Plan.*
  - 2 *The proposals fail to make provision for off-road parking for the existing and proposed dwellings in accordance with the requirements of the Council's adopted standards as set out in the Car & Cycle Parking Standards Supplementary Planning Document in an area of high parking stress, which is likely to increase existing friction between neighbours and unauthorised and/or obstructive parking, to the detriment of highway safety and the amenity and convenience of the neighbours and the occupants of the existing and proposed dwellings, contrary to Policy IN2 of the Rushmoor Local Plan.*
  - 3 *The proposal fails to make any provision for off-site Public Open Space improvements to support the addition dwelling and is thereby contrary to Policies DE6 and DE7 of the Rushmoor Local Plan.*
  - 4 *The proposed development makes no provision to address the likely significant impact of the additional residential unit on the objectives and nature conservation interests of the Thames Basin Heaths Special Protection Area. The proposals are thereby contrary to the requirements of retained South East Plan Policy NRM6 and Policies NE1 of the Rushmoor Local Plan.*
- 1.3 This application was the third proposal for residential redevelopment of this site, with two previous applications being refused planning permission and subsequently being dismissed at Appeal - 22/00125/FULPP and 22/00126/FULPP refer.

- 1.4 Officer Note – While the Planning Inspector’s Decision Letter was issued on 7<sup>th</sup> August 2024, the Council did not receive the email from the Planning Inspectorate containing this and the Case Officer only became aware that the decision had been made in December 2024, hence the delay in reporting this Appeal decision.
- 1.5 The Inspector considered that the main determining issues for the appeal to be:
- The effect of the proposed development on the character and appearance of the area; and
  - Whether the proposed development would provide sufficient parking in the interests of the proper function of the area and highway safety.
- 1.6 On Character and Appearance, the Inspector supported the Council’s conclusions that the proposal would have a negative impact on the character of the area. The Inspector noted that the front elevations of the existing properties in this part of East Station Road abut the pavement and this prevailing presence of dwelling frontages against the pavement defines the character of this immediate area. The frontage of the existing dwellings also incorporate front doors and windows at ground floor which face on the street. This creates active frontages which are important as they create articulation and animation along the street scene. While the proposed dwelling would take its design cues, in respect to the upper floor and roof, from the adjoining dwellings, the ground floor of the proposed dwelling would be considerably set back behind the established building line to accommodate an integral car port. This design does not feature elsewhere in this part of the local street scene, and it would be at odds with the character of the dwellings in this area. This would fail to sympathetically integrate into the street scene.
- 1.7 In addition, apart from one door, the proposed ground floor street facing elevation would have little articulation comprising a considerable expanse of inactive frontage with a largely blind ground floor street facing façade. The effect of an inactive frontage would deprive this street scene of important animation and articulation at ground floor level. While cars would be parked to the frontage of the proposed ground floor elevation, it would still be visible above and around the cars as well as when the parking bays would be vacant. This inactive frontage would therefore unacceptably harm local distinctiveness.
- 1.8 The Inspector concluded that the proposed development would therefore have a negative effect on the character and appearance of the area and the proposal would unacceptably conflict with the relevant provisions of Policies DE1 and DE11 of the Rushmoor Local Plan 2019 (“the Local Plan”). These, amongst other things, require development to make a positive contribution towards improving the quality of the built environment.
- 1.9 On parking, the Inspector agreed with the Council that the proposals failed to provide satisfactory off-road parking for the development in line with the standards set out in the Car & Cycle Parking Standards SPD in a number of respects, namely the provision of the requisite number of spaces for the new dwelling itself and of the correct dimensions and also replacement of the space



provided by the garage for the existing dwelling. The Inspector noted that the current version of the Parking SPD is a recent document adopted in March 2024, which has superseded the version considered by the Inspector in relation to the previous Appeals. The Inspector noted that the SPD is based on local evidence and complies with paragraph 111 (previously paragraph 107) of the National Planning Policy Framework and accordingly attracts full weight.

- 1.10 The Inspector considered arguments by the Appellant that a reduced parking standard should be applied but found no evidence to support this in the SPD. Nor was evidence presented to demonstrate that the area is not one with high parking stress as argued by the Council. The Inspector concluded that it has not therefore been robustly shown that the proposed development would not cause unacceptable conflict between residents and road users. Consequently, the proposed development would not provide sufficient parking in the interests of the proper function of the area and highway safety. It would therefore fail to accord with the standards set out in the Parking SPD, and the relevant provisions of Local Plan Policy IN2 of the Local Plan which seeks to, amongst other things, ensure that development would not be detrimental to the safety of the transport network.
- 1.11 Regarding planning balance, the Inspector noted that the appeal scheme would add one three-bedroom dwelling to housing stock in an existing settlement within reach of the town centre, services, and transportation hubs. It would be an efficient use of land and there would be some social benefits and economic benefits both from the construction phase and the future occupiers.
- 1.12 There would also be sustainability and accessibility measures incorporated which would include solar panels, high performance insulation, low water uses sanitary installation, carbon neutral heating and ventilation systems, amongst other things. However, given the national policy seeks to incorporate accessible housing, use of natural resources prudently, minimising waste and pollution, and moving to a low carbon economy, it is not unusual for development to be designed to high environmental standards.
- 1.13 The Inspector also acknowledged that the proposed development complies with some parts of the Development Plan, the Ecologist Officer did not object as a consultee, and it is the ambition of the developer to comply with Building Regulations. However, the absence of harm weighs neutrally in the planning balance.
- 1.14 However, given the modest quantum of housing development proposed, the Inspector ascribed moderate weight to these benefits when considered cumulatively. They have, however, found unacceptable harm arises from the proposed development's impact on the character and appearance of the area, and its conflict with parking standards and attach significant weight to this harm. Accordingly, the material considerations in this case do not indicate the proposal should be determined other than in accordance with the development plan when taken as a whole. The appeal scheme would not, therefore, benefit from the presumption in favour of sustainable development.

- 1.15 The Inspector noted that a Unilateral Undertaking had been submitted in respect of public open space improvements and mitigation concerning the Thames Basin Heaths Special Protection Area. However, given their overall findings there was no need to consider this further.
- 1.16 The Inspector considered that the proposal is contrary to the development plan as a whole and there are no other material considerations of sufficient weight to indicate a decision should be made other than in accordance with the development plan. The appeal was therefore **DISMISSED**.

## **2. Recommendation**

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

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

**Planning (Development Management) summary report for the quarter  
October - December 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 1<sup>st</sup> October to 31<sup>st</sup> December 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 Quarter 3 major planning applications were determined ‘in time’. One was determined within the statutory 13 week deadline and 2 were determined in accordance with an agreed Extension of Time.

*Table 1 Major Planning Applications Q1, Q2, Q3 24-25*

Quarter	No. of apps	% within statutory target	Government Target	2024/2025 Total
1 (April – June 24)	2	100%	60%	86%
2 (July – Sept 24)	2	50%		
3 (Oct – Dec 24)	3	100%		

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

2.4 In Quarter 3, out of 11 minor planning applications, 7 were determined within the statutory 8 week deadline, 4 were determined within agreed EXOT. None were 'out of time', an improvement upon the performance in the last few quarters.

Table 2 Minor Planning Applications Q1, Q2, Q3 24-25

Quarter	No of apps	% within statutory target	Government Target	2023/2024 Total
1 (Apr-Jun 2024)	19	84.2%	65%	85.5%
2 (July – Sept 24)	18	77.7%		
3 (Oct – Dec 24)	11	100%		

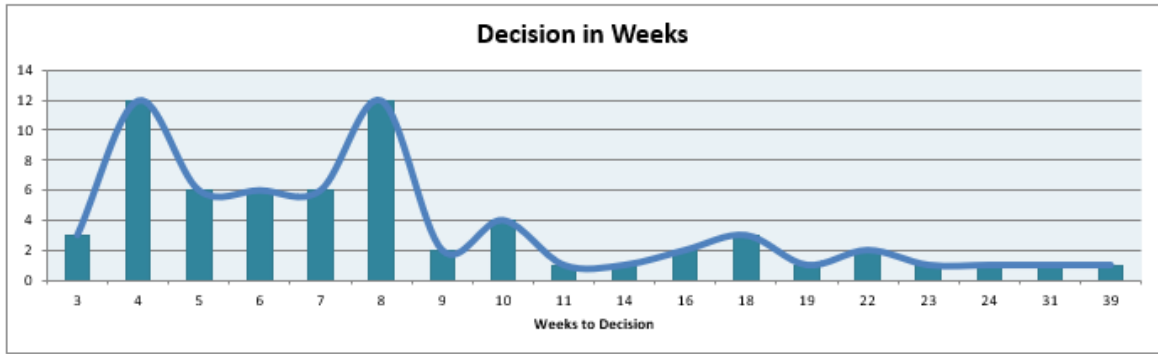


- **'Other' (including Householder) Planning applications**

2.5 In Quarter 3, out of 66 'other' planning applications, 45 were determined within the statutory 8 weeks, 19 were determined within agreed EXOT, and 2 were 'out of time'.

Table 3 Other Planning Applications Q1, Q2, Q3 24-25

Quarter	No. of apps	% within statutory target	Government Target	2024/2025 Total
1 (April – June 24)	61	95%	80%	94.5%
2 (July – Sept 24)	59	89.8%		
3 (Oct – Dec 24)	65	96.9%		



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*

Quarter	Government Target	Appeals Allowed	% allowed	Appeal Decisions
1	40% max	0	0%	3
2		0	0%	3
3		0	0%	0

**2. Planning Workload**

2.1 This section deals with workload demand on the Development Management Section in the third quarter of 2024-2025. Workload remains relatively low in Q3.

*Table 5 DM Planning Application Workload Q2*

Quater	Applications Submitted (All types)	Applications Determined (All types)	Appeals Submitted
Q1	217	144	3
Q2	265	195	1
Q3	196	187	2

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.

Quarter	Pre-Application Cases	Pre-Application cases determined	New enforcement cases	No. enforcement cases closed	No. of PCN served	No. of Planning Enforcement Notices served.
Q1	50	Not reported	Not reported	Not reported	Not reported	Not reported
Q2	64	76	36	347 <sup>1</sup>	1	0
Q3	49	35	33	39	0	0

### 3 Fee Income

3.2 The total planning fee income received for the third quarter was £139,842 against a budget estimate of £137,281. This is the result of the submission of some larger applications.

2024/25 Data											
Planning App Income	April	May	June	July	August	September	October	November	December	Total	
2-6-04/80-125	-£ 90,162	-£ 16,565	-£ 24,833	-£ 26,404	-£ 23,637	-£ 33,960	-£ 60,130	-£ 48,859	-£ 30,853	-£ 355,402	
Original Budget	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 411,844	
Variance	-£ 44,402	£ 29,195	£ 20,928	£ 19,356	£ 22,123	£ 11,800	-£ 14,370	-£ 3,099	£ 14,908	£ 56,442	

3.3 The total pre-application income received for the third quarter was £4,775 against a budget estimate of £9,000. Pre-app fees has declined in this quarter, but overall meet budget estimates. Pre-app fees were increased at the end of December, and the impact of these will be reported in the next quarter.

2024/25 Data											
Pre App Income	April	May	June	July	August	September	October	November	December	Total	
2-6-04/80-452	-£ 5,680	-£ 4,500	-£ 3,105	-£ 3,922	-£ 2,530	-£ 2,829	-£ 1,440	-£ 1,010	-£ 2,325	-£ 27,341	
Original Estimate	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 27,000	
Variance	-£ 2,680	-£ 1,500	-£ 105	-£ 922	£ 470	£ 171	£ 1,560	£ 1,990	£ 675	-£ 341	

<sup>1</sup> A number of cases were 'unclosed' on the system when they should have been closed. The majority of which are old cases.

#### 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 paid<sup>2</sup>.

Section 106 contributions received	July - September 2024
Open Space (specific projects set out in agreements)	£40,277.52
SANGS <sup>3</sup>	
a) Southwood County Park	£0
b) Wellesley Woodland	£0
c) Rowhill	£0
d) Southwood Woodlands	£0
e) Hawley Meadows	£3,640
SAMM*	
a) Southwood Country Park	£0
b) Bramshot Farm (Hart)	£12,474.39
c) Wellesley Woodland	£0
d) Rowhill	£0
e) Blandford Woods	£0
f) Hawley Meadows	£399

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

#### 7. Wellesley

7.1 There have been approximately 1545 residential occupations to date at Wellesley.

7.2 A Reserved Matters Application ref:24/00236/REMPP relating to Stanhope Lines West (Zone H) & Part of School End Development Zone (Zone I) was submitted by Bellway Homes in May 2024 and approved on the 25<sup>th</sup> October 2024. This next phase of Wellesley will comprise 260 residential dwellings and incorporates the western half of Stanhope Lines central linear park (public open space).

7.3 A Reserved Matters Application and associated Listed Building Consent (refs: 24/00517/REMPP and 24/00504/LBCPP) are currently under consideration which relate to the conversion of the Grade II Listed 4<sup>th</sup> Division Building within

<sup>2</sup> 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

<sup>3</sup> Bramshot Farm SANG is paid directly to Hart

the Neighbourhood Centre Development Zone. This scheme represents the first phase of the Neighbourhood Centre and would deliver 34 dwellings.

## **8. Recommendation**

8.1 That the report be NOTED

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*BACKGROUND PAPERS: None.*