

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 9th April, 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 S.J. Masterson  
Cllr Dhan Sarki

Cllr Calum Stewart  
Cllr P.G. Taylor  
Cllr Ivan Whitmee

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

Cllr Keith Dibble (ex-officio)

#### **STANDING DEPUTIES**

Cllr Rhian Jones  
Cllr G.B. Lyon  
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 - 4)

To confirm the Minutes of the meeting held on 12th February 2025 (copy attached).

## 3. PLANNING APPLICATIONS – (Pages 5 - 114)

To consider the Executive Head of Property and Growth's Report No. PG2511 on planning applications recently submitted to the Council (copy attached).

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

Item	Reference Number	Address	Recommendation
i	21/00271/FULPP	Block 3 Queensmead, Farnborough	For information
ii	23/00713/FUL	Manor Park Cottage, St Georges Road East, Aldershot	For information
iii	23/00794/REVPP	Farnborough Airport	For information
iv	24/00237/FUL	Nos. 235-237 High Street, Aldershot	For information
v	24/00465/FULPP	Land at Former Lafarge Site, Hollybush Lane, Aldershot	For information
vi	24/00748/FUL & 24/00746/LBCPP	Land at Orchard Rise No.127 & La Fosse House No.129 Ship Lane, Farnborough	For information
vii	25/00117/REVPP	No. 1 North Close, Aldershot	For information

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

Item	Pages	Reference Number	Address	Recommendation
viii	13-36	24/00702/OUT	Land At Former Jubilee Social Club, No. 101 Hawley Lane, Farnborough	Grant subject to a s106 agreement and conditions
ix	37-74	24/00517/REMPP	Headquarters Fourth Division Buildings, Steeles Road, Wellesley, Aldershot	Grant
x	75-92	24/00504/LBCPP	Headquarters Fourth Division Buildings, Steeles Road, Wellesley, Aldershot	Grant listed building consent

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 115 - 118)**

To consider the Executive Head of Property and Growth's Report No. PG2512 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **APPEALS PROGRESS REPORT – (Pages 119 - 120)**

To consider the Executive Head of Property and Growth's Report No. PG2513 (copy attached) on the progress of recent planning appeals.

## **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, 12th February, 2025 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

## **Voting Members**

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

Cllr Thomas Day  
Cllr Peace Essien Igodifo  
Cllr Lisa Greenway  
Cllr Dhan Sarki  
Cllr Calum Stewart  
Cllr Ivan Whitmee

Apologies for absence were submitted on behalf of Cllr A.H. Gani, Cllr S.J. Masterson and Cllr P.G. Taylor.

Cllr Mara Makunura attended the meeting as a Standing Deputy.

## **Non-Voting Member**

Cllr Keith Dibble (Housing & Planning Portfolio Holder) (ex officio)

## **27. MINUTES**

The Minutes of the Meeting held on 15th January, 2025 were approved and signed as a correct record of proceedings.

## **28. DECLARATIONS OF INTEREST**

There were no declarations of interest for this meeting.

## **29. 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>
24/00140/REVPP	Hollybush Lakes, Hollybush Lane, Aldershot	Mr Geoff Megarity, Principal Planner, Bell Cornwell Chartered Town Planners	In support (Online)
24/00661/REMPP	Blandford House And Malta Barracks, Development Site, Shoe Lane, Aldershot	Ms Bryony Stala, Savills, Director, Savills	In support
24/00661/REMPP	Blandford House And Malta Barracks, Development Site, Shoe Lane, Aldershot	Mr Paul Reneaux, Vine Close, Aldershot	Against
24/00662/FULPP	Lawrie House, Nos. 31 - 37 Victoria Road, Farnborough	Ms Jenna Stalker, Woolf Bond Planning Ltd.	In support

### 30. **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:

\* 24/00661/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

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

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

\* 24/00662/FULPP Lawrie House, Nos. 31 – 37 Victoria Road, Farnborough

\* 24/00725/FUL Manor Park, Aldershot

- (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. PG2508, 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/FUL	235-237 High Street, Aldershot
** 24/00465/FULPP	Land at Former Lafarge Site, Hollybush Lane, Aldershot
24/00517/REMPP 24/00504/LBCPP	& Headquarters Fourth Division Buildings, Steeles Road, Wellesley, Aldershot
24/00748/FUL 24/00746/LBCPP	& Land at Orchard Rise No.127 & La Fosse House No.129 Ship Lane, Farnborough
24/00702/OUT	Land At Former Jubilee Social Club, 101 Hawley Lane, Farnborough

\* The Executive Head of Property and Growth's Report No. PG2508 in respect of these applications was amended at the meeting.

\*\* It was agreed that a site visit would be arranged to this site

**31. PLANNING APPLICATION NO. 24/0062/FULPP - LAWRIE HOUSE, NOS. 31 - 37 VICTORIA ROAD, FARNBOROUGH**

The Committee considered the Executive Head of Property and Growth's Report No. PG2508 (as amended at the meeting) regarding the erection of an additional (5th-storey) extension above the existing building, the erection of a 5-storey rear extension with glazed link and elevational alterations to facilitate conversion into 42 flats.

**RESOLVED:** That

an additional condition relating to noise attenuation 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.

The meeting closed at 8.32 pm.

CLLR GAYNOR AUSTIN (CHAIRMAN)

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**Development Management  
Committee 9th April 2025**

**Executive Head of Property  
& Growth  
Report No. PG2511**

## **Planning Applications**

### **1. Introduction**

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

### **2. Sections In The Report**

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

#### **Section A – FUTURE Items for Committee**

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

#### **Section B – For the NOTING of any Petitions**

#### **Section C – Items for DETERMINATION**

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

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

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

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

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

### **3. Planning Policy**

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

### **4. Human Rights**

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

### **5. Public Speaking**

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

### **6. Late Representations**

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

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

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

## **7. Financial Implications**

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

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

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### *Background Papers*

- *The individual planning application file (reference no. quoted in each case) Rushmoor Local Plan (Adopted Feb 2019)*
- *Current government advice and guidance contained in circulars, ministerial statements and the National Planning Practice Guidance (NPPG).*
- *Any other document specifically referred to in the report.*
- *Regional Spatial Strategy for the South East, policy NRM6: Thames Basin Heaths Special Protection Area.*
- *The National Planning Policy Framework.*
- *Hampshire Minerals and Waste Plan (2013).*

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**Section A**

**Future items for Committee**

Section A items are for INFORMATION purposes only. It comprises applications that have either been submitted some time ago but are still not yet ready for consideration or are recently received applications that are not ready to be considered by the Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Item	Reference	Description and address
i	21/00271/FULPP	<p>Erection of an extension to Kingsmead Shopping Centre; commercial, business and service uses on the ground floor (3,088sqm), 104 apartments over nine floors, private amenity space, 53 car parking spaces, up to 222 bicycle parking spaces, a bridge link and alterations to existing block 2 car park and the meads, a new entrance to The Meads Shopping Centre.</p> <p><b>Block 3 Queensmead Farnborough</b></p> <p>This application is subject to a request for an extension of time to consider further amendments.</p>
ii	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</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	24/00465/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>Assessment of this application has not yet reached the stage for Committee consideration.</p>
vi	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</b></p> <p>Assessment of these applications has not yet reached the stage for Committee consideration.</p>

vii	25/00117/REVPP	<p>Variation of condition 1 imposed on planning permission granted on appeal ref APP/P1750/W/21/3278383 dated 17 February 2022 in accordance with the application ref 21/00048/REVPP, for the erection of a restaurant with drive-through and takeaway facility (Use Class E) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of buildings and closure of access onto North Lane), to allow permitted hours of operation from 06:00 to 23:00 hours, 7 days a week (changing from 07:00 to 23:00 hours)</p> <p><b>1 North Close, Aldershot</b></p> <p>Assessment of this application has not yet reached the stage for Committee consideration.</p>
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### Section B

#### Petitions

Item	Reference	Description and address
		None

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

Case Officer	Mark Berry
Application No.	24/00702/OUT
Date Valid	27th November 2024
Expiry date of consultations	19th December 2024
Proposal	Outline planning application (with scale, layout, appearance and landscaping reserved for future consideration) for up to 5,225sqm of employment space (use classes E(g)(iii), B2 and B8) and associated highway access works.
Address	<b>Land At Former Jubilee Social Club 101 Hawley Lane Farnborough Hampshire</b>
Ward	Cherrywood
Applicant	Rushmoor Borough Council
Agent	Charlie Heavens
Recommendation	<b>Grant subject to a Section 106 Agreement and Conditions.</b>

## Description

This is an outline planning application for the erection of new commercial units (use classes E (g) (iii), B2 and B8) together with associated access and parking. Appearance, layout and landscaping (excluding BNG) are to be addressed later as reserved matters.

The application site is owned by Rushmoor Borough Council. The site is allocated in the local plan as a locally important Employment Site. Within the site is the Railway enthusiasts Club, an area for parking and a storage shed for the Dolphin Club. An 'assumed right of way' runs through the site from the residential development to the southeast. To the northeast is a St John's Ambulance building.

To the west of this is an area allocated in the Local Plan for Travelling Show People. To the north of the site is the M3 Motorway. To the east is Farnborough Grange Nursery Infant Community School, and the Moor Road Recreational Ground beyond.

The site is the residual part of a former gravel pit which was infilled and then partly obscured when the motorway was constructed. It is now largely unused and comprises open land with ruderal and maturing vegetative cover and significant ecological interest.

## Consultee Responses

Ecology Team

### Protected Species:

No objection subject to conditions and informatives.

### Biodiversity Net Gain:

The pre-development baseline value of the development site is valued at 7.77 units

With the 10% net gain it is 8.55 area biodiversity units.

The post-development biodiversity value of the development site is valued at 2.28 area habitat biodiversity units

So the post-development, value is short by 6.27 biodiversity units.

The lost units are to be compensated for through the purchase of off-site units either from a local habitat bank where available or through purchase of national Statutory Credits.

Units purchased geographically sequentially further away are subject to a 'spatial risk multiplier'.

Statutory credits should therefore be a last option.

Statutory credits are priced at twice the standard unit because the biodiversity gain will be delivered at unknown distance from the source of losses.

Statutory Credits would require the purchase of 9.97 Tier A1 area habitat biodiversity units plus 2.58 Tier A2 area habitat biodiversity units.

Purchase of off-site units from a registered third-party habitat bank would be at a ratio of 1.5:1 if purchased from within a neighbouring Local Planning Authority (LPA) area or within the same National Character Area or 1:1 if purchased within the same LPA boundary or same National Character Area.

Evidence of off-site unit purchase will be required at the point of discharge of the deemed biodiversity net gain condition that will be attached to any permission granted for this development.

Lead Local Flood Authority

Not able to comment due to the lack of information provided in terms of flood risk or surface water management. There are areas of high surface water flood risk indicated within the site as well as an ordinary water course running along the north west boundary which needs to be considered as part of the design and layout. Recommend that their checklist is reviewed and the above points are addressed before permission is granted.

Hampshire Fire & Rescue Service (Licensing Act 2003)

Provided a list of comments regarding Building Regulations and Fire Safety that are advisory, but are otherwise outside of the control and remit of the

planning system. A copy of their comments will be made public on the Council's website for reference purposes.

## HCC Highways Development Planning

Comments received initially on 24 January 2025 where the Highway Authority sought clarity and further information on a number of issues. Following further work on the proposed new junction design, safety audit and traffic modelling, final comments were received on 28 March 2025 in which no objection is raised to the proposed development subject to a S106 agreement and conditions to cover the following matters:

### S106 obligations

- The right of access over the footway to Harbour Close should be provided in perpetuity.
- The site access works, and one way shuttle works detailed on drawing: GB01T22A38-101-01 P8 and GB01T22A38-102-01 P7 will need to be provided by the applicant prior to first occupation of the development.
- Traffic Regulation Order prohibiting left turners out of the site will need to be funded by the applicant and will need to be in place prior to occupation of the development.
- A £220,000 contribution towards measures to improve pedestrian and cycle connectivity to/from the site to Frimley Station and Frimley High Street via Hawley Lane.
- The Travel Plan, £1,500 approval fee, £15,000 monitoring fee and £22,000 (comprising £20,000 cost of measures plus 10%) bond/ surety.

### Conditions

- Prior to the approved development first being brought into use a Service Management Plan shall be submitted and approved in writing by the Local Planning Authority. The Service Management Plan shall include how the car park and servicing arrangements will be managed. Reason: In the interests of highway safety.
- No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for:
  - The parking of site operatives and visitors vehicles
  - Loading and unloading of plant and materials
  - Management of construction traffic and access routes

- Storage of plant and materials used in constructing the development
  - Wheel washing facilities.
  - The routing of HGVs to and from the site
- Reason: In the interests of highway safety.

Environmental Health

No Objection subject to conditions on Noise mitigation and Land Contamination.

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 148 individual letters of notification were sent to: 50 Austen Road; 4, 5, 6, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 43, 44 Brookside Park ; 46 Churchill Crescent; 1, 1a, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 Covey Close; Cheyne Way Scout Hut; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, St Dominic Close; 29, 31, 33, 35 Greatfield Road; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 Harbour Close,; 99, 103, 112, Hawley Lane; 1, 2, 3,4, 5, 6, 7, 8, 9, 11, 13, 14, 15, 17, 19, 21 Ley Road; 2, 4, 6, 8, 10, 12, 14, 16, 18 Moor Road, ; 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, North Close,; Farnborough Grange Nursery and Infant Community School.

### **Neighbour comments**

Objections were received from the following addresses; 46 Churchill Crescent; 14 and 18 Harbour Close; 50 Austen Road; 11 Ock Way Godalming, 336 Fernhill Road and 175 Chapel Lane. They raised the following objections:

- Loss of daylight and sun light
- Loss of trees
- Unacceptable design and appearance
- Unacceptable size, layout and density
- Unacceptable materials
- Visual harm
- Pollution – air quality, noise and disturbance from HGV's given proximity to residential.
- Badgers in the area
- Loss of wildlife. Why destroy nature?
- A valuable wildlife space and a buffer from the motorway and should not be built on
- Overlooking/ loss of privacy
- Too close to houses
- Safeguarding issues – overlooking a school.
- Traffic congestion – Hawley Lane
- Not enough room for lorries to turn on Hawley Lane
- Highways Safety restricted width, dangerous for people using Hawley Lane (vehicles and pedestrians).
- Site is better suited to two-storey houses
- Effect on air quality
- Inadequate parking
- Noise and disturbance. The M3 is bad enough.
- Smells

## **Policy and determining issues**

The site is located within the Defined Urban Area and is allocated in the Rushmoor Local Plan as a Locally Important Employment Site.

A small part of the site is within Flood Zone 2 where it is in proximity to the Cove Brook a short distance to the West.

The following policies of the Rushmoor Local Plan 2014 – 2032 are particularly relevant:

SS1 – Presumption in Favour of Sustainable Development,

SS2 – Spatial Strategy,

PC2 – Strategic Employment Sites,

PC7 – Land at Hawley Lane South

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;

Also relevant is the:

Car and Cycle Parking Standards SPD – 2024

The whole is considered in the context of the relevant sections of the National Planning Policy Framework as last updated on 7 February 2025.

The main determining issues at the outline stage are;

Principle of development

Compliance with Policy PC7 of the Rushmoor Local Plan

Biodiversity Net Gain

Ecology

Noise and other environmental considerations

Impact on residential amenities

Access and Transportation issues

Flooding and Sustainable Drainage

Visual Impact

Matters of detail including the layout of the development, its design and appearance and landscaping are for determination at the Reserved Matters stage. All that is for determination now is the principle of accommodating the proposed floorspace and the proposed use within the parameters shown on the proposed parameters plans. With the exception of the proposed access road, the other details provided as part of the application are indicative only and would not form part of the outline permission.

## **Commentary**

### **Principle of development**

Principle of development is already agreed as the site is allocated for development in the Rushmoor Local Plan. Development of the type and extent proposed would be consistent with the strategy and objectives of that plan.

The site is allocated as a Locally Important Employment site under Policy PC7 of the Local Plan - Hawley Lane South Land at Hawley Lane South.

### **Compliance with Policy PC7**

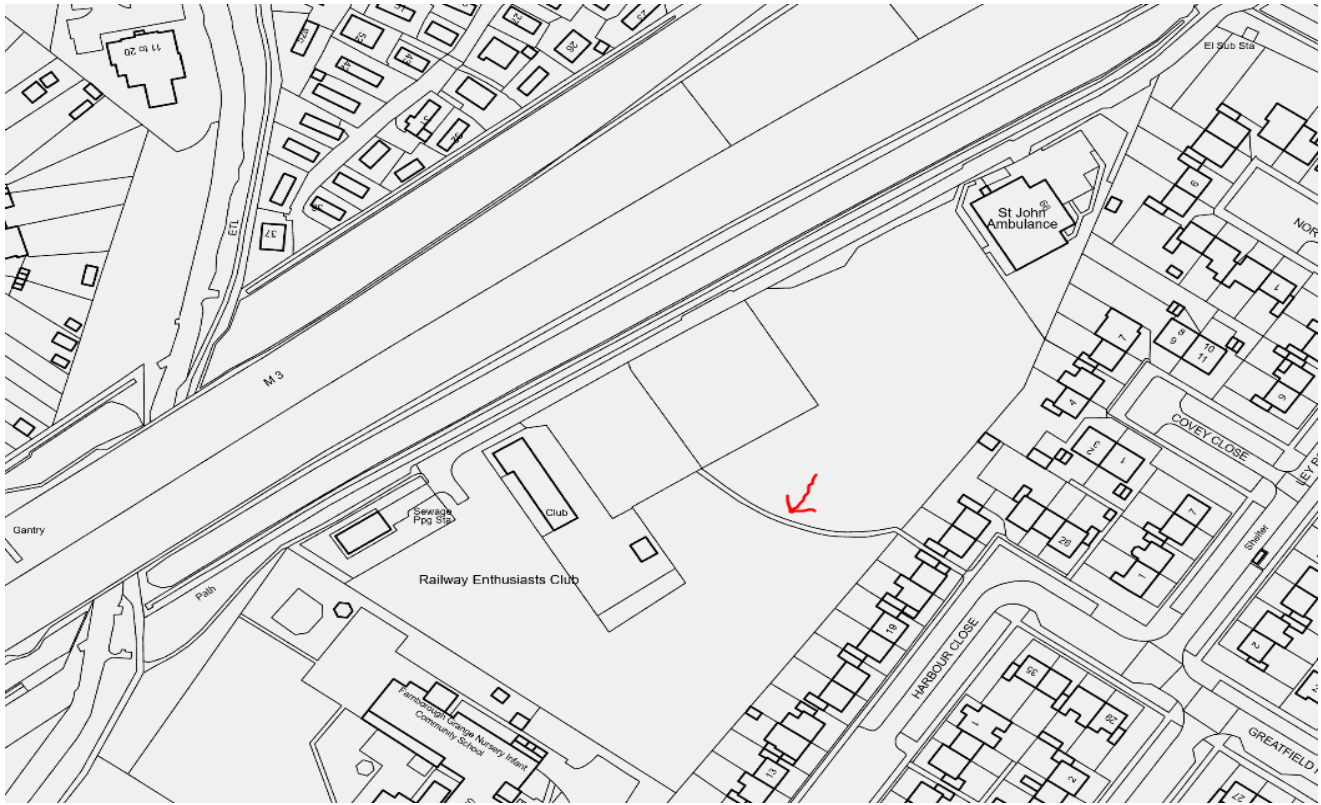
This policy states that the site will deliver small and start-up industrial units, in a mix of sizes ranging from around 70 sqm up to around 1,000 sqm, to meet identified need. The proposal as shown on the indicative layout would comprise 3 units, the first circa 2100 sqm, and the second and third around 1000sqm. Whilst the first unit shown is larger than the circa 1000 prescribed by policy PC7, the precise layout and mix of units proposed is to be determined as part of the Reserved Matters. A unit in excess of the prescribed 1000 square metres would not necessarily be harmful. Under this outline application the site would be able to provide a mix of unit sizes that could accommodate startups and small businesses progressing to larger units. In addition, any large unit/s could be subdivided should demand exist. In this respect, the proposal would therefore comply with the intent of policy PC7 and the size of the units is not for agreement at this stage anyway..

Policy PC7 also sets out a number of criteria to render any proposal to be acceptable. It states that the proposal will be acceptable subject to:

1. Re-provision of the assumed right of way that crosses the site to retain pedestrian linkages between surrounding land uses;
2. Suitable alternative re-provision of existing community facilities;
3. Satisfactory noise mitigation measures to protect noise sensitive receptors adjoining the site;
4. Provision for safe and sufficient access to the highway network; and
5. An appropriate site layout that enables the co-location of the industrial uses and the adjoining plot for Travelling Showpeople.

Whilst Noise and Access to the highway network are dealt with below, the other three criteria can be addressed briefly as follows:

The site contains a 'assumed right of way' that follows a path between 21 and 22 Harbour Close, across the middle of the site to the path to the northwest. This is not an official right of way.



*Fig. 1 Location of Informal Right of Way*

It will be possible to secure compliance with this requirement when the detailed layout of the development is to be determined (at the Reserved Matters stage). Further detail on this will therefore be required when the layout is worked-up.

The indicative layout included within the current application shows a kinked route sandwiched between the rear of one warehouse and a security fence. This would not create a safe and secure environment for pedestrians and it is recommended that condition be added to any approval stating that the retained footpath link through the site will need to be a safe pedestrian route (Condition 3(d)).

- Alternative provision of existing community facilities

In addition to Policy PC7, Policy IN1 Infrastructure and Community Facilities states that development will be permitted provided that certain criteria are met. This includes that there is no loss or reduction in capacity of existing infrastructure, including community facilities, unless:

1. Replacement services or facilities are provided on site or within the vicinity which meet the need of the local population; or
2. Necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in local provision; and
3. It has been clearly demonstrated that there is no need for the facility or demand for another community use on site.

The site includes a building that is known as the 'Railway Enthusiasts Club'. It was founded in 1953, and is a specialist railway touring club with a focus on railway modelling. The club meet on a weekly basis, and the building is also used by IPMS Farnborough and Slimming World. The premises comprise a meeting hall, bar, kitchen, library, office and storage facilities. The Aldershot Dolphins Scuba club use a shed on the site for boat storage, their main facilities are located off site and the shed does not constitute a community facility in its own right.

The proposal currently involves retention of these facilities along with associated parking. Provided these facilities are retained or re-provided within the site or elsewhere the proposal will comply with that aspect of the policy.

It is therefore concluded that the current proposals would meet all the requirements of Policy PC7 subject to a condition requiring the retention of the community facilities either on-site or elsewhere if agreed with the Local Planning Authority (Condition 12).

### **Biodiversity Net Gain**

The requirement to secure a 10% Biodiversity Net Gain (BNG) applies to this development. A detailed analysis of the existing baseline has been undertaken as required and a proportion of the proposed BNG is proposed to be provided on-site. Nonetheless, due to the extent and significance of the existing biodiversity on the site it will not be possible to deliver all the necessary mitigation and net gain on the site so off-site provision will need to be secured. There is a nationally prescribed planning condition that will secure the necessary details at the appropriate stage which, in the case of an outline planning application, is necessarily as part of the Reserved Matters. An informative is proposed to be attached to this consent (should the application be approved) and this draws the applicant's attention to the standard national BNG condition. The applicants will need to enter into a S106 agreement at the reserved matters stage to secure the BNG for a minimum of 30 years. This is referenced in both Condition No.3 and Informative No.13.

### **Ecology**

Although the site has seen a variety of uses over the years and is in-part previously developed land, it has significant ecological interest. The Council's Ecologist has assessed the proposal carefully and has made recommendations with regard to protected species in addition to BNG.

In relation to bats no existing roosts have been identified and they are not therefore considered to be a constraint on development. However, bats are highly mobile and move roost sites frequently. Unidentified bat roosts may still be present. A precautionary approach to works is therefore required. A condition and associated informative are proposed with regard to the potential roost features identified in the August 2023 Ecological Impact Statement (EIA) (Condition 13). A further informative is proposed to make the applicant aware of the legal requirement to apply for a bat mitigation licence for any activity that may adversely impact on a potential bat roost or disturb bats. The applicant is also encouraged through a further proposed informative to incorporate bat roosting opportunities as integral design features within the proposed built development.

The October 2023 EIA report identifies a breeding population of slow worm present at the development site. A maximum of 64 individuals identified on a single survey day characterises the population as 'exceptional' in line with standard survey methodology. A low population of common lizard was also identified.

The survey methodology presented within the EIA report is used to identify presence / likely absence and is not intended to provide population estimate data. It is therefore possible that the actual population of reptiles is higher at this site than the data presented. The report is, however, clear that the development of the site as proposed will result in a 'likely permanent adverse effect' on the reptile population present (paragraph 4.6.2).

The applicant is legally obligated to avoid killing and injuring individual reptiles. No works at



site should commence until an appropriately detailed Reasonable Avoidance Measures report is submitted to the Council and approved in writing. The report should be written in accordance with best practice guidance by a suitably qualified ecologist. Submission of this report should be secured by condition within any subsequent reserved matter permission. Works on site should be undertaken only in strict accordance with the approved report. This will ensure that works are undertaken in such a way as to avoid breach of protected species legislation. Proposed condition no. 14 addresses this point.

The Council's Ecologist says that, in line with best practice, the applicant should provide clear information regarding how the statutory obligations towards protected species are addressed prior to the grant of planning permission. The current application is for an outline planning permission. It is therefore advised that there is opportunity for the applicant to provide a comprehensive reptile translocation strategy document prior to determination of all reserved matters applications (see Condition No. 15 below).

The above referenced EIA dated October 2023, identified the likely absence of active badger setts within and adjacent to the development site. However, habitat suitable for badger foraging exists across the site and it is expected that badgers are present locally. Therefore, immediately prior to the commencement of development works, a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to confirm likely absence of new setts. If any badger activity is detected a suitable course of action shall be submitted to and approved in writing by the local planning authority to prevent harm to this species. Appropriate precautionary measures are required under Condition no. 16.

As the survey data presented dates from spring and summer 2023 and is no longer from the most recent survey season. Ensuring survey information is up to date is considered to be even more important for significant species and populations such as bats and reptiles for this site. It is therefore recommended that the site is subject to updated surveys in the survey season prior to commencement of development works (see Condition No. 3(f)).

Subject to the above-mentioned conditions, it is considered that the site could be developed as proposed without undue harm to protected species and in compliance with Local Plan Policy NE4 and the legal requirements relating to protected species and BNG.

### **Noise and other Environmental Considerations**

The Council's Environmental Health Officer has advised that the site is a former gravel pit which was backfilled with domestic refuse. Site investigation is required to determine if remedial measures are necessary. It is proposed that conditions be added to any approval to address any existing or unforeseen contamination issues (Conditions Nos. 7 & 8)

The submitted Noise Impact Assessment has assessed noise from the application site on the basis of the potential worst-case use within the applied for flexible use categories. The output from the noise modelling undertaken indicates that for both daytime and night-time periods, noise from the proposed use should avoid any significant adverse effect on residential amenity. The assumptions built into this will need to be secured by conditions.

These shall include;

- Details of the acoustic fencing (Condition No.4(13))
- Noise Management Plan for nighttime operation (Condition No. 4(10))
- Sound Insulation for plant (Condition No.11)

- Internal sound insulation (Condition No.4 (11))

To minimise disturbance of neighbouring occupiers during the construction phase, it is proposed to add a standard condition restricting construction work to specific daytime hours (Condition No.6).

It is also proposed to seek external lighting details by condition, to avoid harmful overspill to neighbouring properties (Condition No.4 (12)).

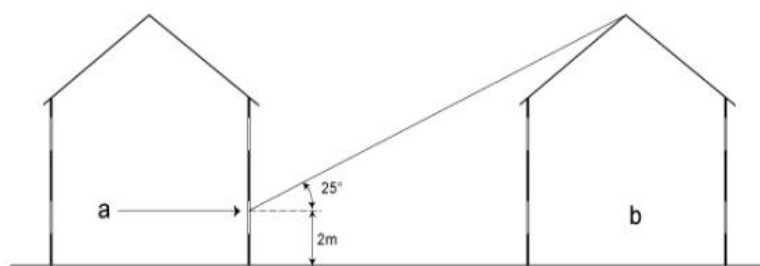
### Impact on Residential Amenities

Objections have been received from the occupants of two properties in Harbour Close where the submitted parameter plans show that the proposed building could come as close as 23 metres from the rear elevations of those dwellings. At present, they enjoy an unobstructed view over the site and the proposed buildings will inevitably present a very different and quite bulky prospect.

A daylight and sunlight assessment has been undertaken which demonstrates that there would be a broadly acceptable relationship with the existing housing in terms of daylight and the impact on sunlight is lessened by the fact that the site is to the Northwest of the housing. Nonetheless, the parameter plans show that the buildings would be very prominent in the outlook from these houses.

Whilst the proposed elevations of the new buildings are indicative only, the application includes parameter plans which define the potential location and height of the proposed buildings. These include ridge heights of 15m and 13.5m above ground level respectively.

The relationship, whilst potentially acceptable in terms of daylight, could lead to an overbearing impact on the outlook from a number of these properties due to their relative potential height and proximity to the principal rear elevations of the houses. Judgement as to what is an acceptable relationship is subjective and whilst there is no definition in local Policy of what an acceptable relationship might be there is a rule of thumb that could usefully be applied in this instance which is to project an unobstructed 25° vertical angle from a point 2m above floor-level at the rear façade of these dwellings (ref. The Essex Design Guide – 2018 Ed. V.3 – see diagram below). This provides a useful guide to what would be appropriate in this instance, and it is concluded that the proposed parameters on the submitted plan would be acceptable in planning terms, provided the eaves and roof of the buildings do not infringe this line.



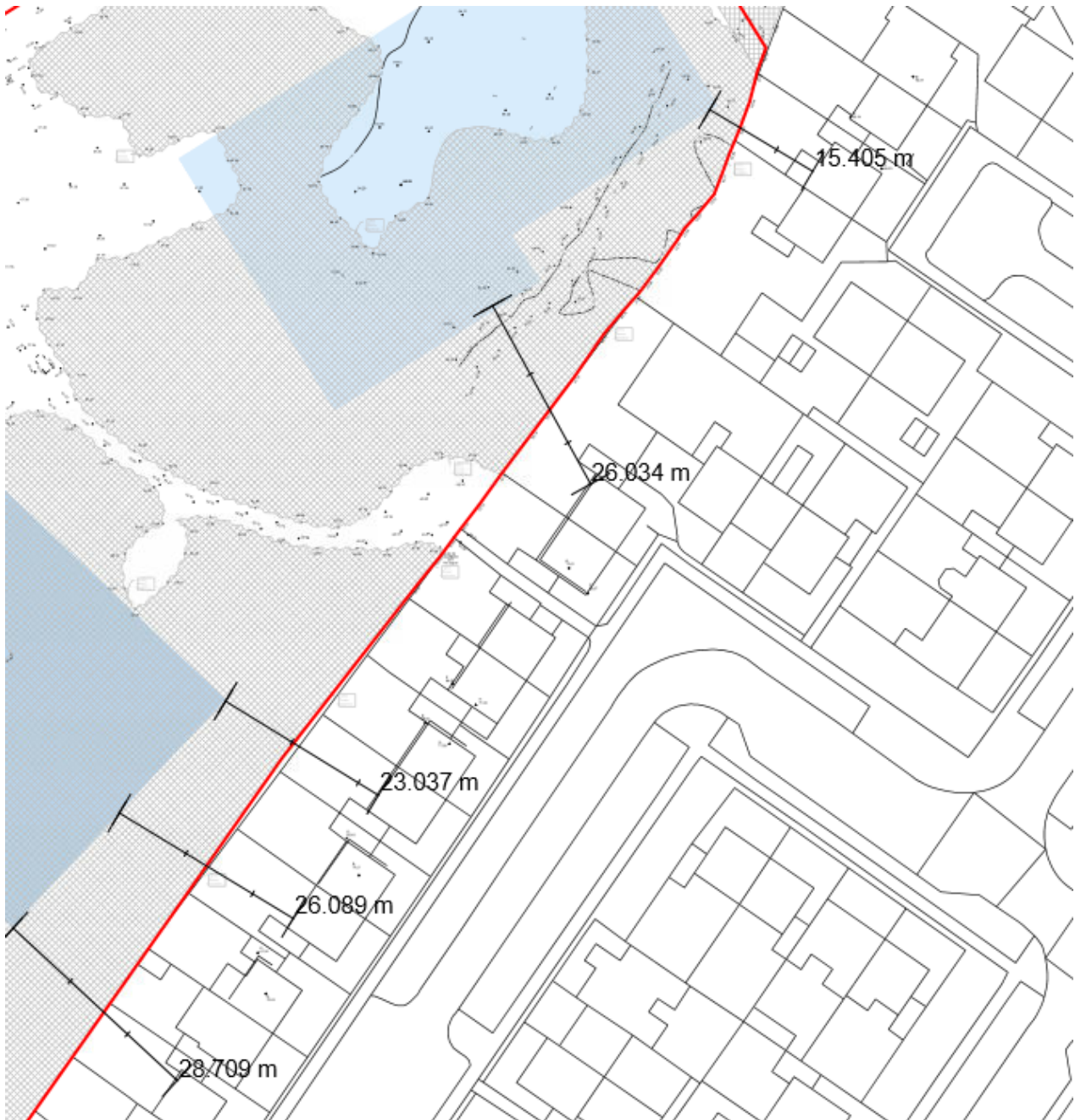
a. Reference line for daylight calculation  
b. Obstructing building

Fig. 2 – Diagram showing 25 degree angle.

Therefore, in order to ensure that the relationship with neighbouring properties is not unduly overbearing it is recommended that, notwithstanding the parameters in the submitted plans, a condition be applied to any consent requiring that this guideline is applied as a requirement

(Condition No. 18).

What this would mean is that any 15m-high elements of the buildings would need to be 29 metres or more from the houses. The proximity of the proposed footprints of the new buildings to the properties in Harbour Close and Covey Close is shown on the extract plan below. This shows that at points the footprints would be circa 23 metres and 15.4 metres away respectively at their closest points to the existing housing.



*Fig. 3 – Distances between the indicative footprint of the proposed buildings and adjacent housing.*

If the proposed buildings were to be constructed on the footprints shown, the proposed limitation would mean that the eaves at 23 metres distance could be no higher than 12.75 metres and that which is separated by a distance of just 15.4 metres could be no higher than 9 metres in total. This would not unduly limit the warehousing capacity of the site as it would affect only a limited proportion of the footprint of each building, but it would make the proposals

a much more neighbourly development.

In summary, whilst residents will experience a significant change in their outlook the suggested condition will reduce any overbearing impact and mitigate any resultant loss of amenity.

There will be no resultant overlooking of the neighbouring houses from the proposed development. Noise and other matters have been addressed above.

Overall, it is concluded that, subject to conditions, the proposed development can be carried out without undue adverse impact on neighbouring properties. Nevertheless, it is considered prudent to impose a condition preventing any future changes of use under Permitted Development in order to ensure that any future impact on amenities is regulated (Condition 9).

### **Access and Transportation issues**

The application is supported by a Transport Assessment and Travel Plan. There are also plans of the proposed reconfigured access.

The proposal is that all matters with the exception of access will be dealt with at the reserved matters stage, therefore the internal layout of the site, loading and parking is not for consideration as part of this outline application. It will need be demonstrated at the reserved matters stage that adequate parking is provided as well as avoiding over generous parking that could lead to an overdependency on car use in favour of more sustainable modes.

The existing uses which will remain on site will be provided 20 spaces for the Rail Enthusiasts Club and 8 spaces for the Dolphin Club. Given the existing uses are to remain as they are currently this is considered an acceptable approach.

Details of the parking layout, aisle widths etc will be needed at the reserved matters stage, along with tracking of both a large car and 16.5m artic vehicle to demonstrate safe access to parking spaces and loading bays.

Although the parking and loading bay layout is not being considered in detail at this stage, reference is made within the Transport Statement to car parking bays being blocked by HGV loading bays, and that this will be managed through a management system. The Highway Authority have therefore requested that a Service Management Plan be secured through condition to detail how the timing of such movements will be managed and to ensure that the number of vehicles on-site at any time does not exceed capacity within the loading bays.

Any future Reserved Matters application should ensure that cycle parking is provided to standard.

A revised site access design has been submitted which reduces the corner radii to prevent all vehicles turning left out of the access. This improvement is shown to physically restrict left turning vehicles out of the site access, although a Traffic Regulation Order will still be needed to enforce the restricted movement. A Stage One Road Safety Audit has been submitted alongside the designers' response and auditor sign off.

The Highway Authority have confirmed the principle of the proposed access is acceptable subject to detailed design. The proposed road is not to be adopted so although it is substandard in some minor respects it would work and has not raised objections from the Highway Authority.

The Traffic Regulation Order will need to be funded by the applicant and secured through appropriate obligation. The successful implementation of a TRO cannot be guaranteed and is subject a separate process.

Within the proposed new access it is proposed to provide coloured surfacing to indicate a pedestrian /cycle crossing point on the carriageway. This is considered acceptable in principle subject to detailed design.

Impact of traffic generated by the proposed development on the surrounding road network is considered to be acceptable.

The Highway Authority are concerned that the proposed development will increase vehicular movements including HGV movements to the site and that the existing infrastructure does not cater for all cyclists and given the traffic volume, on carriageway cycling will not be an option for all cyclists and is likely to be worsened by the proposed development.

They therefore require a £220,000 contribution towards measures to improve pedestrian and cycle connectivity to/from the site to Frimley Station and Frimley High Street via Hawley Lane.

The Highway Authority have approved the proposed Travel Plan but note that Delivery & Enforcement (Section 6.4.1) of the Travel Plan states that the full travel plan will be secured by condition. The HA require that the Travel Plan, £1,500 approval fee, £15,000 monitoring fee and £22,000 (comprising £20,000 cost of measures plus 10%) bond/ surety be secured through S106 agreement.

Officers agree that the Traffic Regulation Order should be secured under the S106 Agreement as well as the contributions mentioned above. However, there is, in their view, no need to secure the dedication of the access between the site and Harbour Close as a Section 106 requirement or to require the completion of a S278 agreement. Both can be implemented separately.

Subject to the above and the imposition of the conditions listed by the Local Highway Authority, there should be no adverse impact on the highway or on highway safety as a result of the proposed development.

### **Flooding and Sustainable Drainage**

The majority of the site is not subject to fluvial flooding and the proposed development would not trigger any related flood mitigation works. The Lead Local Flood Authority's concerns relate to Surface Water Flooding for which the modelling suggests that there is a heightened risk on the site. However, there are no details of the proposed sustainable drainage (SuDS) for this site at this outline application stage.

Suitable flood mitigation measures and sustainable drainage can be designed and assessed at the reserved matters stage.

### **Visual Impact**

There are few details of the proposed buildings, and the detailed design will be considered later. However, the new buildings and associated infrastructure are likely to be of a similar character and appearance to commercial development in the vicinity. The site is not prominent and the proposals are unlikely to have a significant visual impact except upon the immediate

surroundings. Any adverse visual impact locally will be mitigated by careful selection of exterior cladding materials.

## Conclusion

In light of the foregoing assessment, the proposal would result in a development which would comply with the requirements of Policy PC7 relating to the allocation of the site. Subject to the suggested conditions and Section 106 obligations, there would be no material adverse impact on the amenities of neighbouring occupiers, on the character of the area, on transportation or on highway safety. The environmental impact can be managed through suitable conditions and the ecological impact similarly mitigated. Biodiversity Net Gain can be secured through conditions and a subsequent legal agreement and all other matters secured through the submission of Reserved Matters applications. It is therefore considered that the development will comply with Policies SS1, SS2, PC2, PC7, IN2, DE1, DE4, DE10, NE2, NE4, NE6 and NE8 of the Rushmoor Local Plan.

## RECOMMENDATION

SUBJECT to the satisfactory completion of a S106 Agreement securing the following:

- A contribution of £220,000 for the improvement of walking and cycling facilities between the site and Farnborough Town Centre.
- Payments relating to the Travel Plan as follows:
  - £1,500 approval fee,
  - £15,000 monitoring fee and
  - £22,000 (comprising £20,000 cost of measures plus 10%) bond/ surety
- A Traffic Regulation Order to prevent left turning out of the site access onto Hawley Lane.

the Executive Head of Property and Growth in consultation with the Chairman be authorised to **GRANT outline permission subject to the following conditions:**

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

2. The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters shall be submitted no later than 5 years from the date of this permission.

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

3. Details of a Phasing Strategy for the development of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the submission of the first Reserved Matters Application (RMA). The details shall include the following:
  - a. A layout plan confirming the extent of each Development Zone/ Phase to which future RMAs will relate;

- b. An indicative phasing programme for the submission of the RMAs;
- c. An indicative phasing programme for the implementation of the consent;
- d. The route for a safe footpath link between Harbour Close and the Cove Brook footpath.
- e. Full details of the proposed Biodiversity Net Gain for the whole development and how it will be implemented, completed, and maintained in accordance with such (both on-site and off-site) secured by a planning obligation under Section 106 of the Town and Country Planning Act 1990.
- f. The carrying out of an up-dated Ecological Survey and protected species surveys as necessary in the season preceding the proposed implementation of works.
- g. A comprehensive reptile translocation strategy in accordance with Condition No. 15 below.

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

Reason - To facilitate the future submission of the Reserved Matters and redevelopment of the site in a phased approach as well as to secure the Biodiversity Net Gain for the whole development in accordance with the law and a pedestrian access through the site.\*

4. No development shall take place in any Development Zone identified on details submitted pursuant to condition 3, until an application for details relating to appearance, landscaping, layout and scale of the development (the reserved matters) has been submitted to and approved in writing by the Local Planning Authority in respect of that Development Zone/Reserved Matters Area. Notwithstanding any indications on the illustrative and parameter plans submitted with the outline planning application, the Reserved Matters for each development zone shall include details of the following:
  - 1) Details relating to appearance of the development;
  - 2) Plans detailing existing and proposed site levels;
  - 3) A fully detailed surface water drainage strategy, including SuDs drainage features;
  - 4) Details of measures to demonstrate that the buildings will be appropriately flood resistant and resilient.
  - 5) Provision for storage and removal of refuse and recycling;
  - 6) Energy performance & sustainable construction statement;
  - 7) Water Efficiency Statement;
  - 8) Construction and Environmental Management Plan (including the need to accord with the mitigation of impact on protected species as set out in the approved ecological appraisal);
  - 9) Construction Traffic Management Plan;
  - 10) A noise management plan for night-time operations.
  - 11) Sound insulation for the buildings to prevent noise breakout.
  - 12) External Lighting;
  - 13) Details of acoustic fencing to protect neighbouring properties from unacceptable levels of noise.

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

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

5. The footpath required under condition 3 (d) above shall be provided before any unit is occupied and shall thereafter be maintained and made available for public use.

Reason – In the interests of public accessibility and in accordance with Policy PC7 of the Rushmoor Local Plan.

6. Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties.

7. No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

- ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.

- iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

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

8. 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.

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

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

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

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

11. 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.\*

12. In relation to Condition No.4 (10) above all external doors/shutters shall be closed at night; loading and unloading of goods at night will be either undertaken internally or manually via a docking station fitted with acoustic buffers, forklifts will not be used externally at night; reversing alarms on vehicles will be the broadband (white noise) sound alarm type.

Reason – To protect the amenities of neighbouring occupiers.

13. The existing Railway Enthusiast Club building shall be retained as a community facility along with sufficient associated parking in broad accordance with the layout shown on the Proposed Site Plan 23021-TP-003A unless it is provided for elsewhere as agreed in writing by the Local Planning Authority.

Reason: To ensure that the community facility is retained in accordance with the requirement of Policy PC7 of the Rushmoor Local Plan.

14. Works affecting potential roost features as identified in the August 2023 Ecological Impact Statement, should be dismantled by hand to ensure any bats which may be sheltering beneath them will not be harmed. These works should ideally be timed to avoid the hibernation season (November to February inclusive). If a bat is seen, work should cease immediately and advice sought from Natural England or a qualified specialist.

15. No works on site shall commence until an appropriately detailed Reasonable Avoidance Measures report in relation to reptiles present on site, including a translocation strategy has been submitted to and approved by the Local Planning Authority. The report shall be written in accordance with best practice guidance by a suitably qualified ecologist.

Works on site shall then only be undertaken in strict accordance with the approved report and no work shall commence until the agreed translocation of reptiles has been completed, in strict accordance with the approved translocation strategy.

Reason: To ensure that adequate protection is afforded to reptiles during the course of the development.\*

16. A reptile translocation strategy, written by a suitably qualified ecologist; shall be submitted to the Local Planning Authority for approval in writing prior to the determination of any reserved matter application. Works on site should only commence once the translocation of reptiles has been completed, in strict accordance with the approved translocation strategy. The translocation site should be identified on a map; be secure in land tenure; and include proposed habitat enhancements necessary to ensure the conservation and enhancement of the translocated population. It should be fully costed and include for ongoing management.

Reason: To ensure that the existing population is protected and provided with opportunity to thrive.\*

17. Before the commencement of any development on any phase, a walk-over badger survey shall be undertaken by a suitably qualified ecologist and the results submitted to the Council for consideration. The applicant shall also ensure that construction activities on site have regard to the potential presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in. If badger activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species.

Reason: To ensure that measures are in place to protect Badgers in accordance with the Law.\*

18. Notwithstanding the building heights indicated on the Parameter Plan Ref. 23021-TP-012 the height of the proposed buildings shall not be greater than the height defined by a straight line projected at an unobstructed 25° angle in a vertical plane from a point 2m above ground floor-level at the façade of the nearest principal rear elevation of a dwelling to any part of the proposed buildings.

Reason: To reduce any overbearing impact on the neighbouring dwellings and to comply with Policy DE1(m). of the Rushmoor Local Plan.

19. No building shall be occupied or use commenced until the site access works, and one way shuttle works detailed on drawings: GB01T22A38-101-01 P8 and GB01T22A38-102-01 P7 have been implemented in their entirety.

Reason: In the interests of highway safety.\*

20. The approved Travel Plan dated February 2025 shall be implemented in full and maintained throughout the period that it is monitored by the Highway Authority.

Reason: To deliver modal shift away from dependence upon the private motor car in accordance with sustainable transport principles.

21. The permission hereby granted shall be carried out in accordance with the following approved drawings and documents as modified by the foregoing conditions:

- Site Location Plan 23021-TP-001A
- Parameter Plan Ref. 23021-TP-010 – Use
- Parameter Plan Ref. 23021-TP-011 – Access
- Parameter Plan Ref. 23021-TP-012 – Scale
- Existing Layout GB01T22A38-000-01
- General Arrangement GB01T22A38-101-01 P8
- Visibility Splay Analysis (Sheet 1 of 5) GB01T22A38-102-01 P7
- Visibility Splay Analysis (Sheet 2 of 5) GB01T22A38-102-02 P6
- Visibility Splay Analysis (Sheet 3 of 5) GB01T22A38-102-03 P6
- Visibility Splay Analysis (Sheet 4 of 5) GB01T22A38-102-04 P6
- Visibility Splay Analysis (Sheet 5 of 5) GB01T22A38-102-05 P6
- Visibility Splay Analysis St John's Ambulance GB01T22A38-102-06

The following documents are material to the consideration of the application but do not form part of the outline planning permission.

- Proposed Site Plan 23021-TP-003 A
- Indicative Plans TP\_004\_Unit A; TP\_005\_Units B&C; TP\_006\_Unit A; TP\_007\_Units B&C; TP\_008\_Unit A and TP\_009\_Units B&C.
- Ecological Impact Assessment – The Ecology Co-op – 23.08.2023
- Hawley Lane External Daylight Assessment – RPS Group – 15.10.2024
- Transport Statement (TS) dated February 2025
- Pedestrian and Cycle Audit dated 24<sup>th</sup> February 2025
- One-Way Shuttle Modelling Assessment received 17<sup>th</sup> March 2025
- Travel Plan dated February 2025
- Road Safety Audit and designers' response dated 26<sup>th</sup> March 2025

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

### **DEEMED CONDITION**

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.

2. Key Requirements:

The biodiversity gain plan must include:

- 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.

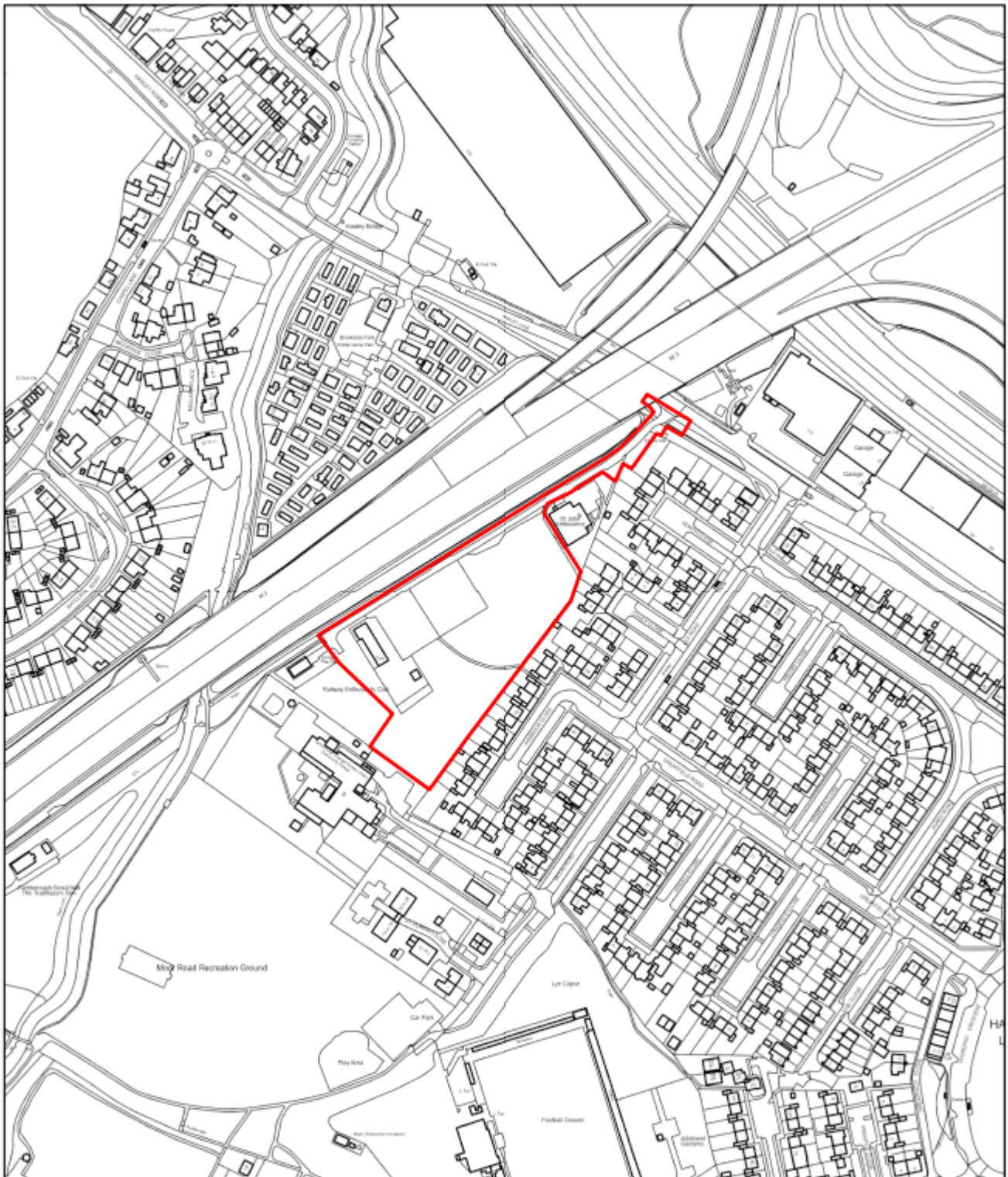
### **INFORMATIVES**

- 1 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 applicant and successors in title are reminded that all species of bat and their roosts are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017, as amended. They are afforded additional protection under the Wildlife and Countryside Act 1981, as amended, making it an offence to kill, injure or disturb an individual; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is therefore an offence, regardless of whether a bat is present at the time of roost removal. A precautionary approach to works should therefore be implemented.
- 3 The applicant's 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 Council has granted Outline permission because the proposal would result in a development which would comply with the requirements of Policy PC7 relating to the allocation of the site. Subject to the suggested conditions and Section 106 obligations, there would be no material adverse impact on the amenities of neighbouring occupiers, on the character of the area, on transportation or on highway safety. The environmental impact can be managed through suitable conditions and the ecological impact similarly mitigated. Biodiversity Net Gain can be secured through conditions and a subsequent legal agreement and all other matters secured through the submission of Reserved Matters applications. It is therefore considered that the development will comply with Policies SS1, SS2, PC2, IN2, DE1, DE4, DE10, NE2, NE4, NE6 and NE8 of the Rushmoor Local Plan. 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.
- 5 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.

- 6 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.
- 7 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.
- 8 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.
- 9 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.
- 10 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.linerearchbeforeudig.co.uk> and contact the Plant Location Team at SGN [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk) Tel: 0800 912 1722
- 11 The planning permission does not authorise the undertaking of any works within the highway (carriageway, footway, or verge). Any works within the highway must be approved by S278 Agreement, details of which can be found at <https://www.hants.gov.uk/transport/developers/constructionstandards>
- 12 In relation to BNG, when calculating the post-development biodiversity value of the habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant. **In this instance a separate S106 obligation will be required at the reserved matters stage as part of the need to comply with the preliminary requirements of Condition 3 above.**
- 13 The ecological surveys to be carried out as required under Condition 3 (f) above should be undertaken by a suitably qualified ecologist to help determine the status of ecological features on site, which could be adversely affected by the proposed

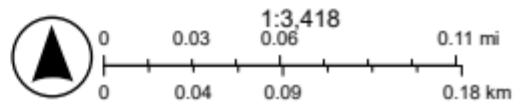
development works and to put forward for consideration by the Local Planning Authority any required impact avoidance and mitigation proposals to prevent such effect.

- 14 The applicant is encouraged to incorporate bat roosting opportunities as integral design features within the proposed built development.



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 Planning Application



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

Case Officer	Maggie Perry
Application No.	24/00517/REMPP
Date Valid	28th August 2024
Expiry date of consultations	17th March 2025
Proposal	PART APPROVAL OF RESERVED MATTERS: for the redevelopment of the 4th Division Headquarters, Post Office and Military Police Barracks (including part demolition, 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.
Address	<b>Headquarters Fourth Division Buildings, Steeles Road, Wellesley, Aldershot, Hampshire</b>
Ward	Wellington
Applicant	Weston Homes
Agent	Mr Jack Riggs
Recommendation	<b>GRANT</b>

## 1. DESCRIPTION

### *Background & Site:*

- 1.1 On the 10th March 2014 hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure, including a neighbourhood centre, employment provision, schools and a suite of Suitable Alternative Natural Greenspace (SANG). The Aldershot Urban Extension is known as Wellesley.
- 1.2 The Wellesley Master Plan, approved as part of hybrid outline planning permission ref:

12/00958/OUT, is divided into a series of manageable areas called Development Zones. Condition 4 of the outline planning permission sets out the reserved matters that require approval prior to the commencement of each development zone.

- 1.3 The application site forms part (southern half) of Development Zone L Neighbourhood Centre. The Neighbourhood Centre Development Zone is situated on the northern border of the Wellesley development, on the south east corner at the junction of Queens Avenue and Alisons Road. The Cambridge Primary School is located opposite the Neighbourhood Centre on the other side of Queen's Avenue. Steeles Road and Parade Park form the boundary of the site to the south. A Grade II Listed Eighth Division World War One Memorial is located to the south west of the Neighbourhood Centre, facing Queen's Avenue. Residential Development Zone M - Buller (including part of the proposed Extra Care Site) is located to the east, separated by Maida Road. The site is located within the Aldershot Military Conservation Area (CA). This CA is subject to an Article 4 Direction which restricts certain Permitted Development Rights.

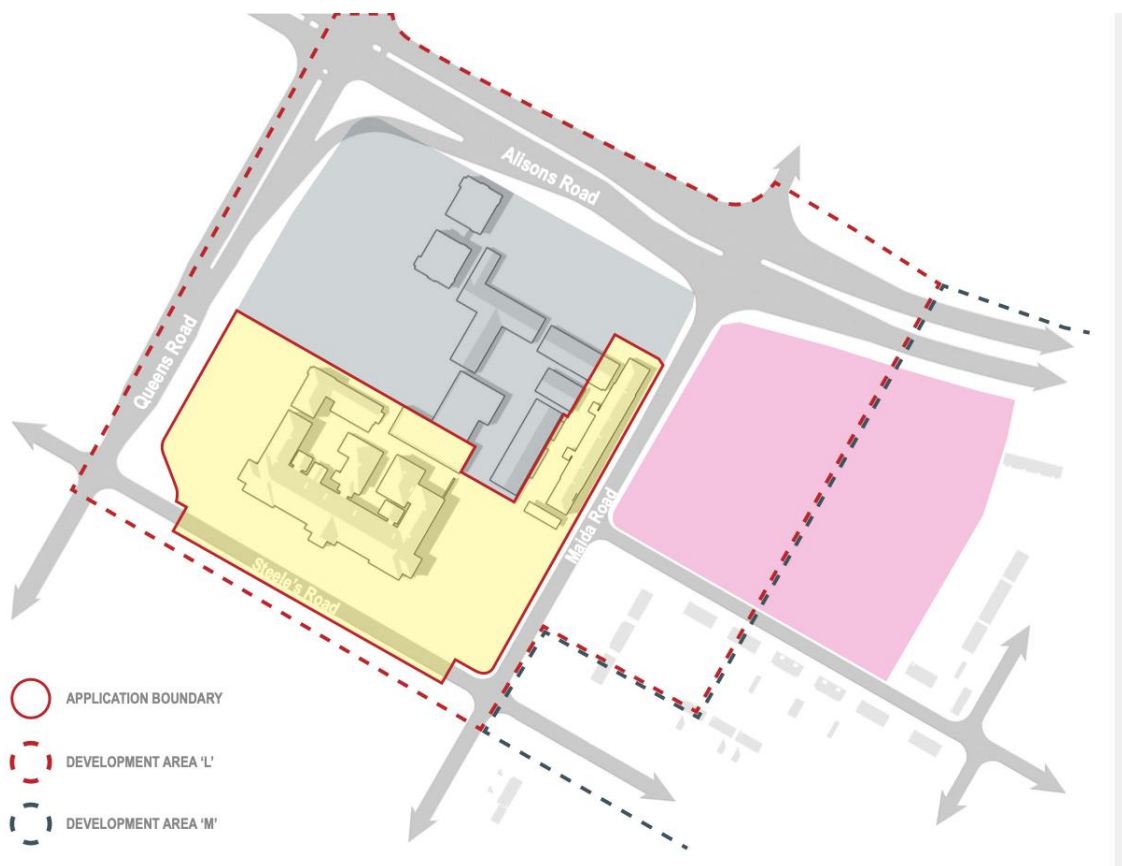


Figure 1 – Application Site Boundary

- 1.4 The application site (yellow shading) relates only to the southern part of the Neighbourhood Centre (L1), specifically The Grade II Listed Fourth Division Building and curtilage buildings. The current Reserved Matters scheme proposes private residential use only. The commercial, retail and community uses described above will be delivered in the remaining phase of the Neighbourhood Centre (grey shading).
- 1.5 It is noted that whilst the Outline Consent included illustrative layouts in the form of Analysis and Options for the Neighbourhood Centre, the locations of the uses within the Development Zone were not fixed. For example, options were explored which identified the Fourth Division Building and Post Office Buildings as various

configurations of retail, office, residential and café uses.

- 1.6 There are some restrictions on the Neighbourhood Centre uses however. In this regard, Condition 10 of the Outline Consent restricts food store floorspace to a maximum of 1400sqm gross within the Neighbourhood Centre. Condition 9 restricts Class A Uses to 3570sqm gross. This is to prevent adverse consequential impact on the retail function of the existing town centres.
- 1.7 The Illustrative Delivery Schedule submitted with the Outline Planning Application originally indicated that the Neighbourhood Centre Development Zone would deliver 16 residential units. The updated Illustrative Delivery Plan for Wellesley (as amended by Table 3 of Affordable Housing Strategy Rev 9) identifies Development Zone L (L1) (Neighbourhood Centre) to deliver 34 private residential units. The total number of residential units allowed by the Outline Consent remains unchanged.

### *The Proposal*

- 1.8 This Reserved Matters Application (RMA) is submitted part pursuant to Condition 4 (1 to 21), attached to hybrid outline planning permission 12/00958/OUT dated 10th March 2014.
- 1.9 The proposal is for the redevelopment of the 4th Division Headquarters, Post Office and Military Police Barracks buildings, to provide 34 private dwellings. The accommodation would be distributed as follows:
- 4<sup>th</sup> Division Building – 24 Apartments (Grade II Listed)
  - Post Office Building – 4 Apartments (Locally Listed/Curtilage Listed)
  - Military Police Barracks – 6 Terraced Houses (Locally Listed/Curtilage Listed)
- 1.10 The proposals would require an element of demolition. In this regard, the removal of a two-storey block and toilet block, together with existing redundant services, metal stairs, covered walkways and external walls within the 4<sup>th</sup> Division Building courtyard would be necessary to facilitate the conversion.
- 1.11 The proposals would also require demolition of the existing single-storey lean-to extensions at the rear elevation of the Stable Block Building. The lean-to additions fall within the application site boundary, whereas, the main Stable Block Building is located outside of the application site boundary and will form part of the later phase of the Neighbourhood Centre proposals.
- 1.12 A formal landscape courtyard would be provided to the rear of the fourth division headquarters to provide private amenity space for the new dwellings. Allocated off-street car parking, including visitors' parking, would be provided to the east and the west of the 4<sup>th</sup> Division Building. Three modest single-story outbuildings are proposed within the application site. These would provide a substation, two refuse stores and a cycle store.
- 1.13 Vehicular access is proposed via Steeles Road and Maida Road to the south and east of the site respectively. A section of Steeles Road within the red line boundary to the south of the 4<sup>th</sup> Division Building will be retained as a private road, with no through traffic. This will be enforced with the use of bollards for emergency only access. The parking area to the east of the main buildings would be accessed via Maida Road.

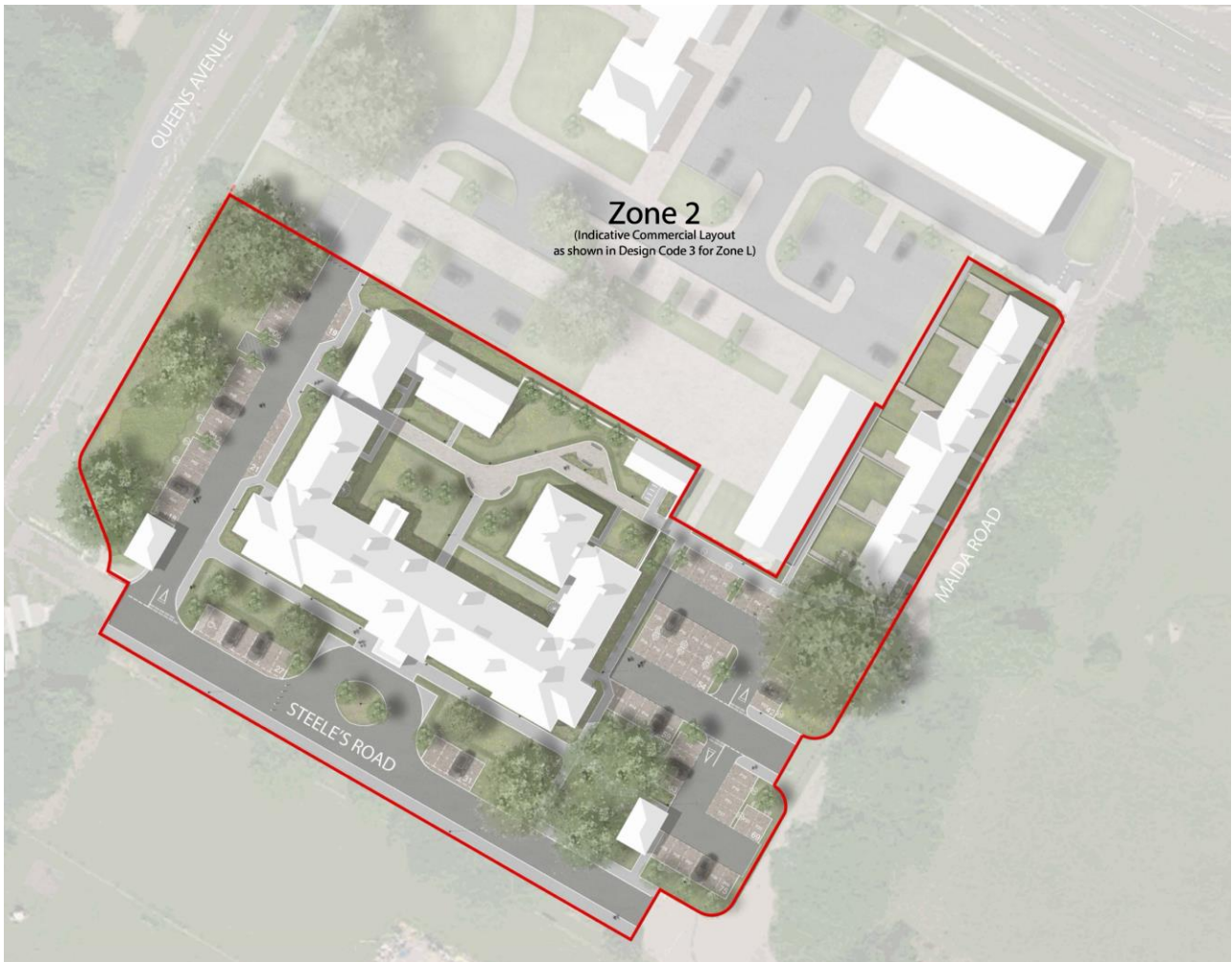


Figure 2 – Proposed Layout

1.14 During the course of the planning application various amendments have been made to the development proposals in response to consultee comments and the relevant planning policies and guidance. These amendments are discussed in corresponding sections of the report.

*Reserved Matters*

1.15 Condition 4 of the hybrid outline planning permission sets out the ‘reserved matters’ that require approval prior to the commencement of each Development Zone, as follows:

- 1) Scale and external appearance;
- 2) Landscaping (hard and soft);
- 3) Ecology;
- 4) Remediation;
- 5) Air quality (if required);
- 6) Heritage Trail Details;
- 7) Infrastructure and Drainage ;
- 8) Trees;
- 9) Levels;
- 10) Construction Environmental Management Plan;
- 11) Construction Traffic Management Plan;

- 12) Statement of Compliance with Design Code 3;
- 13) The layout of the development, including the positions and widths of roads and footpaths;
- 14) Landscaping, including a landscaping design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- 15) The design and external appearance of all buildings, plant and tanks, including details of the colour and texture of external materials to be used, together with samples of all external facing and roofing materials;
- 16) The layout of foul sewers and surface water drains;
- 17) The measures to be taken to protect adjacent areas from excessive noise;
- 18) Measures to protect the occupiers of residential property from external noise;
- 19) The provision to be made for street lighting including measures to prevent spillage and light pollution;
- 20) The provision to be made for the storage and removal of refuse from the premises,
- 21) Archaeological watching brief.
- 22) Proposals for and statement of compliance with The Wellesley Biodiversity Enhancement Strategy

1.16 The planning application (including drawings) is accompanied by the following supporting documents (as amended):

- Planning Statement ref: WH214-WST-XX-XX-RP-PL-00003 P02 (Weston Homes, 22/07/2024);
- Design & Access Statement RevP02 ref: WH214-WST-XX-XX-RP-PL-00005;
- Design Code 3 compliance Document ref: WH214-WST-XX-XX-RP-PL-00004 RevP01;
- Heritage Statement RA6178 Rev - E (Adam Urbanism, July 2024);
- 4th Division HQ Building Recording ref WH216-WST-XX-XX-RP-PL-00009 RevP01;
- Post Office Building Recording ref: WH216-WST-XX-XX-RP-PL-00010 RevP01;
- Military Police Barracks Building Recording ref: WH216-WST-XX-XX-RP-PL-00011 RevP01;
- Transport Statement Rev02 (Mayer Brown, July 2024)
- Transport Statement Addendum RevP01 ref: WH216-WST-XX-XX-RP-PL-00014 (Weston
- Affordable Housing Strategy REV9 (Grainger, March 2025);
- Affordable Housing Development Zone Strategy ref: WH2XX-WST-XX-XX-RP-PL-00002 RevP02;
- Energy & Sustainability Statement RevP03 (SES, 25/04/2024)
- Utilities Assessment Statement RevB (Mayer Brown, May 2023)
- Landscape Strategy Report RevP01 ref: 3152-APA-ZZ-XX-RE-L-4100 (Allen Pyke, July 2024)
- Biodiversity Enhancement Strategy - Compliance Statement ref: WH214-WST-XX-XX-RP-PL-00006 RevP01;
- Ecological Impact Assessment (LC Ecological Services, May 2024);
- Arboricultural Method Statement ref: JFA9024 (JFA, July 2024);
- Archaeological Impact Assessment Issue 2 ref: 213422.01 (Wessex Archaeology, July 2023);

- Written Scheme of Investigation for Archaeological Watching Brief (Neighbourhood Centre – Zone L) Issue 1 ref: 213422.03 (Wessex Archaeology, July 2023);
- Phase 1 Desk Study and Preliminary Risk Assessment Version 1 (SES, 03/05/2023); Homes, 24/01/2025);
- Environmental Noise Assessment V.1.1 ref: ENV1001-ALDE-079-4<sup>th</sup> Division HQ, Aldershot (SES, 26/07/2023);
- Outdoor Lighting Report RevP2 (Mayer Brown, 12/07/2024)
- Construction Environmental Management Plan V2 ref: ENV1-ALDE-079 (SES, July 2024);
- Construction Traffic Management Plan (Mayer Brown, 19<sup>th</sup> July 2024); and Detailed Surface Water Drainage Strategy RevP01 ref: WH216-WST-ZZ-ZZ-RP-EN-00001 (Weston Homes, January 2025).

## 2. NOTIFICATION

### 2.1 Application Publicity & Neighbours Notified

2.2 In addition to posting a site notice and a press advertisement, letters of notification were sent to 2 directly neighbouring owner/occupiers. This was due to the significant distance of the buildings from neighbouring occupiers and uses. The consultation period expired on 4<sup>th</sup> October 2024.

2.3 No representations were received/lodged under this planning application reference. However, 14 representations of objection (from 12 addresses) were lodged under the corresponding listed building consent ref: 24/00504/LBCPP: The comments are summarised below as they are more relevant to the consideration of this Reserved Matters Application:

- The original plans showed the zone as a community hub, not housing.
- The original plans showed this a the neighbourhood centre.
- The developers are circumventing their original planning consent.
- The original plans showed community/commercial space on the ground floor.
- Inadequate parking.
- Loss of trees.
- Traffic congestion around schools– highway safety.
- Lack of commercial spaces and roads.
- The estate has no shops.
- Unacceptable design and appearance.
- Unacceptable size, layout or density.
- Visual harm.
- The proposed alterations and demolitions could irreversibly damage the architectural value of the buildings.
- Unacceptable increase in population
- Additional environmental pollution

2.4 *Case Officer's Response: Any material planning considerations raised above are discussed in the relevant sections of the report below. In respect of the comments received objecting to the proposed residential use, the approved outline planning consent identifies the Neighbourhood Centre as a mixed use local centre including residential use. The current Reserved Matters Application (RMA) is for the first phase*

of the Development Zone only. A further RMA will be submitted for Phase 2 and this will include the commercial and community uses described in the Wellesley Master Plan.

## 2.5. Consultees & Other Bodies

HCC Highways Development Planning:	Following receipt of amended drawings and a Transport Statement Addendum, HCC confirmed no objection subject to conditions relating to visibility splays, turning areas and implementation of the Construction Traffic Management Plan.
HCC Surface Water Management (Lead Local Flood Authority):	Requested further clarification regarding specific elements of the drainage strategy relating to hydraulic calculations, exceedance flow route plans and the scope of the proposed maintenance plan. In response, the applicant has submitted Detailed Surface Water Drainage Strategy Ref: WH216-WST-ZZ-ZZ-RP-EN-00001 RevP0. HCC was reconsulted regarding these details. No further response from HCC has been received at the time of writing this report
HCC Senior Archaeologist:	Confirmed no objection subject to a condition to ensure that the development is carried out in accordance with the site specific Written Scheme of Investigation submitted with the Reserved Matters Application.
Natural England:	Confirmed no objection.
Historic England	Comments received: <i>“Historic England provides advice when our engagement can add most value. In this case, we are not offering advice. This should not be interpreted as comment on the merits of the application.”</i>
National Amenity Societies :	No comments received.
Hampshire Buildings Preservation Trust Ltd:	Comments received: <i>“The Trust has considered the proposals and does not wish to raise on an objection”</i>
Hampshire Fire and Rescue Service:	No comments received.
Designing Out Crime Officer:	No comments received.
Severn Trent Services Ltd:	No comments received.
South East Water Ltd:	No comments received.
Thames Water:	No comments received.
Southern Gas	No comments received.

Network:

Aspire Defence Services Ltd: No comments received.

Aldershot Garrison: No comments received.

Basingstoke Canal Authority: No comments received.

## 2.6 Internal Consultees

RBC Environmental Health: Confirmed no objection subject to the imposition of a condition to seek further details of sound insulation/ glazing specification for the new dwellings.

RBC Housing Enabling Officer: Confirmed no objection following the submission of an updated Wellesley Affordable Housing Strategy Rev 9.

RBC Ecology Officer: Confirmed no objection.

RBC Community - Contracts: Provided detailed advice for the developer regarding the type/size of bins required and the design and access considerations for bin stores. Amended drawings were received in response to the advice provided.

RBC Arboricultural Officer: No objection has been received.

RBC Planning Policy: (Consulted for information only).

## 3. POLICY AND DETERMINING ISSUES

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires regard to be had to the provisions of the development plan in the determination of planning applications unless material considerations indicate otherwise. The *Rushmoor Local Plan* was formerly adopted by the Council on 21st February 2019. In addition to the *Rushmoor Local Plan*, the development plan for Rushmoor includes the *Hampshire Minerals and Waste Plan* (adopted in October 2013) and saved Policy NRM6 of the *South East Plan* (adopted in May 2009).

The following policies of the Rushmoor Local Plan are relevant to this proposal:

SS1 Presumption in Favour of Sustainable Development  
SS2 Spatial Strategy  
SP5 Wellesley



- IN1 Infrastructure & Community Facilities
- IN2 Transport
- HE1 Heritage
- HE2 Demolition of a Heritage Asset
- HE3 Development within or adjoining a Conservation Area
- HE4 Archaeology
- DE1 Design in the Built Environment
- DE2 Residential Internal Space Standards
- DE3 Residential Amenity Space Standards
- DE4 Sustainable Water Use
- DE10 Pollution
- LN1 Housing Mix
- LN2 Affordable Housing
- NE1 Thames Basin Heaths Special Protection Area
- NE3 Trees and Landscaping
- NE4 Biodiversity
- NE8 Sustainable Drainage Systems

3.2 The Council's adopted Supplementary Planning Documents (SPDs) 'Car and Cycle Parking Standards', 2024, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2024 and Aldershot Military Conservation Area Appraisal and Management Plan (RBC, February 2021) and Locally Listed Heritage Assets SPD (2020) are relevant.

3.3 The *National Planning Policy Framework (NPPF)*, which came into force on 19th February 2019 (updated December 2024), and The Department for Communities and Local Government's Technical Housing Standards (March 2015) are also material considerations.

3.4 The proposals have been assessed against the policy framework outlined above and all other relevant material considerations. The main determining issues in the assessment of the proposals are:

- The principle of development
- Housing tenure and mix
- Design & Impact on Heritage Assets
- Transport, parking & access
- Impact on neighbours
- Living environment created for future residents
- Pollution & remediation
- Nature conservation and trees
- Flood risk & drainage
- Sustainable construction & renewable energy
- Archaeology

#### 4. COMMENTARY

##### **The principle of development -**

4.1 The site falls within the defined urban area of Aldershot and forms part of the Aldershot Urban Extension (Wellesley) development as described in Policy SP5 (Wellesley) of the Rushmoor Local Plan. The Aldershot Urban Extension is a key part of Rushmoor's

strategy for meeting the Borough's long-term housing needs and for supporting the economic growth and regeneration of Aldershot Town Centre.

- 4.2 The approved Wellesley Master Plan is divided into a series of Development Zones. The principle of the residential redevelopment of part of Development Zone L (Neighbourhood Centre) was established with Hybrid Outline Planning Permission 12/00958/OUT. The Illustrative Delivery Plan for Wellesley (as amended by Table 3 of Affordable Housing Strategy Rev 9) identifies Development Zone L (L1) (Neighbourhood Centre) to deliver 34 private residential units.
- 4.3 A set of Design Codes was approved with the outline planning application. Design Code Document 1 sets out general design code principles and Design Code Document 2 provides definitions and technical specifications. These documents apply to the entire AUE (Wellesley) site, whereas a Design Code Document 3, providing zone-specific requirements, is required for each Development Zone (secured by Condition 3 of the outline permission). Condition 4 of the outline planning permission sets out the reserved matters that require approval prior to the commencement of each development zone.
- 4.4 A Design Code Document 3 and Arboricultural Method Statement was previously approved for Zone L - Neighbourhood Zone on 10<sup>th</sup> January 2024 (ref: 23/00481/CONDPP). The Design and Access Statement submitted with the current Reserved Matters Application demonstrates how the scheme complies with the approved Design Principles (Design Code Document 3), in accordance with the requirements of Condition 4 of the outline permission.
- 4.5 In summary, it is considered that the Reserved Matters proposals, as amended during the course of the planning application, sufficiently reflect the terms of the outline planning permission, parameter plans and the principles of the Design Code 3 Documents as approved. The proposed development is acceptable in principle, subject to detailed assessment against relevant national and local planning policies and guidance.

#### **Housing tenure and mix -**

- 4.6 The Application is supported by an Affordable Housing Development Zone Strategy in accordance with the requirements of condition 4 of the Outline Consent. The proposed scheme for 34 private dwellings at part of Zone L (L1) (Neighbourhood Centre) would be comprised of 28 apartments and 6 terraced houses, as follows. The current proposals would not result in any overall increase in the total number of dwellings approved by the Outline Consent (overleaf):

Building	1B 2P	2B 3P	2B 4P	3B 5P	3B 6P	4B7 P	Total
4 <sup>th</sup> Division (Private Apartments)	9	9	5	0	1	0	24
Post Office (Private Apartments)	0	0	3	1	0	0	4
Police Barracks (Private Terraced Houses)	0	0	0	4	0	2	6
TOTAL	9	9	8	5	1	2	34
		17		6			

**Table 1: Accommodation schedule**

- 4.7 The proposed housing would accord with the Wellesley Affordable Housing Strategy (AHS) which identifies no affordable housing to be delivered within this part of the Neighbourhood Centre (L1).. In this respect, the AHS allows a certain element of flexibility across individual Development Zones in order to allow for site constraints, which in this case includes the physical constraints of the layout of the buildings to be retained and the costs associated with the residential conversion of the existing heritage assets. The physical constraints of the buildings to be converted has also constrained the proposed mix of dwelling sizes in this phase.
- 4.8 During the course of the application, revisions to the Wellesley Affordable Housing Strategy (AHS) in the form of Revision 9 have been agreed and submitted as part of the RMA. The revisions to the AHS relate only to points of clarification in respect of the Neighbourhood Zone and the Affordable Extra Care Site which straddles the Neighbourhood Centre and part of Buller Development Zone to the east.
- 4.9 AHS Rev 9 (submitted with the current application) continues to demonstrate that overall across the Wellesley development, 35% of all residential units will be provided as affordable housing. This accords with Policy SP5 (Wellesley) and the s106 legal agreement associated with hybrid outline permission 12/00958/OUT. The Outline Consent specifies that 60% of the affordable housing shall be affordable/social rented and 40% intermediate (shared ownership).

### **Design & Impact on Heritage Assets -**

#### *The Design Code*

- 4.10 The Reserved Matters Application Area comprises the southern part of Zone L - Neighbourhood Centre Zone. The Development Zones Matrix contained within the approved Design Code Document 1 – General Design Principles (DCD1) of the Outline Planning Permission, identifies the character areas and level of code control within each of the Wellesley Development Zones.
- 4.11 *Development Zone L – Neighbourhood Centre* is described in The Outline Planning Permission’s approved Design Code Document 1 as:
- Residential and non-residential;
  - Maximum five storey building heights;

- Character Areas – B, C and D;
- Level of Code Control – Hot (Most code control);
- Located within a Conservation Area:
- Containing listed buildings; and
- Demolition of existing buildings

- 4.12 The approved Design Code Document 1 describes the neighbourhood centre as ‘the heart of Wellesley’ and to deliver (*inter alia*) a “mixed use local centre, including retail leisure, day-care centre, offices and residential. Refurbishment and alteration of existing buildings, including the 4<sup>th</sup> Division Headquarters Building, Post Office and Alison and Cranbrook Houses. Police Barracks and Stables may be demolished or retained subject to Listed Building Consent.’ This development zone is identified as a HOT Area where the highest code control level applies, including the application of the Heritage Palettes.
- 4.13 The current Reserved Matters Application Area relates only to the southernmost half of the zone comprising of the Grade II Listed 4th Division Headquarters, and locally/curtilage listed Post Office and Military Police Barracks buildings. The proposal is for residential conversion with minimal extension/new build. The non-residential uses identified for the wider Neighbourhood Centre Development Zone, would therefore be delivered in the subsequent phase.
- 4.14 The proposals would be consistent with approved Parameter Plan PP2 (Demolition Parameter Plan) of the Outline Consent identifies the Fourth Division Building as Category 5 - Statutory Listed Buildings to be retained but maybe subject to partial demolition -subject to listed building consent. The Post Office, Police Barracks and Stable Block are all identified as Category 6 - Demolish/alteration in listed building curtilage subject to listed building consent.

#### *Design, Appearance & Impact on Heritage Assets*

- 4.15 The Applicants Planning Statement confirms that the proposals have been developed through pre-application consultation with the RBC Planning Officer. The Planning Statement maintains “*Given the sites historic importance, the proposals seek to retain, maintain and enhance existing buildings. As such, the general form and layout of existing structures remains intact, other than in a few instances where some blocks have been removed or addition to the buildings have been proposed which are necessary to facilitate the conversion.*” In this regard, the key new-build elements comprise of three modest single-storey ancillary buildings proposed in the vicinity of the 4<sup>th</sup> Division Building, the construction of first floor extensions to the northern and southern ends of the Police Barracks Building and replacement two-storey rear projection.
- 4.16 It is considered that the design and layout of the development would accord with the approved Outline Planning Permission parameter plans, including PP2 (Demolition Parameter Plan), and the principles set by the approved Design Code Documents 1, 2 and 3. The detailed design generally accords with the palettes described within the Design Codes, dictated by the variable levels of design code control and the designated character areas. The proposed development responds to the architecture and setting of the heritage assets and adjoining phases. The proposed outbuildings have been designed to complement the character of the existing buildings to be retained, in terms of character, design and materials. The proposed metal clad modern extensions to the

Police Barracks Buildings represent good quality design and take a similar approach to recently approved modern extensions at the nearby Cambridge Military Hospital.

- 4.17 It is considered that the application proposals, which include detailed schedules of work, materials schedules and a landscape strategy, demonstrate that the proposed development, including the alterations to the external elevations and setting of the Grade II Listed and locally listed/ curtilage listed buildings would be compatible with and would not detract from the character and appearance of those heritage assets. The impact of the proposals (including internal alterations) on the special historic and architectural interest of the Listed Buildings is discussed in greater detail in the corresponding committee report for Listed Building Consent Application reference 24/00505/LBCPP.
- 4.18 It is considered, subject appropriate conditions, that the proposals to convert and refurbish the buildings, including the removal of poor quality additions/alterations, would enhance the character and appearance of the buildings and maintain their significance as heritage assets. It is considered on balance the loss of any historic fabric resulting from the proposals would be outweighed by the overall benefits of the restoration of the listed buildings. The development would provide a viable future use for the buildings consistent with their conservation and would enhance the setting of those buildings and the character and appearance of the Aldershot Military Conservation Area. The proposals are consistent with Local Plan Policies SP5 (Wellesley), HE1 (Heritage), HE3 (Development within or adjoining a Conservation Area) and DE1 (Design in the Built Environment).
- 4.19 A condition is proposed to ensure that the Building Recording Documents submitted with the application shall be made available through the relevant public archive prior to the commencement of the demolition hereby approved, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014.

#### **Transport, parking & access -**

- 4.20 A Transport Assessment (including Travel Plans and Public Transport Strategy) was approved as part of the outline planning permission for Wellesley. Road hierarchy and design principles for the AUE site were established with the approval of the Design Codes and drawing PP7.
- 4.21 Details of the site layout, roads and footpaths, refuse and recycling storage together with a Transport Statement (as amended) and Construction Traffic Management Plan have been submitted with the Reserved Matters Application, in accordance with the requirements of Condition 4.
- 4.22 Vehicular access to the application site is proposed via Steeles Road and Maida Road to the south and east of the site respectively, via simple priority junction. A section of Steeles Road within the red line boundary to the south of the 4<sup>th</sup> Division Building would be retained as a private road (un-adopted), with no through traffic. This would be enforced with the use of bollards permitting emergency access only. It is considered that proposed layout of the roads is consistent with the principles and road hierarchy established in the approved Design Codes.
- 4.23 The Illustrative Delivery Schedule submitted with the Outline Planning Application

indicated that the Neighbourhood Centre Development Zone would deliver 16 residential units. Given the proposed increase in the number of residential units within this zone (34 units), the Applicant submitted a TRICS assessment (trip generation) as part of the Transport Assessment. Hampshire County Council (Highways Development Planning) were consulted in relation to the Reserved Matters Application and have confirmed that the findings of the TRICS assessment are accepted and given the small increase in trips anticipated to be generated by the development, no further assessment in regard to highway safety is required.

### *Parking*

- 4.24 Policy IN2 (Transport) requires new development to provide appropriate parking provision in accordance with the Council's 'Car and Cycle Parking Standards' supplementary planning document (SPD) (March 2024). In terms of residential car parking, *"there is 'a presumption that the parking standard (including the visitor parking requirement) should be provided in full'"* (para.5.1).
- 4.25 The standards require one car parking space per 1 bedroom dwelling, two spaces for 2/3 bedroom dwellings and three spaces for every residential property of 4 or more bedrooms. For visitor parking there should be 1 visitor parking space for every 3 x 1 bedroom properties and 1 visitor parking space for every 5 properties of 2 or more bedrooms.
- 4.26 The Transport Statement confirms that the proposal would meet the parking standards in full. In this regard, 75 car parking spaces will be provided across the site, comprising of 61 resident allocated spaces, 8 visitor spaces and 6 public parking spaces (including one disabled persons public parking space). The 6 public parking spaces would serve Parade Park.
- 4.27 The proposed residents' parking would be provided in two main parking areas, one to the east side and the other to the west side of the 4<sup>th</sup> Division Buildings. Each allocated residential parking space would benefit from access to an Electric Vehicle Charging Point.
- 4.28 The western parking area would be accessed from Steeles Road via the junction with Queen's Avenue. It would provide 17 private residential spaces and 4 visitors spaces. 6 public parking spaces (including 1 disabled bay) would also be provided at the front of the 4<sup>th</sup> Division Building on the western side, accessed only via Queen's Avenue/Steeles Road.
- 4.29 The eastern parking area would be accessed from Maida Road and the eastern end of Steele's Road. This residents parking area would provide 44 private allocated spaces. 4 visitors bays (residents' visitors) are also proposed to the front of 4<sup>th</sup> Division Building towards the eastern side.
- 4.30 The Planning Statement confirms that cycle storage would be provided in accordance with the Councils standards of 1 space per 1-bed dwelling and 2 spaces per 2, 3 and 4-bed dwelling. In the case of the individual terraced houses, it is envisaged that bicycles would be stored within private gardens. A secure cycle store housing up to 45 cycles is proposed for the apartments with 4 Sheffield stands (8 visitor cycle spaces) to be provided in the courtyard area.

- 4.31 Hampshire County Council (Highways Development Planning) were consulted in relation to the application and provided detailed advice. In this regard, HCC requested clarification regarding visibility splays, tracking for large refuse vehicles accessing the site, confirmation that the proposed bollards can be lowered for emergency access, confirmation of allocation of parking spaces to the proposed terraced houses and tracking for specific parking spaces. The Applicant has submitted a Transport Assessment Addendum in response to the queries raised.
- 4.32 HCC were re-consulted and have confirmed that the issues raised have now been satisfactorily addressed, subject to the imposition of compliance planning conditions relating to visibility splays (Condition 7) turning areas (Condition 9), and compliance with the Construction Traffic Management Plan (condition 14). A condition is also proposed to ensure that the vehicle and cycle parking is implemented and maintained in accordance with the submitted parking allocation plan (Condition 8) and cycle parking (Condition 10)

#### *Refuse and Recycling Storage*

- 4.33 Local Plan Policy NE2 requires suitable refuse and recycling storage provision and collection points to be incorporated into new residential developments. In this regards, two brick-built outbuildings incorporating bin stores are proposed, one to either side of the main 4<sup>th</sup> Division Buildings. The stores would serve the 24 proposed apartments and would be accessed by refuse collection vehicles via Steeles Road. The 6 proposed houses would be expected to store refuse in bins within the curtilage of their properties and move the bins to Maida Road on collection day.
- 4.34 The proposed development would be serviced by the Council's Community Contracts Team and they have been consulted in relation to the detail of the proposals. The Community Contracts Team have provided advice for the developer regarding the type/size of bins required and the design and access considerations for bin stores. Amended Section 8 of the DAS provides details of the refuse strategy for the development which was updated to address the comments received from the Contracts Team.
- 4.35 During the course of the application HCC Highways have also provided detailed advice on tracking for large refuse vehicles servicing the development and amendments to the layout of the scheme have been received in accordance with this advice. An informative is proposed to advise the developer that where refuse vehicles would be expected to enter private courtyard areas, the road surface shall be suitable for a 32-tonne vehicle.

#### **Impact on neighbours -**

- 4.36 There are no existing occupiers or uses directly adjoining the application site. The closest residential dwellings would be located a significant distance from the site within the newly built Buller Development Zone M to the southeast, separated by Mandora Road.
- 4.37 The proposals involve the conversion of the existing retained buildings with minimal extension and alteration to the buildings together with the construction of three modest single-storey outbuildings. Given this and due to the separation created by the adjoining highways, it is not considered that the proposed development when completed would result in any unacceptable impacts on the neighbouring occupiers by reason of

overlooking, loss of privacy, loss of outlook or noise and disturbance.

- 4.38 Representations of objection have been received from 14 Wellesley residents. The objections relate primarily to the expectations surrounding the proposed commercial and community uses within the Neighbourhood Centre, and this is addressed in the relevant section of this report. Objections have also been raised concerning the impact increased population on infrastructure and traffic impact. In this regard, it is important to note that the total number of dwellings permitted at Wellesley is set by the Outline Consent and the current Reserved Matters Application would not result in any increase in the total number of dwelling units delivered across the site. An updated Transport Assessment has also been submitted with the current application, to the satisfaction of the Highway Authority.
- 4.39 In terms of any potential impacts during the construction period, lanning conditions are proposed to restrict the hours of construction (Condition 18) and to ensure compliance with the submitted Construction Traffic Management Plan (Condition 14).
- 4.40 It is therefore considered that proposed residential development would be compatible with the existing character of the area and would not result in any demonstrable harm to the amenities of neighbouring occupiers, in accordance with Local Plan policy DE1.

#### **Living environment created for future residents -**

- 4.41 The Ministry of Housing, Communities and Local Government's *Technical Housing Standards* (2015) defines minimum floor areas and built-in storage requirements for all new residential dwellings. These standards are reflected within Policy DE2 (Residential Space Standards) of the *Rushmoor Local Plan*. The proposed dwellings would all either meet or exceed the required internal space standards.
- 4.42 Policy LN1 requires 15% of private dwellings to comply with the building regulation M4(2) (Accessible and adaptable dwellings) where the site suitability allows. The Applicant's Planning Statement explains that this has not been possible due to the constraints of the residential conversion and the potential harmful impact of the necessary interventions on the existing heritage assets.
- 4.43 Notwithstanding the constraints of converting existing buildings, it is considered that the proposed development would provide new dwellings of an acceptable size and layout with sufficient natural light, ventilation and access to adequate private and communal amenity space. Sufficient spacing would be provided between dwellings and habitable room windows in order to safeguard against loss of privacy and outlook.
- 4.44 Policy DE3 (Residential Amenity Space Standards) requires all new residential development and conversions '*to provide good-quality, useable private outdoor space in the form of gardens, balconies and/or roof terraces*'. The minimum requirement for private outdoor space is a 5 sq. m balcony within flatted development accessible from the main habitable room, a 15 sq. m garden for 1-2 person dwellings in the form of houses, and a garden space of a minimum of 30 sq.m for family housing (two-bedroom residential units and above). Where it is not possible to provide private outdoor space, additional living space equivalent to the private open space requirement is expected to be added to the minimum GIA of the dwelling, as outlined in Policy DE2.
- 4.45 The proposed terrace of six houses created through the conversion of the Police



Barracks Building would all benefit from private rear gardens which would exceed the minimum standards. The Applicant's Planning Statement explains that it would not be possible to provide balconies or terraces for any of the proposed apartments due to the adverse impact this would have on the Grade II Listed Buildings. Further, the size and layout of each apartment is also largely dictated by layouts of the existing buildings. In this regard, the Planning Statement confirms "... the residents of the 4th division and post office will have access to amenity space in the form of a landscaped courtyard enclosed by those buildings, which is approximately 1250 m<sup>2</sup> in size and equates to 44 m per dwelling. In addition to this the site is immediately adjacent to parade park a large public open space incorporating children's play area. The residents will therefore have access to generate amounts of space."

- 4.46 The Council's Environmental Health Officer has reviewed the Noise Assessment submitted in accordance with the requirements of Condition 4 of the outline planning permission. The Officer has commented "...the submitted noise assessment satisfactory addresses the potential impact on the 4th division building and post office building and propose minimum standards for glazing in habitable rooms that environmental health can accept." In this regard it is noted that whilst replacement timber windows are proposed to replicate the existing windows, these windows will benefit from slimline double glazing.
- 4.47 The Environmental Health Officer has noted that the noise report does not provide sufficient details in relation to the Police Military Barracks Building. However, given that the proposals involve upgrading the existing double glazed UPVC/windows, together with the installation of a mechanical extract ventilation system, the officer has confirmed no objection subject to the imposition of the relevant planning condition to seek further details for approval, which ensure that mitigation measures are implemented in accordance with the recommendations of the submitted Noise Assessment report (see Condition 6).
- 4.48 It is therefore considered that, subject to appropriate safeguarding conditions, the development would provide a satisfactory living environment for future residents, in accordance with Local Plan policies DE1, DE2, and DE3.

## **Pollution & remediation -**

### *Air Quality and Noise Generation*

- 4.48 There would be no air quality impact as a result of this residential phase of the Neighbourhood Centre development. Therefore, no Air Quality Assessment is required under Condition 4 of the outline planning permission in respect of this first phase of Development Zone L (L1) (Neighbourhood Centre). Further, given the residential nature of the proposals, no issues have been identified in relation to noise generation from the development. The proposed residential use would be compatible with the character of the area with reference to Rushmoor Local Plan policy DE10 Pollution.

### *Lighting*

- 4.49 An Outdoor Lighting Report and Street Lighting Proposals have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The lighting would largely take the form of 6m column lighting on the periphery of the development and car park areas and low level bollard

lighting within the enclosed area of communal amenity space. None of the proposed lighting within the application site would be located on areas to be adopted by the Highway Authority (HCC).

- 4.50 The Council's Environmental Health Officer has not raised any objection to the lighting proposals in respect of the potential impact on residential amenity, with regard to Local Plan policy DE10 Pollution.

#### *Contaminated Land*

- 4.51 A Phase I Desk Study and Preliminary Risk Assessment has been submitted with the Reserved Matters Application, in accordance with the requirements of Condition 4 of the outline planning permission. The Council's Environmental Health Officer has reviewed the report and has commented that the assessment has "...*identified a risk from potential contamination on the site including possible asbestos, TPH, PAHs, PCBs and heavy metals.*" And confirms "*an intrusive investigation works is therefore required.*"
- 4.52 It is noted that details of contamination investigation and remediation are secured by Conditions 14, 15 and 16 of the outline planning permission in respect of each Reserved Matters Area/ Development Zone. These conditions require further detailed assessments and to be undertaken and validation reports submitted in relation to each zone, and will also ensure, if necessary, that suitable additional remedial measures be submitted to the Council in the event that previously unidentified contamination is discovered.
- 4.53 During the course of this application details of further site investigations and a remediation method statement have been submitted and approved under condition 14 of the Outline Consent in consultation with RBC Environmental Health (ref: 25/00086/CONDPP). As such, no objection is raised in respect of Local Plan policy DE10 (Pollution).

#### *Construction Environmental Management Plan*

- 4.54 A Construction Environmental Management Plan strategy (CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The purpose of the CEMP is to reduce the risk of adverse impacts resulting from the construction of the development on sensitive environmental resources and to minimise disturbance to local residents and other sensitive receptors, in accordance with the relevant Local Plan policies. The Council's Environmental Health Officer has reviewed the strategy and is satisfied with the measures set out within the CEMP.

#### **Nature conservation and trees -**

- 4.55 The Reserved Matters Application (RMA) includes detailed hard and soft landscape proposals, and is supported by a Landscape Strategy Report, Outdoor Lighting Report, Biodiversity Enhancement Strategy Compliance Statement, Ecological Impact Assessment, Arboricultural Method Statement and a Construction Environmental Management Plan.
- 4.56 The Planning Statement submitted with the RMA explains that "*...the landscape proposals introduce a significant increase in tree and general planting across the site,*

*where large expanses of hard standing are replaced with soft-landscaped areas. A variety of planting species are proposed, incorporating native and flowering species, providing additional habitat, and foraging opportunities for wildlife, and enhancing the biodiversity value of the site...*

#### *Ecology, Habitats & Biodiversity Net Gain*

- 4.57 The Outline Planning Permission was approved 10 years before the 10% Biodiversity Net Gain (BNG) for all larger developments became mandatory, independently from any Local Plan Policy requirement. Nevertheless, Rushmoor Local Plan Policy NE4 states *“development proposals should seek to secure opportunities to enhance biodiversity and include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features, including measures that help to link key habitats.”*
- 4.58 On the 10<sup>th</sup> January 2025 a Biodiversity Enhancement Strategy for Wellesley was approved by non-material amendment to the outline planning permission under planning reference 24/00736/NMAPP. The Wellesley Biodiversity Enhancement Strategy sets out the overarching strategy for biodiversity opportunities to be delivered across Wellesley. It presents a framework against which remaining reserved matters applications (RMA’s) can deliver biodiversity enhancements across the project as it grows. It approaches biodiversity enhancement from the perspective of the complete scheme and looks at how each individual RMA can contribute its part to the whole. The Applicant has submitted a Wellesley Biodiversity Enhancement Strategy Compliance Statement in accordance with criterion 22 of amended Condition 4 of the Outline Consent.
- 4.59 The application site habitat comprises of hardstanding, amenity grassland, scattered trees and ornamental planting. The Council’s Ecology Officer has reviewed the Reserved Matters Application proposals and is *“...satisfied that the Landscape Strategy Report (LSR) and Biodiversity Enhancement Strategy (BEH) Compliance Statement Report tie in with the outlined goals and objectives of the Ecological Impact Assessment (EclA) report.”* And, *“Although it is not a statutory requirement for this application, we are satisfied that the proposed development will result in biodiversity net gain on site...”*

#### *Protected Species*

- 4.60 The Ecology Officer notes that previous Bat Surveys have identified the presence of an active Brown Long Eared Bat roost within the existing buildings. The planning Statement confirms that the proposed works would disturb/destroy the roosts. Therefore the current application proposes compensatory bat roost void space and bat roost box provision for crevice roost space within the new cycle store. During the course of the Reserved Matters Application Natural England have granted a Protected Species Licence based on this proposed mitigation/compensation. Section 7.0 of the Ecological Impact Assessment includes recommendations relating to design and impact of outdoor lighting within the development.

#### *Thames Basins Heaths Special Protection Area*

- 4.61 The Wellesley development includes Suitable Alternative Natural Greenspace (SANG) approved as part of the hybrid outline planning permission (ref: 12/00958/OUT), secured and delivered by s106 legal agreement together with Strategic Access and Monitoring

(SAMM) contributions. Taking into account these mitigation measures, the proposals are not likely to have a significant effect, alone or in combination upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area (SPA), in accordance with saved South East Plan Policy NRM6, Local Plan policy NE1 and Rushmoor's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2021. Natural England have therefore confirmed no objection given the SANG and SAMM requirements have been fully met under the wider AUE Outline application.

- 4.62 It is therefore considered that subject to appropriate safeguarding conditions, the proposed scheme would mitigate any adverse impacts on wildlife and ecologically sensitive receptors and would provide opportunities for biodiversity enhancement in accordance with Local Plan policy NE4 (Biodiversity).

### *Trees*

- 4.63 An Arboricultural Method Statement (AMS) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. Drawing PP5 of the Wellesley Hybrid Outline Planning Permission identifies those trees to be retained (unless otherwise agreed with RBC) and those to be removed as a result of the development. Existing trees that were not identified for removal on PP5 are afforded protection by condition 12 of the Outline Planning Permission, regardless of whether or not they are located within a conservation area. However, it is noted that since the granting of the outline permission over 10 years ago, various trees have been consented removal across Wellesley through the submission of Reserved Matters Applications or approval of details applications under condition 12.
- 4.64 The Applicant engaged with the Council at the pre-application design stage of the proposals to establish an acceptable approach to tree removal and tree retention at the development site. In this regard, all Category A and B trees, including those mature trees identified in the Outline Consent for retention along Queens Avenue, would now be retained and suitably protected during the construction phase.
- 4.65 It is proposed that six individual trees and three groups of category C trees are removed to facilitate the development. 3 U grade trees are to be removed independently of the proposals due to their poor condition. 29 new trees would be planted as part of the landscape proposals, to include both ornamental and native species.
- 4.66 It is therefore accepted that the proposed level of tree removal is necessary to deliver the development approved by the Outline Planning Permission. The proposals are considered acceptable on balance and also taking into account the extent of mitigation tree planting proposed. Condition 12 is proposed to ensure that the tree protection and monitoring measures set out in the Arboricultural Method Statement are fully implemented, in accordance with the objectives of Local Plan policy NE3 Trees and Landscaping.

### **Flood risk & drainage -**

- 4.67 Policy NE8 (Sustainable Drainage Systems) of the *Local Plan* requires *'the implementation of integrated and maintainable SuDS in all flood zones for both brownfield and greenfield sites'*. The site is located in Flood Zone 1 and is generally at very low risk of surface water flooding with isolated areas at an elevated risk.

- 4.68 Details of a surface water drainage strategy have been submitted with the Reserved Matters Application as required by Condition 4 of the outline planning permission. The strategy refers to the Site Wide Drainage Strategy approved with the outline planning permission, which was dealt with on a catchment wide basis as agreed with the Environment Agency. The strategy incorporates sustainable drainage systems in the form of permeable paving and attenuation tanks to reduce surface water run-off rates to below existing levels.
- 4.69 Hampshire County Council (HCC) as the Lead Flood Authority (LLFA) were consulted in respect of the planning application and have requested further clarification regarding specific elements of the drainage strategy. These relate to hydraulic calculations, exceedance flow route plans and the scope of the proposed maintenance plan. In response, Detailed Surface Water Drainage Strategy Ref: WH216-WST-ZZ-ZZ-RP-EN-00001 RevP0 was submitted by the Applicant for consideration by the LLFA. HCC was reconsulted regarding these details.
- 4.70 It is noted that pre-commencement Condition 13 of the Outline Consent requires Surface Water Drainage Strategy to be submitted and approved in respect of each Reserved Matters Area/ Development Zone prior to the commencement of development. As such, the Applicant has submitted the same details under pending application ref: 25 /00018/CONDPP.
- 4.71 No further response from HCC has been received at the time of writing this report. Therefore the Development Management Committee will be updated via the Update Sheet. Notwithstanding this, Condition 13 of the outline permission will ensure that such details are approved prior to commencement of the development. Therefore, it is not necessary to impose a further planning condition in this regard.

#### **Sustainable construction & renewable energy -**

- 4.72 Local Plan Policy DE1 expects proposals to *'promote designs and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy'*. The Planning Statement submitted with the application confirms that an Energy and Sustainability Statement has been prepared and submitted with the application which assesses energy efficiency, carbon dioxide emissions and options for on-site renewable energy provision.
- 4.73 The report concludes that it is possible to make upgrades to the fabric of the existing buildings and have energy efficient fittings to improve its energy efficiency. However, it is important to note that the development relates to the conversion of existing heritage assets and a balance has therefore be sought between achieving these objectives and any potential harm to the special historic interest and fabric of the buildings. In this regard, the assessment also explored the incorporation of on-site renewable energy, but concluded that it was not possible given the specific constraints and circumstances of the site. It is also relevant in this context to recognise that the re-use of existing buildings, as opposed to their demolition and rebuild is a more environmentally sustainable approach to development.
- 4.74 The Applicant's Planning Statement confirms that Electric Vehicle (EV) charging infrastructure will be incorporated in to the development and that the new dwellings will meet the water efficiency standard of 110 litres per person per day, in accordance with

Policy DE4 (Sustainable Water Use). Compliance Condition 17 and Informative 8 are proposed in respect of the water efficiency standard.

### **Archaeology -**

- 4.75 The applicant has submitted an Archaeological Impact Assessment and a Written Scheme of Investigation for Archaeological Watching Brief in accordance with Condition 4 of the Outline Planning Permission.
- 4.76 The Applicants Planning Statement explains “...*The assessment found that there is low potential for archaeological features and deposits pre-dating the mid 19<sup>th</sup> century within the site. There is high potential for archaeological remains of the earlier phases of the military camp to be present along the north western and south eastern side of the site and high potential for archaeological remains of 20<sup>th</sup> century barrack buildings to be present in the south east corner.*”
- 4.77 The County Archaeologist was consulted and has confirmed that he endorses the Applicant’s approach, commenting “*the Archaeological Assessment indicates that some archaeological potential relating to previous uses of the land by the military might be present and recommends that an Archaeological Watching Brief be maintained during development in some parts of the site. This is set out in a submitted Written Scheme of Investigation, which describes how that archaeological investigation should be applied.*”
- 4.78 Compliance Condition 15 is therefore proposed to ensure that the development is carried out in accordance with the site specific Written Scheme of Investigation submitted with the Reserved Matters Application. The proposals therefore accord with Local Plan policy HE4 Archaeology.

### **Conclusion**

- 4.79 The Reserved Matters scheme sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. Subject to appropriate planning conditions, the development would have no harmful impact upon the existing Grade II Listed and curtilage/ locally listed buildings or the character and appearance of the Aldershot Military Conservation Area. The accommodation would provide an acceptable living environment for future occupiers and there would be no adverse impact on neighbouring amenity or uses or on nature conservation. The proposals would also be acceptable in highway terms.
- 4.80 It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, including consultee responses and representations, that the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

## **5. FULL RECOMMENDATION**

**GRANT** reserved matters approval subject to the following conditions and informatives:-

*Time limit*

- 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.

*Approved plans*

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents:

WH214-WST-XX-XX-DR-PL-05001 RevP01 (Site Location Plan);  
WH214-WST-XX-XX-DR-PL-10001 RevP01 (Existing Site Plan);  
WH214-WST-ZZ-ZZ-DR-PL-10002 RevP01 (Proposed Demolition Plan);  
WH214-WST-XX-XX-DR-PL-10003 RevP02 (Proposed Site Plan);  
WH214-WST-ZZ-ZZ-DR-PL-10005 RevP02 (Illustrative Site Plan);  
WH214-WST-XX-XX-DR-PL-10006 RevP02 (Proposed Parking Plan);  
WH214-WST-XX-00-DR-PL-25001 RevP01 (4th Division Existing Ground Floor Plan);  
WH214-WST-XX-00-DR-PL-25002 RevP02 (4th Division Proposed Ground Floor Alterations Plan);  
WH214-WST-XX-00-DR-PL-25003 RevP02 (4th Division Proposed Ground Floor Plan);  
WH214-WST-XX-XX-DR-PL-25004 RevP01 (4th Division Existing First & Second Floor Plan);  
WH214-WST-XX-XX-DR-PL-25005 RevP02 (4th Division Proposed First & Second Floor Alterations);  
WH214-WST-XX-XX-DR-PL-25006 RevP02 (4th Division Proposed First & Second Floor);  
WH214-WST-XX-RF-DR-PL-25007 RevP01 (4th Division Existing Roof Plan);  
WH214-WST-XX-RF-DR-PL-25008 RevP02 (4th Division Proposed Roof Plan);  
WH214-WST-XX-XX-DR-PL-25009 RevP01 (Post Office Existing & Proposed Alterations);  
WH214-WST-XX-XX-DR-PL-25010 RevP01 (Post Office Existing & Proposed Floor Plans);  
WH214-WST-XX-RF-DR-PL-25011 RevP01 (Post Office Existing & Proposed Roof Plans);  
WH214-WST-XX-XX-DR-PL-25012 RevP01 (Military Police Barracks Existing Floor Plans);  
WH214-WST-XX-XX-DR-PL-25013 RevP01 (Military Police Barracks Proposed Alterations Plans);  
WH214-WST-XX-XX-DR-PL-25014 RevP01 (Military Police Barracks Proposed Floor Plans);  
WH214-WST-XX-00-DR-PL-25015 RevP02 (Proposed Substation, Bin & Bike Stores);  
WH214-WST-XX-00-DR-PL-25016 RevP01 (Proposed Refuse Store Plans);  
WH216-WST-XX-XX-DR-PL-25101 RevP01 (4th Division HQ Ground Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25102 RevP01 (4th Division HQ First Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25103 RevP01 (4th Division HQ Ground Floor - Existing Architrave);

WH216-WST-XX-XX-DR-PL-25104 RevP01 (4th Division HQ First Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25105 RevP01 (4th Division HQ Ground Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25106 RevP01 (4th Division HQ First Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25107 RevP01 (4th Division HQ Ground Floor - Existing Window Surround);  
WH216-WST-XX-XX-DR-PL-25108 RevP01 (4th Division HQ First Floor - Existing Window Surround);  
WH216-WST-XX-XX-DR-PL-25109 RevP01 (Post Office Ground & First Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25110 RevP01 (Post Office Ground & First Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25111 RevP01 (Post Office Ground & First Floor - Existing Window Surrounds);  
WH216-WST-XX-XX-DR-PL-25112 RevP01 (Post Office Ground & First Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25113 RevP01 (Military Police Barracks Ground & First Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25114 RevP01 (Military Police Barracks Ground & First Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25115 RevP01 (Military Police Barracks Ground & First Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25116 RevP01 (Military Police Barracks Ground & First Floor - Existing Window Surrounds);  
WH216-WST-XX-XX-DR-PL-25117 RevP02 (4th Division HQ Ground Floor - Proposed Internal Detailing Strategy);  
WH216-WST-XX-XX-DR-PL-25118 RevP02 (4th Division HQ First & Second Floor - Proposed Internal Detailing Strategy);  
WH216-WST-XX-XX-DR-PL-25119 RevP02 (Post Office Ground & First Floor - Proposed Internal Detailing Strategy);  
WH216-WST-XX-XX-DR-PL-25120 RevP02 (Military Police Barracks Ground & First Floor - Proposed Internal Detailing Strategy);  
WH214-WST-XX-XX-DR-PL-30001 RevP01 (4th Division Existing & Proposed Elevations 1/5);  
WH214-WST-XX-XX-DR-PL-30002 RevP01 (4th Division Existing & Proposed Elevations 2/5);  
WH214-WST-XX-XX-DR-PL-30003 RevP01 (4th Division Existing & Proposed Elevations 3/5);  
WH214-WST-XX-XX-DR-PL-30004 RevP02 (4th Division Existing & Proposed Elevations 4/5);  
WH214-WST-XX-XX-DR-PL-30005 RevP02 (4th Division Existing & Proposed Elevations 5/5);  
WH214-WST-XX-XX-DR-PL-30006 RevP01 (Post Office Existing & Proposed Elevations);  
WH214-WST-XX-XX-DR-PL-30007 RevP01 (Military Police Barracks Existing & Proposed Elevations 1/2);  
WH214-WST-XX-XX-DR-PL-30008 RevP01 (Military Police Barracks Existing & Proposed Elevations 2/2);  
WH214-WST-XX-XX-DR-PL-35001 RevP01 (Existing Street Scenes);  
WH214-WST-XX-XX-DR-PL-35002 RevP02 (Proposed Street Scenes);



WH214-WST-XX-XX-DR-PL-35003 RevP01 (Existing vs Proposed Street Scenes);  
3152-APA-ZZ-00-LA-L-1000 RevP05 (General Arrangements);  
3152-APA-ZZ-00-LA-L-1001 RevP05 (Illustrative Landscape Masterplan);  
3152-APA-ZZ-00-PP-L-2001 RevP05 (Planting Plan Sheet 1 of 3);  
3152-APA-ZZ-00-PP-L-2002 RevP05 (Planting Plan Sheet 2 of 3);  
3152-APA-ZZ-00-PP-L-2003 RevP05 (Planting Plan Sheet 3 of 3);  
WH214-WST-XX-XX-DR-PL-05002 (Topographic Survey);  
SL/WHFOURTHDIVISIONHQ.2/LIGHT-01 RevP2 (Street Lighting Proposals);  
WH216-WST-ZZ-00-DR-EN-15010 A01 (Levels Layout);  
WH216-WST-ZZ-00-DR-EN-15020 A01 (Drainage Layout);  
WH216-WST-ZZ-XX-DR-EN-15030 A01 (Drainage Details Sheet 1 of 2);  
WH216-WST-ZZ-XX-DR-EN-15031 A01 (Drainage Details Sheet 2 of 2);  
WH216-WST-ZZ-00-DR-EN-15040 A01 (Hard Landscaping Plan);  
WH216-WST-ZZ-00-DR-EN-15041 A01 (Hard Landscaping Construction Details);  
WH216-WST-ZZ-00-DR-EN-15051 A01 (EV Charging Layout);  
WH216-WST-ZZ-00-DR-EN-15060 A01 (Gas Layout);  
WH216-WST-ZZ-00-DR-PL-75001 P01 (4th Division - Staircase Landing Balustrade Alterations);  
Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007;  
Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008;  
Outline Schedule of Works RevP01 ref: WH216-WST-XX-XX-RP-PL-00012;  
Deconstruction and Removal Method Statement RevP01 ref: WH216-WST-XX-XX-RP-PL-00013;  
Typical Replacement Timber Sash Window Details for 4th Division & Post Office Buildings RevP02 ref: WH216-WST-XX-XX-RP-PL-00015;  
Typical Existing Timber Sash Window Details for 4th Division & Post Office Buildings RevP01 ref: WH216-WST-XX-XX-RP-PL-00016;  
Planning Statement ref: WH214-WST-XX-XX-RP-PL-00003 P02 (Weston Homes, 22/07/2024);  
Design & Access Statement RevP02 ref: WH214-WST-XX-XX-RP-PL-00005;  
Design Code 3 compliance Document ref: WH214-WST-XX-XX-RP-PL-00004 RevP01;  
Heritage Statement RA6178 Rev - E (Adam Urbanism, July 2024);  
4th Division HQ Building Recording ref WH216-WST-XX-XX-RP-PL-00009 RevP01;  
Post Office Building Recording ref: WH216-WST-XX-XX-RP-PL-00010 RevP01;  
Military Police Barracks Building Recording ref: WH216-WST-XX-XX-RP-PL-00011 RevP01;  
Transport Statement Rev02 (Mayer Brown, July 2024)  
Transport Statement Addendum RevP01 ref: WH216-WST-XX-XX-RP-PL-00014 (Weston  
Affordable Housing Strategy REV9 (Grainger, March 2025);  
Affordable Housing Development Zone Strategy ref: WH2XX-WST-XX-XX-RP-PL-00002 RevP02;  
Energy & Sustainability Statement RevP03 (SES, 25/04/2024)  
Utilities Assessment Statement RevB (Mayer Brown, May 2023)  
Landscape Strategy Report RevP01 ref: 3152-APA-ZZ-XX-RE-L-4100 (Allen Pyke, July 2024)  
Biodiversity Enhancement Strategy - Compliance Statement ref: WH214-WST-XX-XX-RP-PL-00006 RevP01;  
Ecological Impact Assessment (LC Ecological Services, May 2024);  
Arboricultural Method Statement ref: JFA9024 (JFA, July 2024);

Archaeological Impact Assessment Issue 2 ref: 213422.01 (Wessex Archaeology, July 2023);  
Written Scheme of Investigation for Archaeological Watching Brief (Neighbourhood Centre – Zone L) Issue 1 ref: 213422.03 (Wessex Archaeology, July 2023);  
Phase 1 Desk Study and Preliminary Risk Assessment Version 1 (SES, 03/05/2023);  
Homes, 24/01/2025);  
Environmental Noise Assessment V.1.1 ref: ENV1001-ALDE-079-4<sup>th</sup> Division HQ, Aldershot (SES, 26/07/2023);  
Outdoor Lighting Report RevP2 (Mayer Brown, 12/07/2024)  
Construction Environmental Management Plan V2 ref: ENV1-ALDE-079 (SES, July 2024);  
Construction Traffic Management Plan (Mayer Brown, 19<sup>th</sup> July 2024); and  
Detailed Surface Water Drainage Strategy RevP01 ref: WH216-WST-ZZ-ZZ-RP-EN-00001 (Weston Homes, January 2025).

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

*Military Police Barracks Building – Windows Details*

- 3 Prior to the installation of any replacement or new windows in the Military Police Barracks Building, manufacturers details of such windows (including drawings and samples) shall be submitted to and approved in writing by the Local Planning Authority.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings and the character and appearance of the Aldershot Military Conservation Area. \*

*Military Police Barracks Building – Windows Details*

- 4 Prior to the construction of the first floor side extensions and two-storey rear extension to the Military Police Barracks Building hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority, in accordance with the Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007 and Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008 hereby approved:

- i. Standing seam cladding (including sample)
- ii. Detail brick to be used on two-storey rear extension
- iii. Any matching bricks or stonework proposed where salvaged matching bricks are not available.
- iv. Any matching slate tiles proposed where salvaged matching tiles are not available.

The works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of

the listed buildings and the character and appearance of the Aldershot Military Conservation Area. \*

#### *Method Statements & Schedules*

5 The proposed works shall be carried out fully in accordance with the following schedules, statements and strategies:

- Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007;
- Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008;
- Outline Schedule of Works RevP01 ref: WH216-WST-XX-XX-RP-PL-00012; and
- Deconstruction and Removal Method Statement RevP01 ref: WH216-WST-XX-XX-RP-PL-00013

In the event that salvaged materials are not available for construction of the outbuildings extensions and repairs and matching or 'similar' bricks, pointing, tiles and stone is proposed, samples of those materials shall first be submitted to the Local Planning Authority for approval in writing prior to those works.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings and the character and appearance of the Aldershot Military Conservation Area. \*

#### *Noise Attenuation*

6 The development hereby approved shall not be occupied until measures to protect the internal living space in the buildings from traffic or other external noise have been submitted to and approved by the Local Planning Authority, in accordance with the recommendations contained within Section 7 of the Environmental Noise Assessment V.1.1 ref: ENV1001-ALDE-079-4<sup>th</sup> Division HQ, Aldershot (SES, 26/07/2023). The development shall be carried out in accordance with the details as approved and thereafter retained.

Reason – To safeguard the amenities of future occupants against noise and disturbance.\*

#### *Visibility Splays*

7 The development shall not be brought into use until junction visibility splays and forward visibility splays as indicated on the approved plans, in which there should be no obstruction to visibility exceeding 0.6 metres in height above the adjacent carriageway channel line, have been implemented. Such sightlines shall thereafter be retained for the lifetime of the development.

Reason: To provide and maintain adequate visibility in the interests of highway safety.\*

### *Parking spaces*

- 8 The residents', visitors' and public parking spaces (including wheelchair users space) shall be laid out and allocated in accordance with drawing WH214-WST-XX-XX-DR-PL-10006 RevP02 (Proposed Parking Plan) hereby approved prior to first occupation of the part of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the development.

Reason - To ensure the provision and availability of adequate off-street parking and to safeguard residential amenity.\*

### *Turning Area*

- 9 The vehicle turning area located between parking spaces P27 and P28 shown on drawing WH214-WST-XX-XX-DR-PL-10006 RevP02 (Proposed Parking Plan) hereby approved, shall be provided prior to first use of the car park area to which it relates and shall be reserved and available for this purpose at all times.

Reason - To ensure that vehicles can enter and leave the site in forward gear in the interests of highway safety.\*

### *Cycle Parking*

- 10 The cycle parking store and stands shown on drawing WH214-WST-XX-XX-DR-PL-10003 RevP02 (Proposed Site Plan) and WH214-WST-XX-00-DR-PL-25015 RevP02 (Proposed Substation, Bin & Bike Stores) hereby approved shall be provided prior to the first occupation of dwellings to which they relate and kept available at all times thereafter for the parking of bicycles.

Reason – To ensure that a sufficient level of cycle parking is available for the development to meet its operational needs and in the interests of highway safety.\*

### *Refuse & Recycling Storage*

- 11 The refuse and recycling bin stores shown on drawing WH214-WST-XX-XX-DR-PL-10003 RevP02 (Proposed Site Plan) and WH214-WST-XX-00-DR-PL-25016 RevP01 (Proposed Refuse Store Plans) hereby approved shall be implemented prior to the first occupation of the dwellings to which they relate and retained thereafter for the life of the development.

Reason – To ensure the provision of satisfactory facilities for the storage of refuse and recycling.\*

### *Arboricultural Method Statement*

- 12 The development shall be carried out strictly in accordance with the Arboricultural Method Statement ref: JFA9024 (JFA, July 2024) hereby approved. Prior to first occupation of the development (or relevant phase of the development), a completion report shall be submitted to and agreed in writing by the local planning authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the Arboricultural Method Statement as approved.\*

Reason - To protect the retained trees on the site, to safeguard the character and appearance of the area and in the interests of biodiversity.

#### *Construction Environmental Management Plan*

- 13 The development shall be carried out strictly in accordance with the Construction Environmental Management Plan V2 ref: ENV1-ALDE-079 (SES, July 2024) hereby approved.

Reason - To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.

#### *Construction Traffic Management Plan*

- 14 The development (including demolition and construction) shall be carried out strictly in accordance with Construction Traffic Management Plan (Mayer Brown, 19<sup>th</sup> July 2024) hereby approved.

Reason - To prevent any adverse impact on highway safety traffic and parking conditions in the vicinity of the site.

#### *Archaeology*

- 15 The development shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for Archaeological Watching Brief (Neighbourhood Centre – Zone L) Issue 1 ref: 213422.03 (Wessex Archaeology, July 2023) hereby approved.

Reason - To secure the protection of archaeological assets if they are discovered.

#### *Building Recording Documents*

- 16 The Building Recording Documents submitted with the application and referred to in condition 2, shall be made available through the relevant public archive prior to the commencement of the part demolition and works hereby approved in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy December 2012 approved under planning commission 12/00958/OUT dated 10/03/2014.

Reason - to record and advance understanding of the significance of any heritage assets before they are lost.\*

#### *Sustainable Water Use*

- 17 The dwellings hereby permitted shall be designed and implemented to meet the water efficiency standard of a maximum of 110 litres per person per day.

Reason - To ensure that the development makes efficient use of mains water in accordance with Policy DE4 of the Rushmoor Local Plan.

### *Hours of Construction*

- 18 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.

### *Removal of PD Rights – Extensions*

- 19 Notwithstanding the provisions of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no extensions to the terrace of six dwellinghouses hereby approved shall be carried out without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development and to protect the amenities of neighbouring occupiers.

### *Removal of PD Rights - Porches*

- 20 Notwithstanding the provisions of Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no erection or construction of a porch outside any external door on the principal elevation of the terrace of six dwellinghouses hereby approved shall be carried out without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development and to protect the amenities of neighbouring occupiers.

### *Removal of PD Rights – Outbuildings*

- 21 Notwithstanding the provisions of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no erection or construction of an outbuilding within the curtilage of the terrace of six dwellinghouses shall be carried out without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development and to protect the amenities of neighbouring occupiers.

## **INFORMATIVES**

1. **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted permission because:- The Reserved Matters scheme sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. Subject to appropriate planning conditions, the development would have no harmful impact upon the existing Grade II Listed and curtilage/ locally listed buildings or the character and appearance of the

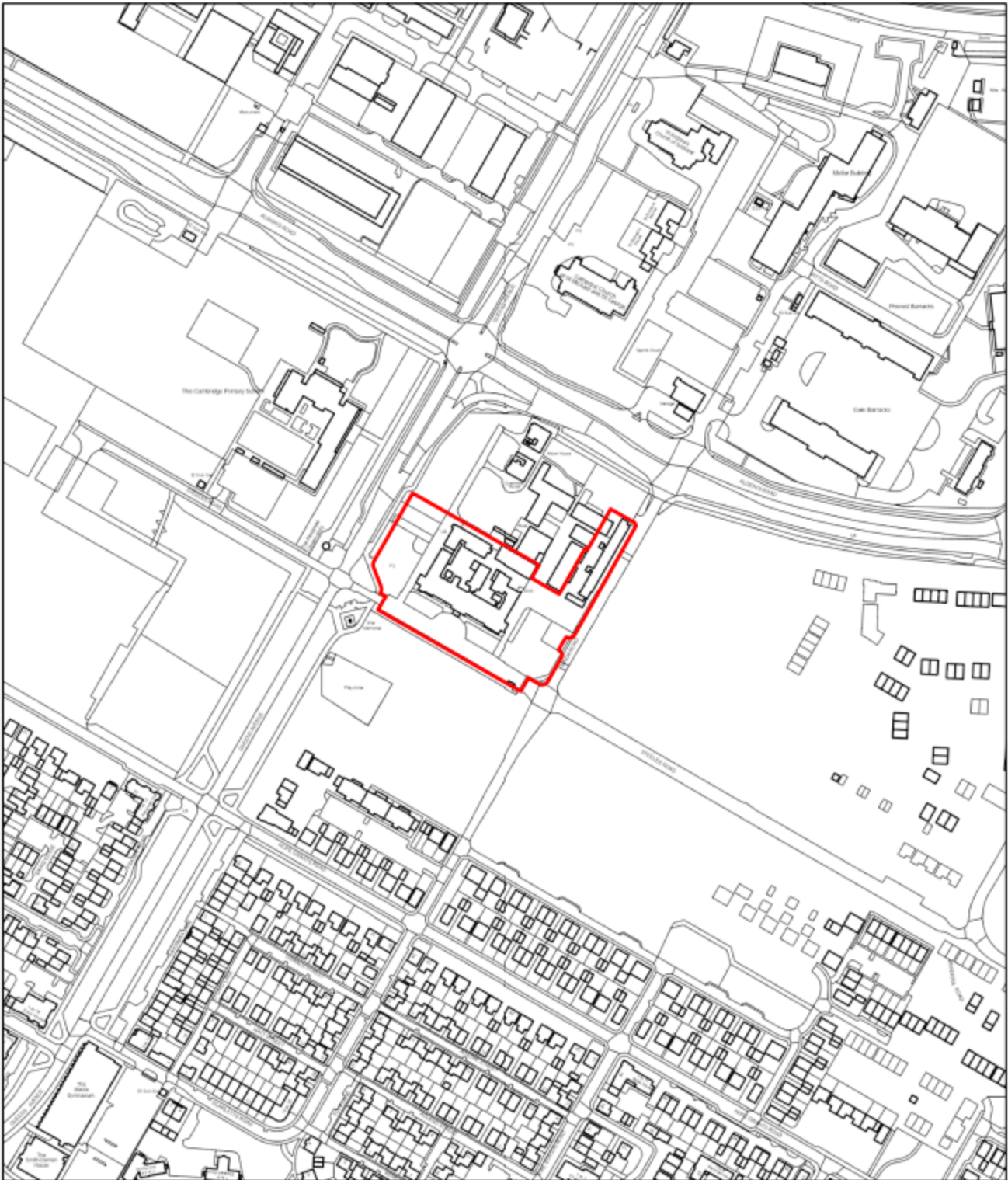
Aldershot Military Conservation Area. The accommodation would provide an acceptable living environment for future occupiers and there would be no adverse impact on neighbouring amenity or uses or on nature conservation. The proposals would also be acceptable in highway terms.

It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

2. INFORMATIVE - Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
3. INFORMATIVE -The Applicant is reminded that there are a number of conditions attached to the original hybrid outline planning permission (ref:12/00958/OUT) which remain applicable to the Reserved Matters Area and may require details to be approved prior to the commencement of development.
4. INFORMATIVE - The Applicant is reminded that this permission and the original hybrid outline planning permission (ref:12/00958/OUT) is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
5. INFORMATIVE – The Applicant is advised that where refuse vehicles would be expected to enter private courtyard areas, the road surface must be suitable for a 32-tonne vehicle.
6. INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
7. INFORMATIVE - All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.
8. INFORMATIVE - The Applicant is advised in respect of Condition 17 (Sustainable Water Use) that compliance with this condition will need to be demonstrated when applying for Building Control Approval for the development. The Council strongly recommends that this condition is implemented having regard to the “fittings approach” set out in Table 2.2 of The Building Regulations 2010 (Part G).

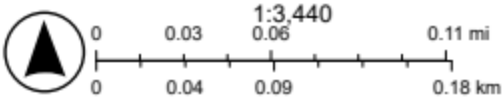
9. INFORMATIVE – The Local Planning Authority’s commitment to working with the Applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
  
10. The Applicant is advised that the Council holds National Skills Academy for Construction status and works in partnership with the construction industry to maximise employment, skills and social value opportunities from developments locally. Our Economic Development team offers support in preparing and implementing Employment and Skills Plans, along with others, including Job Centre Plus, and in facilitating links with local job seekers, schools, colleges and job centres. For more information, please contact the Council's Employment and Skills Officer, Jennifer Upstill on 07341522109 or [jennifer.upstill@rushmoor.gov.uk](mailto:jennifer.upstill@rushmoor.gov.uk)

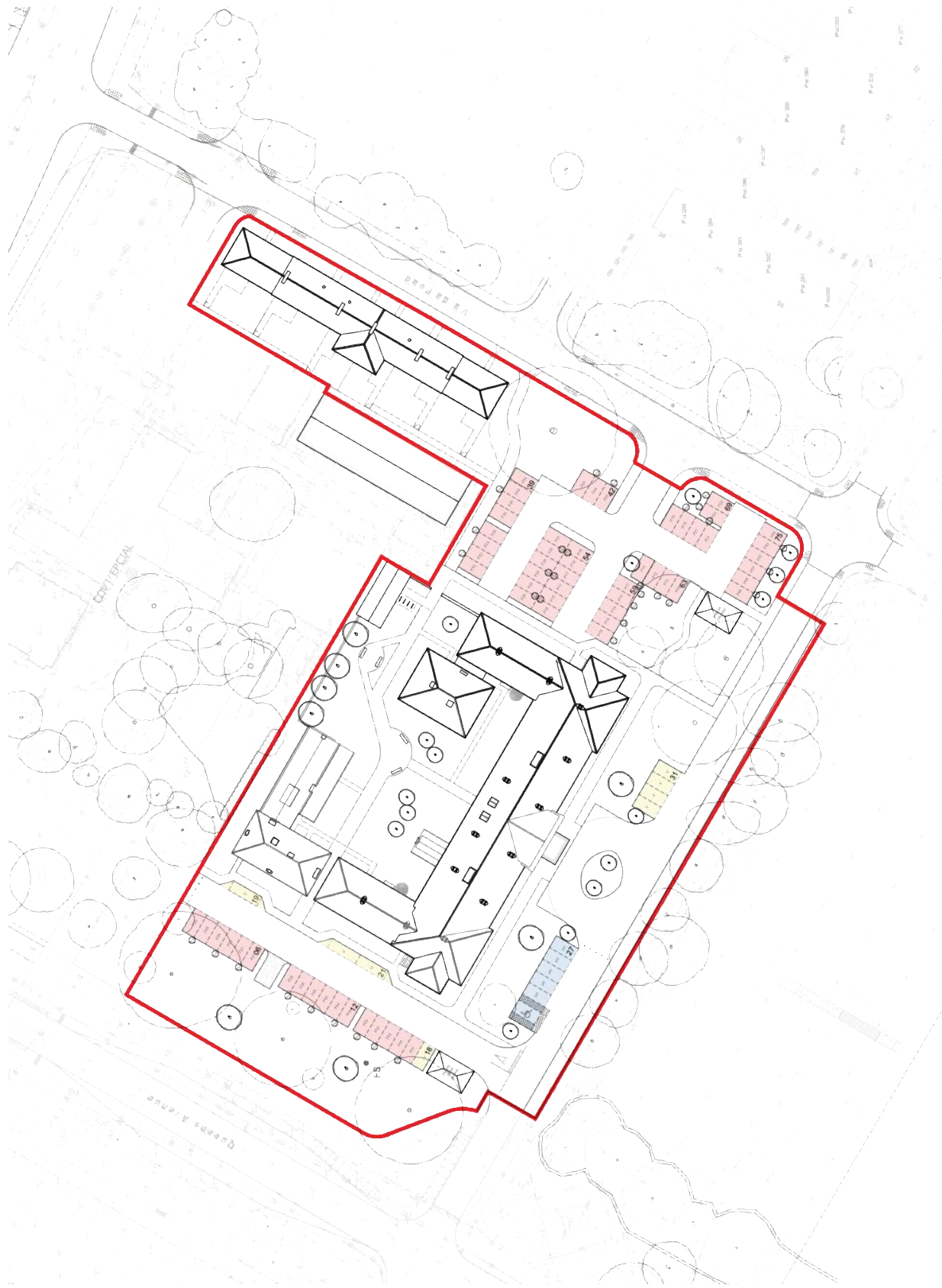


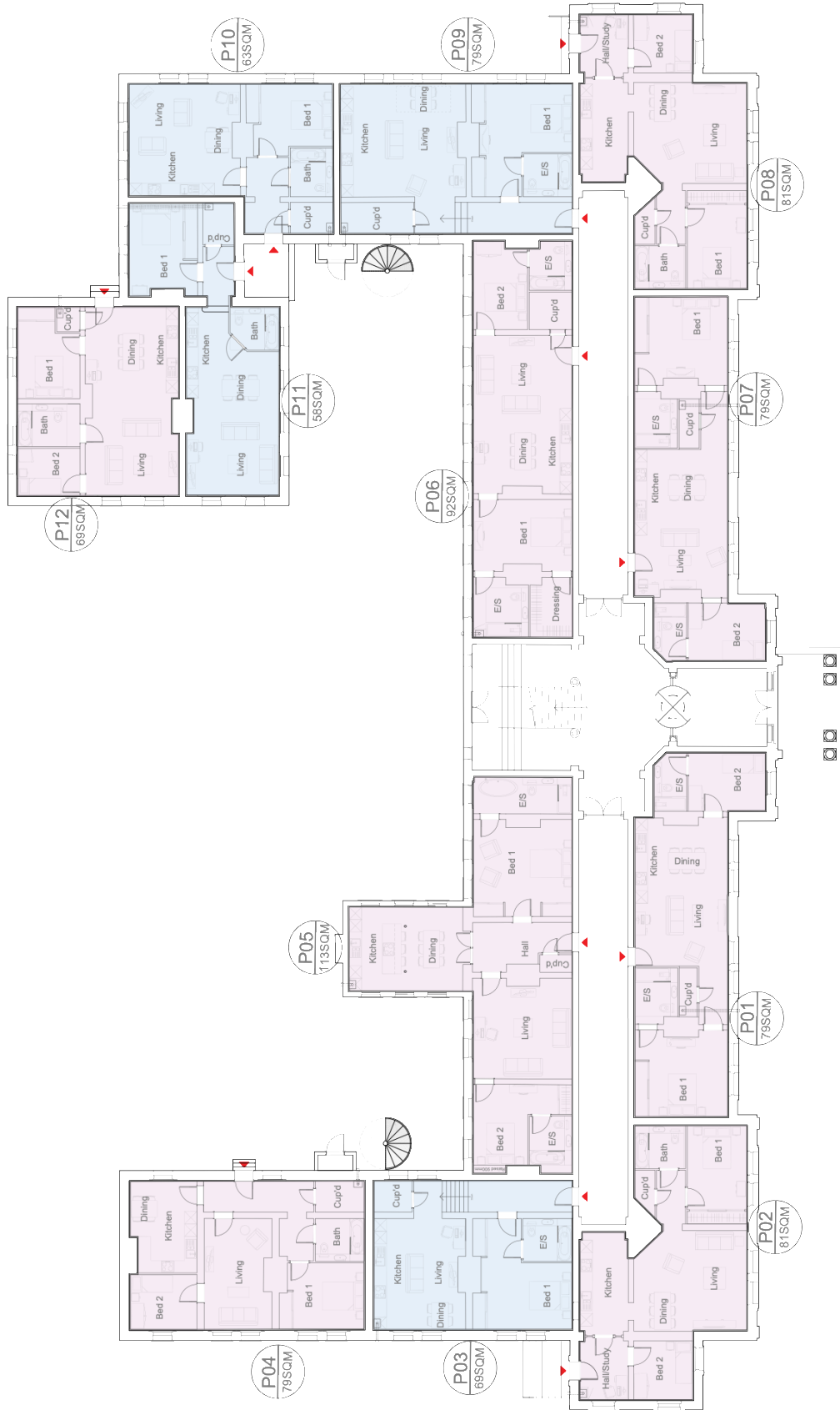


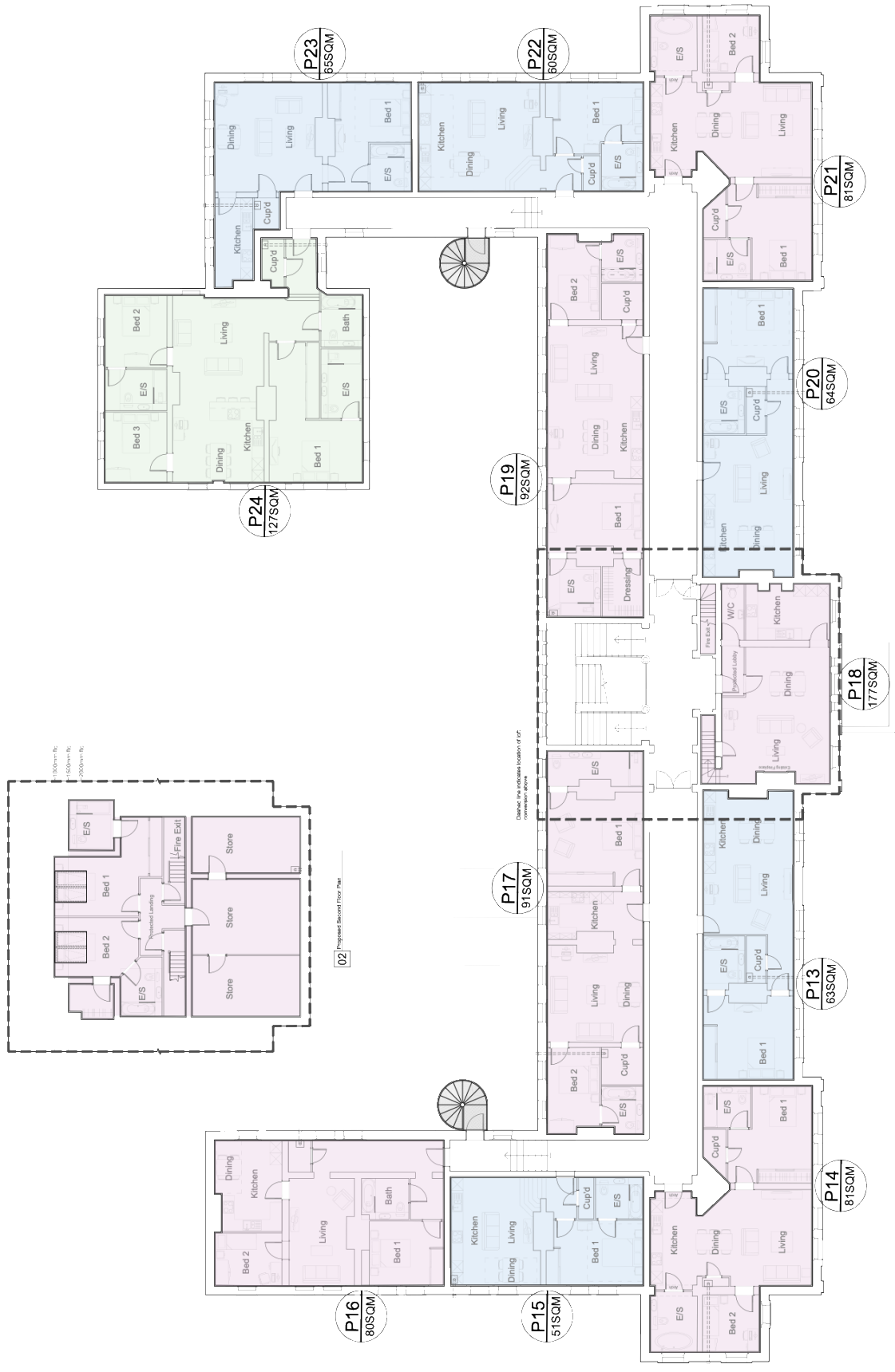
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- Planning Application
- Building
- Buildings





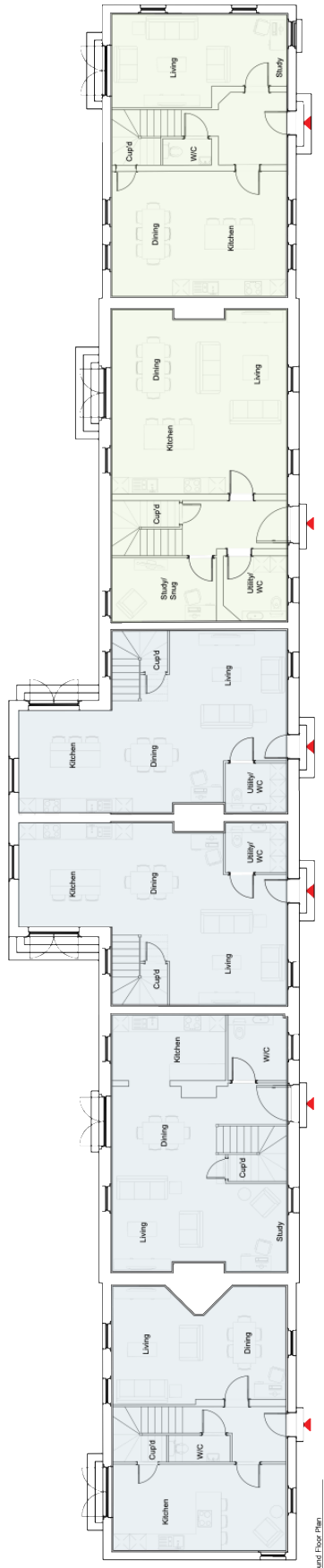






01 Proposed First Floor Plan

00 Proposed Ground Floor Plan



00 Proposed Ground Floor Plan

P34  
128SQM

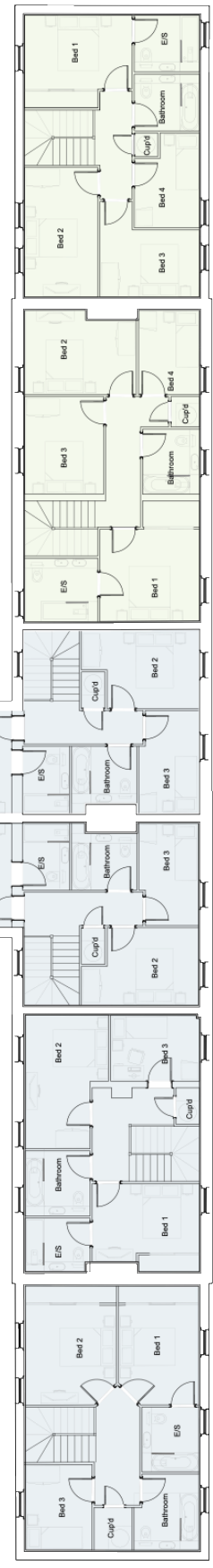
P33  
140SQM

P32  
106SQM

P31  
106SQM

P30  
114SQM

P29  
114SQM



01 Proposed First Floor Plan

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	Maggie Perry
Application No.	24/00504/LBCPP
Date Valid	28th August 2024
Expiry date of consultations	11th October 2024
Proposal	LISTED BUILDING CONSENT: Internal and external alterations, including part demolition, and demolition of lean- to extensions to the Stable block, to facilitate the conversion of the 4th Division Headquarters, Post Office and Military Police Barracks to provide 34 dwellings and associated development.
Address	<b>Headquarters Fourth Division Buildings, Steeles Road, Wellesley, Aldershot, Hampshire</b>
Ward	Wellington
Applicant	Weston Homes
Agent	Mr Jack Riggs
Recommendation	<b>GRANT LISTED BUILDING CONSENT</b>

## **1. DESCRIPTION**

### *Background & Site:*

- 1.1 This application for Listed Building Consent relates to the works associated with Reserved Matters Application ref: 24/00517/REMPP for PART APPROVAL OF RESERVED MATTERS: for the redevelopment of the 4th Division Headquarters, Post Office and Military Police Barracks (including part demolition, 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. Please see the corresponding committee report for full details and assessment of the Reserved Matters Application site and proposals.

*The Buildings:*

1.2 The associated Reserved Matters Application ref: 24/00517/REMPP proposals involve works to the following Grade II Listed Fourth Division Building and curtilage buildings:

- Headquarters, Fourth Division Building\* (Grade II Listed ref: 1092611)  
*\*The Historic England listing entry name for Fourth Division Building is 'South East District Headquarters Building of General Officers Commanding'*
- Former Post Office (Locally Listed ref: LL5151/ Curtilage Listed)
- Military Police Barracks (Locally Listed ref: LL5062/ Curtilage Listed)
- Former Stables (Locally Listed ref: LL5152/ Curtilage Listed)

1.3 *Headquarters, Fourth Division Building (Building L1)*



*View from the south-west of the Headquarters Building*

1.3 The Historic England list entry describes the building ref: 1092611 (Listed 17/04/19740) as; *“Headquarters office. Dated 1895, foundation stone laid 1894 by the Duke of Connaught. Brick with Portland stone, rubbed brick and terracotta dressings, brick stacks to ridge and below the ridge, and slate hipped roof Artisan Mannerist style. Double-depth plan with rear wings enclosing a courtyard.*

*EXTERIOR: 2 storeys; 4:6:3:6:4-window range. Central and end sections set forward with thin outer pilaster strips, paired windows set in shallow raised panels with a string between the floors, and bracketed caves; central section has pilaster strips between windows to tall pediment with stone mouldings, ashlar porch with paired Tuscan columns to entablature and balustrade, double half-glazed doors with overlight and 10-pane sidelights, outer first-floor windows have blind balustrades and terracotta segmental pediments, central tripartite window has a pediment*



*broken by a panel with Royal Coat of Arms inscribed DIEU ET MON DROIT, and an oculus in the pediment with enriched surround inscribed VR,. Windows with rubbed brick heads and hoods for blinds, keyed on ground floor, to homed 6/6-pane sashes. Rear has a large central stair light with 3 tall round-arched windows.*

*INTERIOR: has a central hall with a mosaic floor inscribed VR, 1895, divided by a segmental arch on pilasters, to a rear cast-iron Imperial stair with cast-iron columns forming newels, perforated risers, and iron balusters with a central roundel; axial passage with elliptical arches and pilasters, and 6-panel doors.*

*HISTORY: the Military Headquarters in Aldershot, and associated with many national military figures. A particularly enriched example of a typical late C19 officers quarters building, with notable iron stairs. (Childerhouse T: Military Aldershot, the first fifty years: London: 1990-)."*

*Former Post Office (Building L1A)*



*View from the north-west of the Post Office*

- 1.4 The Rushmoor Local List describes the building ref: LL5151 (Locally Listed 26.03.2012) as; *"Former Post Office, now offices. 1895. Red brick in stretcher bond and English bond to chimney stacks with natural slate roof with bracketed eaves. Two storeys 'L' shaped plan with principal running parallel to Queens Avenue and former sorting office to rear. Ground floor two sets of tripartite sashes with fixed lights above setting elliptical arches with integral hoodmoulds and raised keystones. Moulded brick string course between ground and first floor. Chamfered corner to south-west. Timber vertical sliding sashes with glazing bars and horns. Double timber panel door set in enclosed red brick closed porch with moulded brick door surround with dentilled cornice and further moulded brick cornice to porch parapet. Truncated red brick stack to west elevation. '1895' brick date panel and VR (Victoria Regina) panel above. Cast iron rainwater*

goods. Posting box and original signage have been removed (although brick moulded fascia surround remains).

*The former post office and Grade II listed South East District Headquarters form a group of considerable historic and architectural significance.”*

#### *Military Police Barracks (Building 14A)*



*View from the east of the Military Police Barracks.*

- 1.5 The Rushmoor Local List describes the building ref: LL5062 (Locally Listed 26.03.2012) as; *“Military Police Barracks. c1895. Red brick in English bond with slate roof and red brick stacks, 2-storey main range with two smaller blocks to rear elevation. uPVC windows under flat gauged brick arches with stone cills. Notable survival of steel vents to roof. Nailhead string course between ground and first floors.*

*Forms an important group with the locally listed stable to the immediate west and Alison and Cranbrook House also locally listed and the Grade II listed South East District Headquarters to the south-west.”*

## Former Stables (Building 14E)



*View from the north-east of Building 14E*

- 1.6 The Rushmoor Local List describes the building ref: LL5152 (Locally Listed 26.03.2012) as; *“Former stables, now used a gym. c1895. Red brick in English bond with slate roof. Simple rectangular plan with later flat roof extensions. Main entrance in gable with double glazed doors with semi-circular fanlight above set in red brick arched opening. Large original opening brick up and timber casement window and double doors inserted. Generally high-level windows associated with former stable use, mostly replaced with modern windows but some originals. Staffordshire blue chamfered brick plinth, painted to east elevation.*

*Included for its relatively early date and contribution to the south east District headquarters group.”*

- 1.7 Notwithstanding some references in the listing descriptions above, the buildings are all unoccupied and have been for some time.

## 2. NOTIFICATION

### 2.1 Application Publicity & Neighbours Notified

- 2.2 In addition to posting a site notice and a press advertisement, letters of notification were sent to 2 neighbouring owner/occupiers. This was due to the significant distance of the buildings from neighbouring occupiers and uses. The consultation period expired on 4<sup>th</sup> October 2024.

- 2.3 14 representations of objection (from 12 addresses) were received. The comments are summarised below. Given that the comments are relevant to the consideration of the corresponding Reserved Matters Application, please see committee report ref: 24/00517/REMPP for full consideration of any materials considerations raised.

2.4 Any material considerations raised in relation to the Listed Building Consent application are highlighted in bold below and are addressed in the Considerations Section of the following report.

- The original plans showed the zone as a community hub, not housing.
- The original plans showed this as the neighbourhood centre.
- The developers are circumventing their original planning consent.
- The original plans showed community/commercial space on the ground floor.
- Inadequate parking.
- Loss of trees.
- Traffic congestion around schools– highway safety.
- Lack of commercial spaces and roads.
- The estate has no shops.
- **Unacceptable design and appearance.**
- **Unacceptable size, layout or density.**
- **Visual harm.**
- **The proposed alterations and demolitions could irreversibly damage the architectural value of the buildings.**
- Unacceptable increase in population
- Additional environmental pollution

## 2.5 Consultees & Other Bodies

Hampshire Buildings  
Preservation Trust Ltd:

Comments received 28.09.2024:

*“The Trust has considered the proposals and does not wish to raise an objection”*

Historic England:

Comments received 01.10.2024:

*“Historic England provides advice when our engagement can add most value. In this case, we are not offering advice. This should not be interpreted as comment on the merits of the application.”*

National Amenity  
Societies:

No comments received.

## 3. POLICY AND DETERMINING ISSUES

3.1 In addition to the planning framework which is primarily set out in the Town & Country Planning Act 1990 the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural historic interest.

3.2 The National Planning Policy Framework (NPPF) December 2024 section 16 Conserving and Enhancing the Historic Environment states in paragraph 207: *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution*

*made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."*

- 3.3 Paragraph 208 states *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*
- 3.4 Paragraph 213 states *"Any harm to, or loss of the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification..."*
- 3.5 Paragraph 215 states *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*
- 3.6 Paragraph 218 states *"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."*
- 3.7 Rushmoor Local Plan (February 2019) policies SP5 (Wellesley), HE1 (Heritage), HE2 and (Demolition of a Heritage Asset) are relevant to the consideration of this application for Listed Building Consent.
- 3.8 The main determining issue in the assessment of the application is the impact of the proposed works on the special architectural or historic interest of the Grade II Listed and curtilage listed buildings.

#### **4. COMMENTARY**

- 4.1 Weston Homes have worked very closely with the Planning Officer in the preparation of the Reserved Matters Proposals, in respect of the detailed design of the scheme and to establish the level of detail required for the associated Listed Building Consent Application.
- 4.2 A comprehensive Heritage Statement was submitted with the application. It provides an assessment of the significance and existing condition of the buildings within this part of the Neighbourhood Centre Development Zone and provides justification for the proposed works associated with the Reserved Matters Proposals.
- 4.3 Detailed drawings together with an Internal Detailing & Salvage Strategy, Deconstruction and Removal Method Statement, Proposed Material Schedule and Outline Schedule of Works accompany the application. Detailed Building Recording Documents for each building have also been submitted, in accordance with the Conservation Plan and Heritage Strategy approved as part of the hybrid outline planning

permission for Wellesley.

## **Impact on the special architectural character and historic interest of the Grade II Listed Fourth Division Buildings**

### *Headquarters, Fourth Division Building*

- 4.4 The Heritage Statement submitted with the application summarises the significance of the Grade II Listed Fourth Division Building as *“A good example of an army headquarters building whose importance is signified by the elaborate architectural features incorporated into its design. The building retains much of its original layout and many internal features, the most important being in its entrance hall and staircase. The building is associated with many notable military figures and is internationally associated with the Canadian Army during both world wars.”*
- 4.5 It is proposed that the two-storey Fourth Division Building is converted into 24 private apartments. The apartments would be laid out over two-storeys, other than the proposal to utilise part of the third floor attic space above the main entrance to the south wing to provide bedrooms and storage to the apartment below.
- 4.6 The most significant part of the interior of the listed building, the elaborate entrance hall and staircase, would be retained as the main entrance to the apartments, with minimal alteration. The conversion would require the removal of the two internal secondary staircases at the eastern and western wings of the building and the demolition of some structures within the enclosed courtyard area to the rear. However, due to the layout of the existing building, with large central core with staircase and corridors leading off to either side; the building lends itself well to residential conversion with minimal intervention to the original plan form. In this regard, the Heritage Statement confirms *“the cellular plan form and arrange arrangement of the windows make the headquarters building very suitable for the proposed conversion into private residential apartments”*.
- 4.7 The Planning Statement confirms *“The existing internal walls will be retained where possible, although there will be some instances where it be necessary to remove and introduce some internal walls and open the form apartments. To comply with the building regulation requirements in respect of fire safety, it will be necessary to introduce external escape stairs to the internal courtyard, introduce protected lobbies and remove the payment lights within the floor of the first floor corridors. And, “existing detailing features within the building will be retained where possible or replicated if required. However, where existing place is generally in poor condition this will be removed and replaced, a new thermal linings will need to be introduced to apartments. This will result in losses to architectural detailing and features in some instances. Where this is to be the case, the internal works will be recorded to allow for salvage and reinstatement strategy... With exception of grand staircase window, which will be refurbished, all the windows will be replaced with new matching white timber sash windows albeit they will have double glazing...”*
- 4.8 Whilst generally minimal alteration, other than brick work repairs, are proposed to the outer facing elevations of Fourth Division Building; the creation of the proposed landscaped communal courtyard area will require the removal of an existing two-storey block and two single-storey toilet blocks. Redundant services and external metal staircases (non-original) would also be removed. Materials will be salvaged for repairs and blocking of openings as part of the submitted Salvage Strategy.

- 4.9 The heritage statement confirms “...it will be necessary to remove existing two -story block which originally provided accommodation for a caretaker and Clark. Although this building forms part of the original 1895 phase of construction, its removal is essential to allow the successful residential converter of the headquarters building. The removal of the building will also allow the existing three tall arched windows to the main staircase of the headquarters buildings to be fully appreciated, as well as allowing a better overall view of the building when seen from the north.

*Former Post Office*

- 4.10 The Heritage Statement submitted with the application summarises the significance of the building as “An example of a purpose designed army building, rather than standard building type. The north and west elevations are designed in a more elaborate queen and revival style which reflects the partial civilian use of the building. The internal layout of the building remains largely complete.”
- 4.11 It is proposed that the two-storey post office building will be converted in to 4 apartments. The proposals would retain original internal walls where possible with minimal changes to the external elevations of the building. The conversion will require the demolition of a small extension a covered walkway and redundant services. Some door openings would be blocked to form Windows. These necessary changes are confined to less prominent elevations. All windows will be replaced with matching white timber windows albeit double glazed.
- 4.12 In terms of internal features, the Planning Statement explains “...window architraves which will be retained and refurbished where possible or replicated where their condition does not allow...In the single story east wing, the main large room will be divided into two by new party wall and the false ceiling will be removed to create a vaulted ceiling with exposed joists and rafters. The layout of plot 26 has been carefully designed so that the original roof lantern can be retained and refurbished, and positioned above the living area so it benefits from the additional light and serves as a focal point. The modern roof lighting installed adjacent to the last surviving element of the original lantern will be removed and slated over.”
- 4.13 The building is Locally Listed and falls within the curtilage of the Grade II Listed Fourth Division Building. The Post Office building is not referred to in the Historic England list entry. It’s significance is largely in its external appearance and in this regard the Heritage Statement comments “the building has a particularly distinctive exterior detailing with decorative terracotta plaques”. The contribution of this building to the group and setting of the Grade II Listed Fourth Division Building would not be harmed by the proposals.

*Military Police Barracks*

- 4.14 The Heritage Statement submitted with the application summarises the significance of the building as “Example of a standard army building type adapted to suit the sloping site and is the only surviving example in Aldershot. The building is functional and design which includes few decorative features. The original elevations are largely complete except for two ablution blocks added to the rear of the building and a modern extension added to the north.” The building is Locally Listed and falls within the curtilage of the Grade II Listed Fourth Division Building. The Military Police Barracks building is not

referred to in the Historic England list entry.

- 4.15 The Military Police Barracks will be converted in a terrace of 6 houses, facilitated by a first floor extension at either end of the building and a replacement two-storey rear addition. Demolition of an unsympathetic single-storey addition at the northern end of the building is proposed. The proposed first floor extensions would be finished with dark grey standing seam metal cladding and will read as modern additions. The proposals would retain the original roof design of the building with its red brick chimney stacks and distinctive conical steel roof vents, which are specifically referred to in the Local Listing.
- 4.16 Whilst significant internal alterations to the building would be required to create the houses, the Planning Statement maintains *“the interior of the building was functional in appearance and had no decorative features. It is therefore considered that the proposed changes will have limited impact on the significance of the building.”* And, *“externally, the character and appearance of the building will be conserved and enhanced with the careful alteration to openings, design of extensions, and replacement of existing poor quality UPVC/windows with better quality UPVC/Windows more sympathetic to the timber sash windows on the surrounding buildings.”*

#### *Former Stables Building*

- 4.17 The Heritage Statement submitted with the application summarises the significance of the building as *“A good example of a smaller purpose-built military stable block, which forms part of the original development of the site dating from the mid-1890s.”* The building is Locally Listed and falls within the curtilage of the Grade II Listed Fourth Division Building. The Former Stables Building is not referred to in the Historic England list entry.
- 4.18 The proposals will require the demolition of the existing single-storey lean-to extensions at the rear elevation of the Stable Block. The lean-to additions fall within the application site boundary, whereas, the main Stable Block building is located outside of the application site boundary and will provide commercial space within a later phase of the Neighbourhood Centre proposals.
- 4.19 The Heritage Statement submitted with the application confirms *“the current lean two structures to the east of the stable block have been considerably altered and the current appearance and condition to track from the appearance of the building”*. The demolition of these dilapidated lean-tos will make space for better sized rear gardens for three of the proposed terraced houses within the converted Military Police Barracks Building.

## **5. CONCLUSION**

- 5.1 It is considered that this application for Listed Building Consent, which includes detailed proposals and a full assessment of the significance of the heritage assets affected; has demonstrated that the proposed alterations to the Grade II Listed and curtilage listed buildings would conserve their special architectural and historic interest. It is considered on balance that the loss of any historic fabric resulting from the works would represent less than substantial harm in the context of the scheme as a whole, and would be outweighed by the overall benefits of the restoration of the listed buildings. The proposed development would provide a viable future use for the buildings consistent with their conservation and would enhance the setting of the Grade II Listed Fourth Division Building. The proposals are consistent with Local Plan Policies SP5



(Wellesley), HE1 (Heritage), HE2 (Demolition of a Heritage Asset) and Section 16 (Conserving and Enhancing the Historic Environment) of The National Planning Policy Framework (NPPF) December 2024 .

## 6. FULL RECOMMENDATION

**GRANT LISTED BUILDING CONSENT** subject to the following conditions:

### *Time Limit*

- 1 The works to which this application relates shall be begun before the expiration of 3 years from the date of this permission.

Reason - To comply with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

### *Approved Plans*

- 2 The consent hereby granted shall be carried out in accordance with the following approved drawings and documents:

WH214-WST-XX-XX-DR-PL-05001 RevP01 (Site Location Plan);  
WH214-WST-XX-XX-DR-PL-10001 RevP01 (Existing Site Plan);  
WH214-WST-ZZ-ZZ-DR-PL-10002 RevP01 (Proposed Demolition Plan);  
WH214-WST-XX-XX-DR-PL-10003 RevP02 (Proposed Site Plan);  
WH214-WST-ZZ-ZZ-DR-PL-10005 RevP02 (Illustrative Site Plan);  
WH214-WST-XX-XX-DR-PL-10006 RevP02 (Proposed Parking Plan);  
WH214-WST-XX-00-DR-PL-25001 RevP01 (4th Division Existing Ground Floor Plan);  
WH214-WST-XX-00-DR-PL-25002 RevP02 (4th Division Proposed Ground Floor Alterations Plan);  
WH214-WST-XX-00-DR-PL-25003 RevP02 (4th Division Proposed Ground Floor Plan);  
WH214-WST-XX-XX-DR-PL-25004 RevP01 (4th Division Existing First & Second Floor Plan);  
WH214-WST-XX-XX-DR-PL-25005 RevP02 (4th Division Proposed First & Second Floor Alterations);  
WH214-WST-XX-XX-DR-PL-25006 RevP02 (4th Division Proposed First & Second Floor);  
WH214-WST-XX-RF-DR-PL-25007 RevP01 (4th Division Existing Roof Plan);  
WH214-WST-XX-RF-DR-PL-25008 RevP02 (4th Division Proposed Roof Plan);  
WH214-WST-XX-XX-DR-PL-25009 RevP01 (Post Office Existing & Proposed Alterations);  
WH214-WST-XX-XX-DR-PL-25010 RevP01 (Post Office Existing & Proposed Floor Plans);  
WH214-WST-XX-RF-DR-PL-25011 RevP01 (Post Office Existing & Proposed Roof Plans);  
WH214-WST-XX-XX-DR-PL-25012 RevP01 (Military Police Barracks Existing Floor Plans);  
WH214-WST-XX-XX-DR-PL-25013 RevP01 (Military Police Barracks Proposed Alterations Plans);  
WH214-WST-XX-XX-DR-PL-25014 RevP01 (Military Police Barracks Proposed Floor Plans);

WH214-WST-XX-00-DR-PL-25015 RevP02 (Proposed Substation, Bin & Bike Stores);  
WH214-WST-XX-00-DR-PL-25016 RevP01 (Proposed Refuse Store Plans);  
WH216-WST-XX-XX-DR-PL-25101 RevP01 (4th Division HQ Ground Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25102 RevP01 (4th Division HQ First Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25103 RevP01 (4th Division HQ Ground Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25104 RevP01 (4th Division HQ First Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25105 RevP01 (4th Division HQ Ground Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25106 RevP01 (4th Division HQ First Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25107 RevP01 (4th Division HQ Ground Floor - Existing Window Surround);  
WH216-WST-XX-XX-DR-PL-25108 RevP01 (4th Division HQ First Floor - Existing Window Surround);  
WH216-WST-XX-XX-DR-PL-25109 RevP01 (Post Office Ground & First Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25110 RevP01 (Post Office Ground & First Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25111 RevP01 (Post Office Ground & First Floor - Existing Window Surrounds);  
WH216-WST-XX-XX-DR-PL-25112 RevP01 (Post Office Ground & First Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25113 RevP01 (Military Police Barracks Ground & First Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25114 RevP01 (Military Police Barracks Ground & First Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25115 RevP01 (Military Police Barracks Ground & First Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25116 RevP01 (Military Police Barracks Ground & First Floor - Existing Window Surrounds);  
WH216-WST-XX-XX-DR-PL-25117 RevP02 (4th Division HQ Ground Floor - Proposed Internal Detailing Strategy);  
WH216-WST-XX-XX-DR-PL-25118 RevP02 (4th Division HQ First & Second Floor - Proposed Internal Detailing Strategy);  
WH216-WST-XX-XX-DR-PL-25119 RevP02 (Post Office Ground & First Floor - Proposed Internal Detailing Strategy);  
WH216-WST-XX-XX-DR-PL-25120 RevP02 (Military Police Barracks Ground & First Floor - Proposed Internal Detailing Strategy);  
WH214-WST-XX-XX-DR-PL-30001 RevP01 (4th Division Existing & Proposed Elevations 1/5);  
WH214-WST-XX-XX-DR-PL-30002 RevP01 (4th Division Existing & Proposed Elevations 2/5);  
WH214-WST-XX-XX-DR-PL-30003 RevP01 (4th Division Existing & Proposed Elevations 3/5);  
WH214-WST-XX-XX-DR-PL-30004 RevP02 (4th Division Existing & Proposed Elevations 4/5);  
WH214-WST-XX-XX-DR-PL-30005 RevP02 (4th Division Existing & Proposed Elevations 5/5);

WH214-WST-XX-XX-DR-PL-30006 RevP01 (Post Office Existing & Proposed Elevations);  
 WH214-WST-XX-XX-DR-PL-30007 RevP01 (Military Police Barracks Existing & Proposed Elevations 1/2);  
 WH214-WST-XX-XX-DR-PL-30008 RevP01 (Military Police Barracks Existing & Proposed Elevations 2/2);  
 WH214-WST-XX-XX-DR-PL-35001 RevP01 (Existing Street Scenes);  
 WH214-WST-XX-XX-DR-PL-35002 RevP02 (Proposed Street Scenes);  
 WH214-WST-XX-XX-DR-PL-35003 RevP01 (Existing vs Proposed Street Scenes);  
 3152-APA-ZZ-00-LA-L-1000 RevP05 (General Arrangements);  
 3152-APA-ZZ-00-LA-L-1001 RevP05 (Illustrative Landscape Masterplan);  
 3152-APA-ZZ-00-PP-L-2001 RevP05 (Planting Plan Sheet 1 of 3);  
 3152-APA-ZZ-00-PP-L-2002 RevP05 (Planting Plan Sheet 2 of 3);  
 3152-APA-ZZ-00-PP-L-2003 RevP05 (Planting Plan Sheet 3 of 3);  
 WH214-WST-XX-XX-DR-PL-05002 (Topographic Survey);  
 SL/WHFOURTHDIVISIONHQ.2/LIGHT-01 RevP2 (Street Lighting Proposals);  
 WH216-WST-ZZ-00-DR-EN-15010 A01 (Levels Layout);  
 WH216-WST-ZZ-00-DR-EN-15020 A01 (Drainage Layout);  
 WH216-WST-ZZ-XX-DR-EN-15030 A01 (Drainage Details Sheet 1 of 2);  
 WH216-WST-ZZ-XX-DR-EN-15031 A01 (Drainage Details Sheet 2 of 2);  
 WH216-WST-ZZ-00-DR-EN-15040 A01 (Hard Landscaping Plan);  
 WH216-WST-ZZ-00-DR-EN-15041 A01 (Hard Landscaping Construction Details);  
 WH216-WST-ZZ-00-DR-EN-15051 A01 (EV Charging Layout);  
 WH216-WST-ZZ-00-DR-EN-15060 A01 (Gas Layout);  
 WH216-WST-ZZ-00-DR-PL-75001 P01 (4th Division - Staircase Landing Balustrade Alterations);  
 Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007;  
 Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008;  
 Outline Schedule of Works RevP01 ref: WH216-WST-XX-XX-RP-PL-00012;  
 Deconstruction and Removal Method Statement RevP01 ref: WH216-WST-XX-XX-RP-PL-00013;  
 Typical Replacement Timber Sash Window Details for 4th Division & Post Office Buildings RevP02 ref: WH216-WST-XX-XX-RP-PL-00015;  
 Typical Existing Timber Sash Window Details for 4th Division & Post Office Buildings RevP01 ref: WH216-WST-XX-XX-RP-PL-00016;  
 Planning Statement ref: WH214-WST-XX-XX-RP-PL-00003 P02 (Weston Homes, 22/07/2024);  
 Design & Access Statement RevP02 ref: WH214-WST-XX-XX-RP-PL-00005;  
 Design Code 3 compliance Document ref: WH214-WST-XX-XX-RP-PL-00004 RevP01;  
 Heritage Statement RA6178 Rev - E (Adam Urbanism, July 2024);  
 4th Division HQ Building Recording ref WH216-WST-XX-XX-RP-PL-00009 RevP01;  
 Post Office Building Recording ref: WH216-WST-XX-XX-RP-PL-00010 RevP01; and  
 Military Police Barracks Building Recording ref: WH216-WST-XX-XX-RP-PL-00011 RevP01.

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

*Military Police Barracks Building – Windows Details*

- 3 Prior to the installation of any replacement or new windows in the Military Police Barracks Building, manufacturers details of such windows (including drawings and samples) shall be submitted to and approved in writing by the Local Planning Authority.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings.\*

*Military Police Barracks Building – Windows Details*

- 4 Prior to the construction of the first floor side extensions and two-storey rear extension to the Military Police Barracks Building hereby approved, the following details shall submitted to and approved in writing by the Local Planning Authority, in accordance with the Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007 and Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008 hereby approved:

- i. Standing seam cladding (including sample)
- ii. Detail brick to be used on two-storey rear extension
- iii. Any matching bricks or stonework proposed where salvaged matching bricks are not available.
- iv. Any matching slate tiles proposed where salvaged matching tiles are not available.

The works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings. \*

*Method Statements & Schedules*

- 5 The proposed works shall be carried out fully in accordance with the following schedules, statements and strategies:
- Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007;
  - Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008;
  - Outline Schedule of Works RevP01 ref: WH216-WST-XX-XX-RP-PL-00012; and
  - Deconstruction and Removal Method Statement RevP01 ref: WH216-WST-XX-XX-RP-PL-00013

In the event that salvaged materials are not available for construction of the outbuildings extensions and repairs and matching or 'similar' bricks, pointing, tiles and stone is proposed, samples of those materials shall first be submitted to the Local Planning Authority for approval in writing prior to those works.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings.\*

#### *Building Recording Documents*

- 6 The Building Recording Documents submitted with the application and referred to in condition 2, shall be made available through the relevant public archive prior to the commencement of the part demolition and works hereby approved in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy December 2012 approved under planning commission 12/00958/OUT dated 10/03/2014.

Reason - to record and advance understanding of the significance of any heritage assets before they are lost.\*

### **INFORMATIVES**

1. **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted Listed Building Consent because the application has demonstrated that the proposed alterations to the Grade II Listed and curtilage listed buildings would conserve their special architectural and historic interest. It is considered on balance that the loss of any historic fabric resulting from the works would represent less than substantial harm in the context of the scheme as a whole, and would be outweighed by the overall benefits of the restoration of the listed buildings. The proposed development would provide a viable future use for the buildings consistent with their conservation and would enhance the setting of the Grade II Listed Fourth Division Building. The proposals are consistent with Local Plan Policies SP5 (Wellesley), HE1 (Heritage), HE2 (Demolition of a Heritage Asset) and Section 16 (Conserving and Enhancing the Historic Environment) of The National Planning Policy Framework (NPPF) December 2024. This assessment also includes a consideration of whether the decision to grant consent is compatible with the Human Rights Act 1998.
2. **INFORMATIVE** - Your attention is drawn to the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 8 which states the following: -

Works for the demolition of a listed building are authorised if: -

- a. such consent has been granted for their execution;
- b. notice of the proposal to execute the works has been given to the Royal Commission;
- c. after such notice has been given either:-
  - i. for a period of at least one month following the grant of such consent, and before the commencement of the works, reasonable access to the building has been made available to members or officers of the Royal Commission for the purpose of recording it; or
  - ii. The office of the Royal Commission has stated in writing that they have completed their recording of the building or that they do not wish to record it; and;
- (d) the works are executed in accordance with the terms of the consent and of any


conditions attached to it.

The address of the National Monuments Record Centre is Kemble Drive, Swindon SN2 2GZ.

3. **INFORMATIVE** - Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON SITE** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
4. **INFORMATIVE** – The applicant is reminded that this Listed Building Consent relates to associated development approved under Reserved Matters Approval 24/00517/REMPP. Therefore specific conditions associated with this permission may also need to be complied with prior to commencement of the works and/or first occupation/use.
5. **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, free of charge, 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.

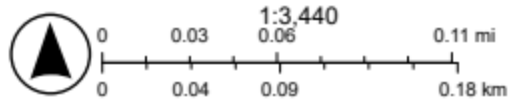


3/31/2025, 8:15:28 AM

 Planning Application

Building

 Buildings







## Section D

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

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

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Application No	24/00520/FULPP	Ward: Manor Park
Applicant:	Mr S Wyeth - SW Homes & Development	
Decision:	<b>Permission Granted</b>	
Decision Date:	07 March 2025	
Proposal:	Change of use from Class E Offices to self-contained one-bedroom flat (Use Class C3) at basement level and Six-bedroom 6 person House in Multiple Occupation (Use Class C4) at ground, first and second floors	
Address	<b>James House 153 Grosvenor Road Aldershot Hampshire GU11 3EF</b>	

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Application No	24/00667/FULPP	Ward: Wellington
Applicant:	Jeff Berry	
Decision:	<b>Permission Granted</b>	
Decision Date:	12 February 2025	
Proposal:	Proposed external alterations to church hall including replacing asbestos roof with new roof incorporating solar panels, access changes for public inclusivity and erection of lean to external storage shed, two open porches and one air-source heat pump	
Address	<b>Holy Trinity Church Victoria Road Aldershot Hampshire GU11 1SJ</b>	

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Application No 24/00668/LBCPP Ward: Wellington  
Applicant: Jeff Berry  
Decision: **Permission Granted**  
Decision Date: 12 February 2025  
Proposal: LISTED BUILDING CONSENT: Proposed external alterations to church hall including replacing asbestos roof with new roof incorporating solar panels, access changes for public inclusivity and erection of lean to external storage shed, two open porches and one air-source heat pumps  
Address **Holy Trinity Church Victoria Road Aldershot Hampshire GU11 1SJ**

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Application No 24/00677/FULPP Ward: Knellwood  
Applicant: Mr Denver Rich  
Decision: **Permission Granted**  
Decision Date: 04 February 2025  
Proposal: Erection of a 1.1m high brick wall with 2.5m high pillars and sliding gates, changes to boundary fencing with retaining wall and stepped access up to rear lawn area along with associated landscaping  
Address **30 Avenue Road Farnborough Hampshire GU14 7BL**

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Application No 24/00692/FULPP Ward: St John's  
Applicant: TAMSYN HENNESSEY  
Decision: **Permission Granted**  
Decision Date: 03 March 2025  
Proposal: Erection of two storey side and single storey rear extensions  
Address **Hollyhurst 27 St Johns Road Farnborough Hampshire GU14 9RL**

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Application No 24/00696/FULPP Ward: Wellington

Applicant: South East Water

Decision: **Permission Granted**

Decision Date: 05 February 2025

Proposal: Construction of a below ground potable water pipeline diversion (approximately 150m) to connect into the MoD Wellesley South East Water pipeline. This application is for Environmental Impact Assessment development and is accompanied by an Environmental Statement

Address **Proposed South East Water Pipeline Between Sunny Hill Road And Farnborough Road Aldershot Hampshire**

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Application No 24/00704/EDCPP Ward: Rowhill

Applicant: Mr Mohammed Choudhary

Decision: **Development is Lawful**

Decision Date: 07 March 2025

Proposal: CERTIFICATE OF EXISTING LAWFUL USE: Use of dwelling as a 9 bedroom House in Multiple Occupation

Address **19 Manor Road Aldershot Hampshire GU11 3DG**

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Application No 24/00712/REVPP Ward: Cherrywood

Applicant: Stark Building Materials UK Ltd

Decision: **Permission Refused**

Decision Date: 03 February 2025

Proposal: Variation of Conditions 2 (approved plans) and 4 (materials storage heights) of 24/00460/FULP for change of use of office/light industrial to Builders Merchant with external display and storage areas and trade counter (Sui generis), dated 27/09/2024, to increase building materials storage heights on shelving to 5.5m

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

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Application No 24/00716/PDC

Ward: Manor Park

Applicant: Manleigh Property Limited

Decision: **Development is Lawful**

Decision Date: 05 February 2025

Proposal: APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT FOR PROPOSED USE: Use of existing office premises [Use Class E (g) (i)] for purposes falling within Use Class E (f) [creche, day nursery or day centre use - except where including a residential use]

Address **Manor Coach House Church Hill Aldershot Hampshire GU12 4RQ**

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Application No 24/00719/FULPP

Ward: St Mark's

Applicant: Cellnex UK

Decision: **Permission Granted**

Decision Date: 03 February 2025

Proposal: The installation of 3 no. Antenna, 1 no. GPS Module, 1 no. replacement Equipment Cabinet, and ancillary development thereto at existing rooftop site

Address **Telephone Exchange 1 Reading Road Farnborough Hampshire GU14 6NA**

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Application No 24/00723/FUL

Ward: Manor Park

Applicant: Mr Craig Miller

Decision: **Permission Granted**

Decision Date: 12 February 2025

Proposal: Erection of an single storey infill front extension, conversion of existing garage to a habitable room and external alterations

Address **1 Avondale Road Aldershot Hampshire GU11 3HQ**

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Application No 24/00726/FULPP Ward: Wellington

Applicant: McDonald's Restaurants Limited

Decision: **Permission Granted**

Decision Date: 03 February 2025

Proposal: Refurbishment of shop front to include the redecoration of the first floor rendering, fascia panel, re painting existing signage, window frames and doors, with associated works.

Address **23 Union Street Aldershot Hampshire GU11 1EP**

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Application No 24/00727/ADVPP Ward: Wellington

Applicant: McDonald's Restaurants Limited

Decision: **Permission Granted**

Decision Date: 03 February 2025

Proposal: Display of 1 no. new white internally illuminated "McDonald's" letterset with white underline and an internally illuminated directional panel above the entrance door. Replacement of 1 no. existing internally illuminated Golden Arch Logo on front fascia and replacement of 1 no. internally illuminated double sided Golden Arch Logo on existing internally illuminated high level "Hong Kong" Style projection sign on first floor of building

Address **23 Union Street Aldershot Hampshire GU11 1EP**

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Application No 24/00728/FULPP Ward: Manor Park

Applicant: Manleigh Property Limited

Decision: **Permission Granted**

Decision Date: 11 February 2025

Proposal: Erection of 1.8 metre (6ft) high timber close-boarded fence to the north of building with pedestrian door through to enclose rear car parking area for use as enclosed outdoor amenity area

Address **Manor Coach House Church Hill Aldershot Hampshire GU12 4RQ**

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Application No 24/00729/LBCPP Ward: Manor Park  
Applicant: Manleigh Property Limited  
Decision: **Permission Granted**  
Decision Date: 11 February 2025  
Proposal: LISTED BUILDING CONSENT: Erection of 1.8 metre (6ft) high timber close-boarded fence to the north of building with pedestrian door through to enclose rear car parking area for use as enclosed outdoor amenity area; and display of 3 x non-illuminated timber signs adjacent to roadside entrance  
Address **Manor Coach House Church Hill Aldershot Hampshire GU12 4RQ**

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Application No 24/00733/FULPP Ward: Knellwood  
Applicant: Mr & Mrs G Evans  
Decision: **Permission Granted**  
Decision Date: 10 February 2025  
Proposal: Erection of part single storey, part two storey rear extension, raised patio with steps, new boundary fencing and outbuilding to rear following demolition of existing raised patio and detached garage  
Address **Witchings 32 Manor Road Farnborough Hampshire GU14 7EU**

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Application No 24/00734/ADVPP Ward: Manor Park  
Applicant: Manleigh Property Limited  
Decision: **Permission Granted**  
Decision Date: 11 February 2025  
Proposal: ADVERTISEMENT CONSENT : Display of 3 x non-illuminated timber board signs adjacent to roadside entrance from Church Hill  
Address **Manor Coach House Church Hill Aldershot Hampshire GU12 4RQ**

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Application No 24/00735/FULPP Ward: Cherrywood  
Applicant: Universities Superannuation Scheme Limi  
Decision: **Permission Granted**  
Decision Date: 06 February 2025  
Proposal: External alterations to existing Unit  
Address **Unit 6 Hawley Trading Estate Hawley Lane Farnborough Hampshire  
GU14 8EH**

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Application No 24/00740/FULPP Ward: Aldershot Park  
Applicant: C/o Agent  
Decision: **Permission Granted**  
Decision Date: 12 February 2025  
Proposal: Installation of a third jet wash and associated forecourt works.  
Address **Car Wash 400 High Street Aldershot Hampshire GU12 4NE**

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Application No 24/00742/CONDPP Ward: Wellington  
Applicant: TAYLOR WIMPEY  
Decision: **Permission Granted**  
Decision Date: 28 February 2025  
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 Development Zone K (Stanhope Lines East) (Removal of  
Tree 19 SLE - Beech - Remove Tree 24 SLE - Sycamore, Tree 28 SLE -  
Sycamore, Tree 32 SLE - Sycamore, Tree 40 SLE - Sycamore and Tree  
41 SLE - Sycamore).  
Address **Zone K - Stanhope Lines East Aldershot Urban Extension Alisons  
Road Aldershot Hampshire**

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Application No 24/00744/FULPP Ward: Knellwood  
Applicant: Mr & Mrs W Philips  
Decision: **Permission Granted**  
Decision Date: 06 February 2025  
Proposal: Erection of a porch to the front, raise the height of the existing single storey rear flat roof extension and insert a roof lantern  
Address **18 Sycamore Road Farnborough Hampshire GU14 6PG**

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Application No 24/00749/FULPP Ward: Aldershot Park  
Applicant: Mr Chris Wassan  
Decision: **Permission Granted**  
Decision Date: 05 February 2025  
Proposal: Formation of dropped kerb for vehicular access  
Address **17 Church Road Aldershot Hampshire GU11 3PR**

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Application No 24/00751/ADVPP Ward: Empress  
Applicant: Modus Workspace Ltd  
Decision: **Permission Granted**  
Decision Date: 14 February 2025  
Proposal: 1no. non-illuminated high level sign  
Address **110 Pinehurst Road Farnborough Hampshire GU14 7BF**

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Application No 24/00752/FULPP Ward: West Heath  
Applicant: Mrs Lisha Price  
Decision: **Permission Granted**  
Decision Date: 25 March 2025  
Proposal: Erection of a part single and two storey side extension  
Address **163 Giffard Drive Farnborough Hampshire GU14 8QE**

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Application No 24/00753/FULPP Ward: Manor Park

Applicant: Ms Janet Carey

Decision: **Permission Granted**

Decision Date: 17 February 2025

Proposal: Retention of a garden/office room to rear

Address **2 Boxalls Grove Aldershot Hampshire GU11 3QS**

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Application No 25/00001/PRIORP Ward: St John's

Applicant: Mr H Shipton

Decision: **Prior Approval Required and Granted**

Decision Date: 25 February 2025

Proposal: APPLICATION FOR PRIOR APPROVAL: Change of use from offices (Use Class E) to 2no. 2-bedroom flats (Use Class C3)

Address **Bridge House 3 Fleet Road Farnborough Hampshire GU14 9RU**

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Application No 25/00002/TPOPP Ward: St John's

Applicant: Mr David Regan

Decision: **Permission Granted**

Decision Date: 06 February 2025

Proposal: One Oak (T4 of TPO 410V) remove dead wood down to 25mm or 1 metre in length. Thin crown density by no more than 15% and lift low canopy over property (No.29) to give no more than 4 metres clearance over property and also neighbours property (No.28) to give no more than 4 metre clearance from chimney and TV aerial, remove epicormic regrowth from main trunk up to approximately roof height no more than 8 metres

Address **29 Howard Drive Farnborough Hampshire GU14 9TQ**

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Application No 25/00003/NMAPP Ward: North Town

Applicant: Mr Ravi Raval

Decision: **Permission Granted**

Decision Date: 20 February 2025

Proposal: NON MATERIAL AMENDMENT: To application 24/00139/FULPP dated 28.06.2024 (Erection of a 1no. 3-bedroom dwelling and a no. 1-bedroom dwelling) to allow a change in size, colour and position of the approved windows, use of flush side soffits to the two-storey building and the full rendering of the two dwellings

Address **79 Field Way Aldershot Hampshire GU12 4UN**

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Application No 25/00007/TPOPP Ward: Empress

Applicant: Sarah Parker

Decision: **Permission Granted**

Decision Date: 05 February 2025

Proposal: One Oak (T1 on submitted plan T11 of TPO 442V) crown reduce by no more than 3 metres all over. Tree T2 crown reduce small twin stem chestnut tree (not protected). One Sweet Chestnut (T3 on plan, T10 OF TPO 442V) re pollard back to previous points

Address **5 St Michaels Road Farnborough Hampshire GU14 8ND**

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Application No 25/00008/PDCPP Ward: Empress

Applicant: Mr & Mrs Mansoor & Shahina BASHIR &

Decision: **Development is Lawful**

Decision Date: 10 February 2025

Proposal: Certificate of Lawfulness for Proposed Development: Formation of a hip to gable roof extension with dormer window to rear roof slope and 3 roof lights to front roof slope

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

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Application No 25/00009/FUL Ward: St John's  
Applicant: Miss Andrea Croom  
Decision: **Permission Granted**  
Decision Date: 17 February 2025  
Proposal: Erection of a first floor side extension  
Address **7 Sunnybank Road Farnborough Hampshire GU14 9QD**

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Application No 25/00010/MISC28 Ward: Aldershot Park  
Applicant: Nicole Gill  
Decision: **No Objection**  
Decision Date: 05 February 2025  
Proposal: The Electronic Communications Code (Conditions and Restrictions) (Amendment) Regulations 2017-toob intends to install fixed line broadband electronic communications apparatus (pole) outside Templar Lodge, Raglan Close GU12 4PG  
Address **Templar Lodge Raglan Close Aldershot Hampshire GU12 4PG**

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Application No 25/00012/CONDPP Ward: North Town  
Applicant: Shurgard UK LNS Trading LTD  
Decision: **Conditions details approved**  
Decision Date: 13 March 2025  
Proposal: Variation of details of external materials previously approved pursuant to Condition 10 of planning permission 13/00535/FULPP dated 25/10/2013 (for Erection of Class B8 self-storage depot with associated access, parking and landscaping works, incorporating roof-mounted telecommunications equipment) to allow the building to be re-painted in Red (RAL 3020)  
Address **255 Ash Road Aldershot Hampshire GU12 4DD**

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Application No 25/00014/ADVPP Ward: North Town  
Applicant: Shurgard UK LNS Trading LTD  
Decision: **Permission Granted**  
Decision Date: 13 March 2025  
Proposal: 1 x non-illuminated fascia signs and 3 x externally illuminated wall mounted signs  
Address **255 Ash Road Aldershot Hampshire GU12 4DD**

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Application No 25/00019/FULPP Ward: Rowhill  
Applicant: Mr & Mrs Wilkinson  
Decision: **Permission Granted**  
Decision Date: 12 March 2025  
Proposal: Single-storey rear extension & rear dormer installation  
Address **72 Cranmore Gardens Aldershot Hampshire GU11 3BQ**

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Application No 25/00020/NMAPP Ward: Knellwood  
Applicant: Mr Neil Whitehead  
Decision: **Permission Granted**  
Decision Date: 05 February 2025  
Proposal: Non Material Amendment to planning application Ref: 24/00308/FULPP dated 15th July 2024 for Partial conversion of garage and lobby into habitable rooms, erection of a single storey rear extension to lobby and first floor rear extension) to allow an infill to existing porch structure to facilitate enlargement of wc  
Address **20 Pirbright Road Farnborough Hampshire GU14 7AD**

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Application No 25/00022/CONDPP Ward: Wellington

Applicant: Mr Oliver Fairman

Decision: **Permission Granted**

Decision Date: 11 March 2025

Proposal: Submission of details pursuant to condition 14 (remediation report) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 in respect of reserved matters permission ref: 24/00236/REMPD dated 25/10/2024.

Address **Land At Zone H Stanhope Lines West And Zone I School End Aldershot Urban Extension Alisons Road Aldershot Hampshire**

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Application No 25/00026/PDC Ward: Knellwood

Applicant: Mr & Mrs W Philips

Decision: **Development is Lawful**

Decision Date: 17 February 2025

Proposal: Certificate of Lawfulness for Proposed Development: Formation of a dormer within rear facing roof slope

Address **18 Sycamore Road Farnborough Hampshire GU14 6PG**

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Application No 25/00027/LBC Ward: Knellwood

Applicant: Trustees Of The Farnborough Air Science

Decision: **Permission Granted**

Decision Date: 14 March 2025

Proposal: LISTED BUILDING CONSENT: Erection of flag pole and display of flags

Address **Trenchard House G1 85 Farnborough Road Farnborough Hampshire GU14 6TF**

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Application No 25/00030/FULPP Ward: West Heath

Applicant: Mr Lee Allum

Decision: **Permission Granted**

Decision Date: 24 March 2025

Proposal: Erection of a two storey side and rear and single storey rear to form wrap around extension

Address **8 Whittle Crescent Farnborough Hampshire GU14 9EB**

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Application No 25/00031/ADVPP Ward: Cherrywood  
Applicant: Shurgard UK LNS Trading LTD  
Decision: **Permission Granted**  
Decision Date: 17 March 2025  
Proposal: Display of 1 x non-illuminated fascia sign and 5 x externally illuminated wall mounted signs  
Address **112 Hawley Lane Farnborough Hampshire GU14 8JE**

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Application No 25/00032/CONDPP Ward: Wellington  
Applicant: South East Water  
Decision: **Permission Granted**  
Decision Date: 07 March 2025  
Proposal: Submission of details pursuant to condition 11 (unforeseen contamination) of planning permission 23/00848/FULPP dated 26th March 2024.  
Address **Proposed South East Water Pipeline Between Sunny Hill Road And Farnborough Road Aldershot Hampshire**

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Application No 25/00034/CONDPP Ward: Cherrywood  
Applicant: Shurgard UK LNS Trading LTD  
Decision: **Conditions details approved**  
Decision Date: 20 March 2025  
Proposal: Variation of details of external materials previously approved pursuant to Condition 2 of planning permission 04/00983/FUL dated 06/01/2005 (for Erection of a Warehouse Use Class B8) to allow the building to be re-painted in Traffic Red (RAL 3020)  
Address **112 Hawley Lane Farnborough Hampshire GU14 8JE**

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Application No 25/00035/FULPP Ward: West Heath  
Applicant: Mr & Mrs Gareth & Deborah Harry  
Decision: **Permission Granted**  
Decision Date: 11 March 2025  
Proposal: Erection of a single storey rear extension and minor alterations to window on the front elevation and a new window within the side elevaiton of the main house  
Address **64 Newfield Avenue Farnborough Hampshire GU14 9PL**

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Application No 25/00038/ADV Ward: Knellwood  
Applicant: Trustees  
Decision: **Permission Granted**  
Decision Date: 13 March 2025  
Proposal: Erection of flag pole and display of flags  
Address **Trenchard House G1 85 Farnborough Road Farnborough Hampshire GU14 6TF**

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Application No 25/00040/FUL Ward: Cove And Southwood  
Applicant: Mr Gallagher  
Decision: **Permission Granted**  
Decision Date: 18 February 2025  
Proposal: Erection of glass lean-to at the rear  
Address **26 Richmond Close Farnborough Hampshire GU14 0RH**

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Application No 25/00041/NMAPP Ward: Wellington  
Applicant: Ms Rose Kelly  
Decision: **Permission Granted**  
Decision Date: 03 March 2025  
Proposal: Non-material amendment to planning permission 21/00108/REMPP dated 27th May 2021 to allow for installation of photovoltaic panels to houses (Plots 240 to 246, 253, 274 to 417, 427 to 430) within Buller Zone (Zone M) and Stanhope Lines East (Zone K).  
Address **Zone K - Stanhope Lines East And Zone M Buller Mandora Road Wellesley Aldershot Hampshire**

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Application No 25/00042/FULPP Ward: Fernhill  
Applicant: Mrs Paula Costan  
Decision: **Permission Granted**  
Decision Date: 25 March 2025  
Proposal: Erection of a single storey side and rear extension  
Address **8 Shepherds Walk Farnborough Hampshire GU14 9EY**

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Application No 25/00043/TPOPP Ward: Wellington  
Applicant: Tesco  
Decision: **Permission Granted**  
Decision Date: 28 February 2025  
Proposal: Remove and replace one Horse Chestnut number 172 on submitted plan (part of group G2 of TPO 178V) and remedial work as per submitted schedule to Chestnut trees numbered 148,150,151,152,154,155,157 to 165 and 170 (all part of group G2) as well as the removal of non-TPO trees numbered 72,73,76,77,92,93,121  
Address **5 Wellington Avenue Aldershot Hampshire GU11 1SQ**

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Application No 25/00044/MISC28 Ward: Wellington  
Applicant: Vijayakanth S  
Decision: **No Objection**  
Decision Date: 20 February 2025  
Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus (Pole) opposite 13 Cassino Close  
Address **13 Cassino Close Aldershot Hampshire GU11 1QT**

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Application No 25/00045/MISC28 Ward: Wellington  
Applicant: Vijayakanth S  
Decision: **No Objection**  
Decision Date: 20 February 2025  
Proposal: The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus (Pole) opposite 13 Kohima Close  
Address **13 Kohima Close Aldershot Hampshire GU11 1RD**

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Application No 25/00046/FUL Ward: Manor Park  
Applicant: Mr Jan Podhoransky  
Decision: **Permission Granted**  
Decision Date: 17 February 2025  
Proposal: Erection of a single storey timber lean-to side extension (retrospective application)  
Address **4 Langley Drive Aldershot Hampshire GU11 3BX**

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Application No 25/00047/MISC28 Ward: Wellington  
Applicant: Cellnex  
Decision: **No Objection**  
Decision Date: 14 February 2025  
Proposal: Notification under the Electronic Communications Code Regulations of the intention to install Electronic Communications Apparatus at Aldershot AMTE/TRS  
Address **Telecommunication Mast O2 1057 Telephone Exchange Ordnance Road Aldershot Hampshire GU11 2AH**

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Application No 25/00048/ADVPP Ward: Knellwood  
Applicant: Sarah Fraser  
Decision: **Permission Granted**  
Decision Date: 21 March 2025  
Proposal: Display of two free standing illuminated totem signs and six illuminated fascia signs  
Address **105 Farnborough Road Farnborough Hampshire GU14 6TL**

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Application No 25/00049/FUL Ward: West Heath  
Applicant: Mr Neil Thompson  
Decision: **Permission Granted**  
Decision Date: 17 March 2025  
Proposal: Erection of a single storey front, side and rear extension and erection of outbuilding  
Address **58 Glebe Road Farnborough Hampshire GU14 8QU**

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Application No 25/00050/TPOPP Ward: Empress  
Applicant: Mr Scott  
Decision: **Permission Granted**  
Decision Date: 18 February 2025  
Proposal: One Beech (T1 on submitted plan, T29 of TPO 368V)) reduce in height by no more than 2 metres .Reduce lateral spread on the West & North side by no more than 1.5 metres back to previous pruning points . Reduce lateral spread on East & South side by no more than 2.5 metres to blend into a natural shape  
Address **79 Pierrefondes Avenue Farnborough Hampshire GU14 8NZ**

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Application No 25/00051/FULPP Ward: Manor Park  
Applicant: Mr Harivathanan Vivekanantharajah  
Decision: **Permission Granted**  
Decision Date: 27 March 2025  
Proposal: Erection of a single storey rear extension  
Address **8 Church Hill Aldershot Hampshire GU12 4JS**

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Application No 25/00052/FULPP Ward: West Heath  
Applicant: Ms P Brown  
Decision: **Permission Granted**  
Decision Date: 26 March 2025  
Proposal: Erection of single storey rear extensions and changes to existing fenestration following removal of existing conservatory  
Address **14 Lynn Way Farnborough Hampshire GU14 8RT**

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Application No 25/00057/TPOPP Ward: Empress

Applicant: Mrs Jenny Perrett

Decision: **Permission Granted**

Decision Date: 05 March 2025

Proposal: Two Sweet Chestnut trees T1 and T2 on submitted plan (part of group G44 of TPO 354V) remove lower Epicormic growth and repeat as required.

Address **22 St Michaels Road Farnborough Hampshire GU14 8NE**

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Application No 25/00061/TPO Ward: Fernhill

Applicant: Mr Chamberlain

Decision: **Permission Granted**

Decision Date: 05 March 2025

Proposal: Two Cypress hedges (G3 and G3A of TPO 226V) reduce back on Broomhill house side by no more than 2 metres

Address **Land Affected By TPO 226V - Between Fintry Walk, Mendip Road And Pennine Way Farnborough Hampshire**

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Application No 25/00069/TPOPP Ward: Empress

Applicant: Mr Karl Cox

Decision: **Permission Granted**

Decision Date: 14 March 2025

Proposal: Remove Hulp Crab tree T23 as per submitted plan (not a protected tree). Tree T61 Lime (T9 of TPO 422A) and tree T62 (T10 of TPO 422A) remove epicormic growth from main stem up to crown break. Tree T110 Sweet Chestnut (T11 of TPO 422A) prune clear from building by pruning back to previous pruning points. Tree T120 Sweet Chestnut (T12 of TPO 422A) re-pollard sub-dominant stem back to previous pruning points

Address **Land Affected By TPO 422A - At Farnborough Business Park Farnborough Road Farnborough Hampshire**

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Application No 25/00072/NMA Ward: Knellwood

Applicant: Mr Paul Harrison

Decision: **Permission Granted**

Decision Date: 04 March 2025

Proposal: NON MATERIAL AMENDMENT: To application 22/00351/FUL for erection of ground floor rear and side extension to change the rear elevation glazing from french doors to sliding glazed door across rear elevation and change to front elevation fenestration from UPVC door to window

Address **27 The Grove Farnborough Hampshire GU14 6QS**

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Application No 25/00073/REXPD Ward: St John's

Applicant: Mr Asen Yotov

Decision: **Prior approval is NOT required**

Decision Date: 27 March 2025

Proposal: 6m wide x 5m deep conservatory to be erected to the rear of a semi detached dwelling

Address **88 Cripsey Road Farnborough Hampshire GU14 9QA**

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Application No 25/00075/TPOPP Ward: St John's

Applicant: Mr Tony Garner

Decision: **Permission Granted**

Decision Date: 14 March 2025

Proposal: One Oak tree at front of property T1 on submitted plan (part of group G12 of TPO 355V), crown reduce by no more than 3 metres, crown lift by no more than 4 metres from ground level, clear building by no more than 2 metres and service lines by no more than 1 metre

Address **11 Nightingale Close Farnborough Hampshire GU14 9QH**

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Application No 25/00077/TPOPP Ward: Knellwood

Applicant: Mr Grubb

Decision: **Permission Granted**

Decision Date: 28 March 2025

Proposal: One Western Red Cedar tree (T25 of TPO 433V) on front driveway, canopy lift to no more than 4 metres from ground level. One Douglas Fir (part of group G6 of TPO 433V) in rear right hand corner of garden to remove the lowest 5 limbs

Address **13 Cedar Road Farnborough Hampshire GU14 7AU**

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Application No 25/00085/TPOPP Ward: St Mark's

Applicant: Mr Dale Newcombe

Decision: **Permission Granted**

Decision Date: 14 March 2025

Proposal: Re-pollard three Sycamore trees (T2, T3, T4 of TPO 270V) back to previous pollard points

Address **Land Affected By TPO 270V 31 Southampton Street Farnborough Hampshire**

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Application No 25/00086/CONDPP Ward: Wellington

Applicant: Mr Daniel King

Decision: **Permission Granted**

Decision Date: 11 March 2025

Proposal: Submission of details part pursuant to condition 14 (remediation) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 in respect of reserved matters application area ref: 24/00517/REMPP.

Address **Headquarters Fourth Division Buildings Steeles Road Wellesley Aldershot Hampshire**

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Application No 25/00087/MISC28

Ward: North Town

Applicant: Stephen Bullock

Decision: **No Objection**

Decision Date: 12 March 2025

Proposal: NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT MANAWAY INDUSTRIAL ESTATE AT 9 HOLDER ROAD, NORTH LANE, ALDERSHOT, GU12 4RH

Address **Unit J 9 Holder Road Aldershot Hampshire GU12 4RH**

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Application No 25/00089/TPOPP

Ward: Empress

Applicant: Parker

Decision: **Permission Granted**

Decision Date: 14 March 2025

Proposal: T1 Birch - Fell Birch at entrance to drive way, due to a large cavity in the main union and roots lifting the driveway. T2 Birch - Reduce by 3m in height to a finished height of 5.5m and 1-2m off the sides leaving a finished spread of 2m due to tight forks and weak unions.

Address **Little Gates 107 Prospect Road Farnborough Hampshire GU14 8LA**

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Application No 25/00098/TPOPP

Ward: Fernhill

Applicant: Mr Rai

Decision: **Permission Granted**

Decision Date: 28 March 2025

Proposal: One Oak tree ( T26 of TPO 226V ) reduce back lateral growth on South and South East aspect by no more than 2 metres to rebalance

Address **Land Affected By TPO 226V - Between Fintry Walk, Mendip Road And Pennine Way Farnborough Hampshire**

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**Development Management Committee**  
**9<sup>th</sup> April 2025**

**Executive Head of Property and  
Growth**  
**Report No.PG2512**

## **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.

**Site Location:** 27 Chetwode Place Aldershot

**Alleged breach:** Pergola erected in rear garden

**Commentary** A complaint was received that a pergola had been erected in the rear garden of the above address. The complainant was not happy with the height and the proximity to the fence.

Upon investigation, the pergola is 2.6 metres high within 2 metres of a boundary and therefore requires planning permission. The owner was contacted but an application was not forthcoming.

Due to the pergola being only 100mm above the permitted development limit it is considered that, had an application been submitted, it would have been granted permission as there is no material adverse planning impact arising in respect of any neighbour.

**Recommendation** No Further Action be taken





### Appeals Progress Report

#### 1. New Appeals

- 1.1 Two appeals have been lodged and started, relating to Units 1,2 and 3, 14 Camp Road, Farnborough, reached from Peabody Road Car Park, against a refused planning application and an Enforcement Notice. Council references are 25/00001/REFUSE and 25/0003/ENFA.
- 1.2 Units 1-3 and the forecourts in front at 14 Camp Road have been occupied by a vehicle service repair and MOT premises (Use Class B2) since at least summer 2023. A planning application to regularise the use was refused in November 2024, reference 24/00606/FULPP. The Council issued an Enforcement Notice that came into effect on 23 February. This identified the following breaches: 'A. Material change of use of the land from use for Mixed Use Class B8 Warehouse and Distribution with Use Class E Commercial office/light industrial/retail use, to a use for Class B2 General Industrial vehicle repair service, and B. unlawful building operations for the erection of steel awning structures outside Units 1 & 2'.
- 1.3 The Enforcement Notice has been appealed on the grounds that a) the permission should be granted for what is in the notice; b) that the breach of control has not occurred and f) the steps required to comply are excessive.
- 1.4 The appeals have been started by the Planning Inspectorate, and interested parties notified. The Council's Statements of Case are due in April.

#### 2. Decided Appeals

- 2.1 Appeal against refusal of planning permission for "Continued use of land and building for car wash and valeting " at **116 Chapel Lane, Farnborough**, 24/00202/FULPP.
- 2.2 Planning permission was refused under delegated powers in August 2024 for the following reasons:-
- 1. The proposal to continue a hand car wash utilising jet washes would result in a significant and adverse impact upon residential amenity through noise, which is substantially greater than noise arising from the authorised use of the premises for vehicle sales and retail and for which there appears to be no practical means of mitigation. The use is considered to be incompatible with the adjoining residential properties and the proposal is contrary to Policies DE1 and DE10 of the Rushmoor Local Plan and the National Planning Policy Framework.*
- 2.3 The Inspector considered that the main issue is the effect of the proposed development on the living conditions of neighbouring residents with specific

regard to noise disturbance. The rearrest Residential Receptor (RR) is the garden of No.295A Fernhill Road, which adjoins the site to the north.

- 2.4 The Inspector noted that whilst the applicant and the Council's Environmental Health Officer had carried out noise assessments , there was a considerable discrepancy between the findings, which they attributed to the Council's measurement being taken at the RR whereas the appellant's assessment was based upon estimates. The Inspector noted that during their site visit, they observed that the jet washers were clearly audible over the surrounding background noise, and their intermittent use in relation to the ebb and flow of customers further emphasised their aural impact. As such, the Inspector was unconvinced the impact of the jet washers would be below that of background noise, as the appellants assessment concluded.
- 2.5 The Inspector therefore stated that on the evidence before them and through their own observations, they can only conclude that the noise disturbance from jet washers would be closer to the Council's values. This identified increase in noise is of such a magnitude that it would have a significantly detrimental impact on the living conditions of residential neighbours, especially when considering there is no proposed respite from the noise as the car wash currently operates every day of the week.
- 2.6 Consequently, for the above reasons, the Inspector considered that the proposal would have an unacceptably harmful effect on the living conditions of neighbouring residents with specific regard to noise disturbance. It would fail to comply with the Rushmoor Local Plan Policies DE1 and DE10, insofar as they seek new development to not cause harm to adjacent users by reason of noise pollution.
- 2.7 The appeal was therefore **DISMISSED**.

### **3. Recommendation**

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

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