



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 10th September, 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 Jacqui Vosper
Cllr Ivan Whitmee

NON-VOTING MEMBERS

Cllr Keith Dibble (ex-officio)

STANDING DEPUTIES

Cllr P.J. Cullum
Cllr G.B. Lyon
Cllr Nadia Martin
Vacancy

Enquiries regarding this agenda should be referred to Committee Administrator, Lucy Bingham,
Democratic Services, 01252 398128 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 - 44)

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

3. **PLANNING APPLICATIONS –** (Pages 45 - 110)

To consider the Executive Head of Property and Growth's Report No. PG2529 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	25/00287/REMPP	Zone G Pennefathers, Aldershot Urban Extension, Alison's Road, Aldershot	For information

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

Item	Pages	Reference Number	Address	Recommendation
vi	53-74	24/00644/FULPP	Land to the rear of No. 105 Park Road, Farnborough	Grant

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

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 Tuesday, 12th August, 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 Lisa Greenway
Cllr S.J. Masterson
Cllr Dhan Sarki
Cllr Calum Stewart
Cllr Jacqui Vosper

Apologies for absence were submitted on behalf of Cllrs A.H. Gani, Thomas Day, Peace Essien Igodifo and Ivan Whitmee.

Cllr P.J. Cullum attended the meeting as a Standing Deputy.

Non-Voting Member

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

21. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

22. MINUTES

The Minutes of the Meeting held on 30th July, 2025 were approved and signed as a correct record of proceedings.

23. 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:

Application No.	Address	Representation	In support of or against the application
25/00209/FULPP	The Royal Staff,	Ms Magdalena	In support

No. 37A Mount Szymanska-Queiroz
Pleasant Road, (applicant)
Aldershot

24. PLANNING APPLICATIONS

RESOLVED: That

- (i) the following application be determined by the Executive Head of Property and Growth, in consultation with the Chair, subject to the conditions as amended at the meeting:

* 25/00209/FULPP The Royal Staff, No. 37A Mount Pleasant Road, Aldershot.

* The Executive Head of Property and Growth's Report No. PG2528 in respect of these applications was amended at the meeting.

25. THE ROYAL STAFF, NO.37A MOUNT PLEASANT ROAD, ALDERSHOT - APPLICATION NO. 25/00209/FULPP

The Committee considered the Executive Head of Property and Growth's Report No. PG2528 regarding the change of use of public house (sui generis) to a day nursery (use class E(f)) and demolition of rear outbuilding at No. 37A Mount Pleasant Road, Aldershot.

RESOLVED: That

- (i) Condition 5 of the recommendation be amended to include reference to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order); and
- (ii) the Executive Head of Property and Growth, in consultation with the Chair, be authorised to GRANT planning permission, subject to the Executive Head of Property and Growth and the Chair being satisfied that the marketing materials provided demonstrate that the asking price for the Public House was reasonable.

The meeting closed at 8.24 pm.

CLLR GAYNOR AUSTIN (CHAIRMAN)

Development Management Committee

Appendix "A"

Application No. 24/00236/REMPP 12th April 2024
& Date Valid:

Proposal: Approval of Reserved Matters for the construction of 260 residential dwellings together with associated landscape, access and parking in Development Zone H (Stanhope Lines West) and Part of Development Zone I (School End) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014 at **Land At Zone H Stanhope Lines West And Zone I School End Aldershot Urban Extension Alisons Road Aldershot**

Applicant: Bellway Homes And Grainger (Aldershot) Limited

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

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

2 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents:
Drawings: 102205-BEL-TV-01 REV D; 102205-BEL-TV-02 REV D;
102205-BEL-TV-03 REV D; 102205-BEL-TV-04 REV D;
102205-BEL-TV-05 REV D; 102205-BEL-TV-06 REV D;
102205-BEL-TV-07; 102205-BEL-TV-08 REV D;
102205-BEL-TV-09 REV D; 102205-BEL-TV-PER01 REV A;
102205-BEL-TV-PER02 REV A; 102205-BEL-TV-PER03 REV A;
102205-BEL-TV-PER04 REV A; 102205-BEL-TV-PER05 REV A;
102205-BEL-TV-PER06 REV A; 102205-BEL-TV-PER07; 102205-BEL-TV-PER08; 102205-BEL-TV-PER09; 102205-BEL-TV-SS01 REV A;
102205-BEL-TV-SS02 REV A; 102205-BEL-TV-SS03 REV B;
102205-BEL-TV-SS04 REV A; 102205-BEL-TV-SS05 REV A;

102205-BEL-TV-SS06 REV B; 102205-BEL-TV-SS07
REV B;
102205-BEL-TV-SS08; BA-2B-2S-P1;
BA-2B-2S-TB-E1 REV A; BA-2B-2S-TB-E2 REV A; BA-
2B-2S-TB-E3 REV A;
BM-3B-2S-P1 REV C; BM-3B-2S-TB-E1 REV A; BM-3B-
2S-TB-E2 REV A;
BO-3B-2S-P1; BO-4B-2S-TB-E1 REV A; BO-4B-2S-TB-
E2 REV A; CT+-4B-2S-P1;
CT+-4B-2S-TB-E1 REV A; CT+-4B-2S-TB-E2 REV A;
CT+-4B-2S-TB-E3 REV A;
DE-3B-2S-P1-A REV A; DE-3B-2S-P2-A REV A; DE-3B-
2S-TB-E1-A REV A;
DE-3B-2S-TB-E2-A REV A; FC-4B-25S-P1 REV A; FC-
4B-25S-TB-E1 REV A;
LA-3B-25S-P1; LA-3B-25S-P2; LA-3B-25S-TB-E1 REV
A; LA-3B-25S-TB-E2 REV A; LA-3B-25S-TB-E3 REV A;
LY-3B-2S-P1; LY-3B-2S-TB-E1 REV A;
LY-3B-2S-TB-E2 REV A; LY-3B-2S-TB-E3 REV A; LY-
3B-2S-TB-E4;
MA-3B-2S-P1; MA-3B-2S-P2; MA-3B-2S-TB-E1 REV A;
MA-3B-2S-TB-E2 REV A; MA-3B-2S-TB-E3 REV A; MA-
3B-2S-TB-E4 REV A; MW-5B-25S-P1;
MW-5B-25S-TB-E1 REV A; NA-2B-2S-P1 REV A;
NA-2B-2S-TB-E1 REV A;
PH-4B-2S-P1; PH-4B-2S-TB-E1 REV A; PH-4B-2S-TB-
E2 REV A;
PH-4B-2S-TB-E3 REV A; PO-2B-2S-P1; PO-2B-2S-TB-
E1 REV A;
PO-2B-2S-TB-E3 REV A; PO-2B-2S-TB-E4 REV A;
PW-3B-2S-P1 REV A; PW-3B-2S-TB-E1 REV A;
PW-3B-2S-TB-E2 REV A; RE-4B-2S-P1 REV A; RE-4B-
2S-TB-E1 REV A;
RE-4B-2S-TB-E2 REV A; TI-3B-2S-P1; TI-3B-2S-TB-E1
REV A;
TI-3B-2S-TB-E2 REV A; TI-3B-2S-TB-E3 REV A; TI-3B-
2S-TB-E4 REV A;
TI-3B-2S-TB-E5 REV A; TI-3B-2S-TB-E6; TU-3B-2S-P1
REV B;
TU-3B-2S-TB-E1 REV A; TU-3B-2S-TB-E2 REV A; WE-
4B-2S-P1;
WE-4B-2S-TB-E1 REV A; WE-4B-2S-TB-E2 REV A; WL-
3B-2S-P1;
WL-3B-2S-TB-E1 REV A; WL-3B-2S-TB-E2 REV A; WL-
3B-2S-TB-E3 REV A;
WL-3B-2S-TB-E4; WW-3B-25S-P1; WW-3B-25S-TB-E1
REV A;
WW-3B-25S-TB-E2 REV A; NOA-3S-TC01-P1 REV A;
NOA-3S-TC01-P2 REV A; NOA-3S-TC01-P3 REV A;
NOA-3S-TC01-E1 REV A; TOA-3S-TC01-P1 REV A;

TOA-3S-TC01-P2 REV A; TOA-3S-TC01-P3 REV A;
 TOA-3S-TC01-E1 REV A; ARA-3S-TF01-P1 REV A;
 ARA-3S-TF01-P2 REV A; ARA-3S-TF01-P3 REV A;
 ARA-3S-TF01-E1 REV A; HAA-3S-TF01-P1 REV B;
 HAA-3S-TF01-P2 REV B;
 HAA-3S-TF01-P3 REV B; HAA-3S-TF01-E1 REV B;
 WLA-3S-TF01-P1 REV A;
 WLA-3S-TF01-P2 REV A; WLA-3S-TF01-P3 REV A;
 WLA-3S-TF01-E1 REV A;
 WLA-3S-TF01-E2 REV A; WLA-3S-TF01-E3 REV A;
 WLA-3S-TF01-E4 REV A; GAR01-R2-TB REV A;
 GAR02-R3-TB-A; 102205-GAR03-TB REV A;

Documents: Arboricultural Method Statement (Aspect Ecology, February 2024); Flood Risk and Drainage Strategy (Mayer Brown, February 2024); Noise Assessment (Cass Allen, February 2024); Ecological Appraisal (Aspect Ecology, March 2024); Written Scheme of Investigation for an Archaeological Evaluation (Oxford Archaeology, January 2024); School End Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022); Stanhope Lines West Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022); Landscape Management and Maintenance Plan (Allen Pyke Associates, March 2024); Energy and Sustainability - Carbon Calculation Statement (AES Sustainability Consultants Ltd, January 2024); Wellesley Affordable Housing Strategy REV 8 (Grainger, October 2024); Affordable Housing Development Zone Strategy and Reserved Matters Statement (Savills, August 2024); Transport Statement (i-Transport, February 2024); Supplementary Transport Note (i-Transport, July 2024) and Supplementary Transport Note (i-Transport, August 2024).

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

- 3 Prior to commencement of the development, a Construction Surface Water Management Plan, including measures to prevent safeguard the Basingstoke Canal SSSI against pollution and run/off sedimentation, shall be submitted and approved in writing by the Local Planning Authority in accordance with the recommendations contained within Construction and Environmental Management Plan (Mayer Brown, March 2024) hereby approved. The development shall be carried out in accordance with the Construction Surface Water Management Plan as approved.*

Reason - To safeguard ecologically sensitive local receptors, during the construction phases of the development.

- 4 Prior to the commencement of any development above ground floor slab level, a schedule of the materials and fenestration (including samples where required by the Local Planning Authority) to be used for the external surfaces of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.*

Reason - To ensure the satisfactory quality and external appearance of the development and to safeguard the character and appearance of the Conservation Area and the setting of adjoining heritage assets.

- 5 Prior to the commencement of any development above ground floor slab level, typical detailed working drawings of brick detailing and projecting bonds for each house type/apartment building (as agreed with the Local Planning Authority) hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.*

Reason - To ensure the satisfactory quality and external appearance of the development and to safeguard the character and appearance of the Conservation Area and the setting of adjoining heritage assets.

- 6 Notwithstanding the details submitted with the application, no part of the residential accommodation hereby approved shall be occupied until details of a revised hard and soft landscaping scheme, shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme so approved shall be implemented in full prior to the first occupation of the relevant part of the development. The soft landscaping scheme shall be implemented in accordance with a landscaping and planting implementation phasing plan to be agreed. Any

tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved.

Reason: In the interests of the character and appearance of the area*

- 7 Notwithstanding the details submitted with the application, no part of the residential accommodation hereby approved shall be occupied until details of an appropriate level of biodiversity enhancement, to demonstrate bio-diversity net gain, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

(i) A revised detailed landscaping and planting scheme, to include native planting, wildflower grassland, wetland features (swales) and semi-mature tree planting and other measures to create areas of additional nesting and foraging habitat for nesting birds and commuting bats;

(ii) Bat boxes, bird boxes, hedgehog nest homes and hedgehog highways, habitat piles for invertebrates, stag beetle loggeries and bee bricks;

(iii) A schedule for implementation of the biodiversity measures together with a management plan; and

(iv) Landscaping and planting implementation phasing plan.

The planting scheme so approved shall be implemented in accordance with the approved landscaping and planting implementation phasing plan. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved. The biodiversity enhancement measures shall be implemented and managed as approved in accordance with the agreed timescales.*

Reason: In the interests of nature conservation and to increase the biodiversity of the site.

- 8 Notwithstanding the details shown on the submitted plans and prior to the first occupation of the development here by permitted, traffic calming measures shall be installed along the two proposed 'green lanes' in accordance with plans which are first submitted to and approved in writing by the local planning authority in consultation with the Highway Authority.*

Reason: In the interests of pedestrian and highway safety

- 9 Details of the design and location of all boundary treatment (including planted hedging) and any retaining walls proposed within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.*

Reason - To ensure satisfactory external appearance for the development, to safeguard residential amenity and in the interests of highway safety.

- 10 Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with an Artificial Lighting Assessment (including the design, duration, intensity of illumination and predicted lighting contours), to accord with the recommendations outlined in paragraph 6.1.5 of the Ecological Appraisal (Aspect Ecology, March 2024) and paragraph 8.2.4 of the Lighting Strategy (Enerveo and Mayer Brown, January 2024) hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting installed shall accord with the details so approved.*

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors.

- 11 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

- 12 The residents' and visitors' parking spaces (including wheelchair users spaces) shall be laid out and allocated in accordance with drawing 102205-BEL-TV-02 REV D

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.

- 13 The communal cycle parking stores proposed within the apartment buildings shown on drawing 102205-BEL-TV-02 REV D hereby approved shall be provided prior to the first occupation of apartments 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.

- 14 The refuse and recycling strategy and bin stores shown on drawing 102205-BEL-TV-02 REV D 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.

- 15 The development shall be carried out strictly in accordance with the Arboricultural Method Statement (Aspect Ecology, February 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.

- 16 The development shall be carried out strictly in accordance with the Construction and Environmental Management Plan (Mayer Brown, March 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.*

- 17 The development shall be carried out strictly in accordance with the Construction Traffic Management Plan REV B (Mayer Brown, July 2024) hereby approved.

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

- 18 The development shall be carried out strictly in accordance with the School End Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022); Stanhope Lines West Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022) hereby approved.

Reason - To safeguard future occupiers of the development

- 19 The development shall be carried out strictly in accordance with the mitigation described within the Noise Assessment ref: RO01-23276-R0 (Cass Allen, February 2024) hereby approved. The internal and external noise levels mitigation shall be implemented prior to first occupation of the development to which it relates and thereafter retained for the life of the development*

Reason - To safeguard future occupiers of the development against noise disturbance.

- 20 The development shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Evaluation (Oxford Archaeology, January 2024) hereby approved.

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

- 21 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.

- 22 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.

- 23 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 a dwellinghouse 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.

- 24 Notwithstanding the provisions of Class B, 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 enlargement of the dwellings hereby approved consisting of an addition or alteration to the roof 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.

- 25 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 alterations to the principal elevation (including removal of garage door) of the private garages 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.

Application No. 24/00441/FULPP
& Date Valid:

25th July 2024

Proposal: Erection of a 48-bedroom 5-storey extension with link bridge connecting to existing Village Hotel Farnborough, including reconfiguration of the existing car park, landscaping and associated works at **Village Hotel Pinehurst Road Farnborough Hampshire**

Applicant: VUR Village Trading No. 1 Limited

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

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

2 The permission hereby granted shall be carried out in accordance with the following approved drawings and details - 1599-01 REV.B; 1599-02 REV.B; 1599-02 SHT.1 REV.B; 1599-02 SHT.2 REV.B; 1599-06 REV.A; 170225-3DR-XX-DR-A-10-005 REV.C; 170225-3DR-XX-DR-A-10-009 REV.B; 170225-3DR-XX-DR-A-10-010 REV.B; 170225-3DR-XX-DR-A-10-015 REV.D; 170225-3DR-XX-DR-A-20-006 REV.G; 170225-3DR-XX-DR-A-20-008; 170225-3DR-XX-DR-A-20-009; 170225-3DR-XX-DR-A-20-010; 170225-3DR-XX-DR-A-20-011 REV.A; 170225-3DR-XX-DR-A-20-012 REV.F; 170225-3DR-XX-DR-A-20-013 REV.C; 170225-3DR-XX-DR-A-20-014 REV.F; 170225-3DR-XX-DR-A-20-016 REV.B; 170225-3DR-XX-DR-A-20-017 REV.A; CGI 1 Front Elevation; CGI 2 Elevation Detail; CGI 3 Bridge Link; CGI 4 Perspective View; Design & Access Statement; Planning Statement; Transport Statement; Noise Impact Assessment; Updated FRA & Surface Water Drainage Strategy & Response to HCC LLFA; BREEAM Pre-Assessment; Employment & Skills Plan; Phase II Ground Investigation; Sustainability Statement; Arboricultural Impact Assessment & Tree Survey; Preliminary

Ecological Appraisal; BNG Design State Report; BNG Metric Spreadsheet; BNG Statement Form; and draft Habitat Management & Monitoring Plan.

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

- 3 Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained:
- External walls;
 - Roofing materials;
 - Window frames;
 - Rainwater Goods; and
 - Ground Surfacing Materials.

Reason - To ensure satisfactory external appearance. *

- 4 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 and nearby properties.

- 5 No development shall begin until a detailed surface water drainage scheme for the site in accordance with the updated Flood Risk Assessment & Surface Water Drainage Strategy received on 10 September 2024, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-

- (a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment;
- (b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
- (c) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change; and

(d) Details for the long-term maintenance arrangements for the surface water drainage system including maintenance schedules for each drainage feature type and confirmation of maintenance responsibilities.

Reason - To comply with the requirements of Local Plan Policy NE8. *

- 6 The development shall be carried out strictly in accordance with the noise emission mitigation described within the RMP Noise Impact Assessment hereby approved. The internal and external noise levels mitigation shall be implemented prior to first occupation of the development to which it relates and thereafter retained for the life of the development. *

Reason - To safeguard future occupiers of the development against noise disturbance.

- 7 All new plant and machinery to be installed within the application site 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.

Reason - To protect the amenity of neighbouring occupiers. *

- 8 The existing trees, hedges and shrubbery on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the measures set out in the submitted Viewpoint Associates LLP Arboricultural Impact Assessment including the following:-

(a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of any trees/hedges/shrubbery to be retained in proximity to an element of the proposed clearance and development works hereby permitted;

(b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;

(c) no burning of materials shall take place on site; and

(d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site,

do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.

These measures shall be put in place as appropriate before any excavation, construction, vehicle parking or storage of building materials commences.

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

- 9 The development hereby permitted shall not be occupied until the new parking spaces shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development as allocated on the approved plans. Thereafter these parking facilities, together with all of the existing on-site parking spaces to be retained as shown on the approved plans, shall be kept available at all times for parking purposes as shown on the approved plans. Furthermore, the parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate off-street car parking. *

- 10 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

- 11 Prior to the commencement of development, a Construction and Environmental Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:
- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
 - (b) the arrangements to be made for the delivery of all building and other materials to the site;
 - (c) the provision to be made for any storage of building and other materials on site;
 - (d) measures to prevent mud from being deposited on the highway;
 - (e) the programme for construction;

- (f) the protective hoarding/enclosure of the site; and
- (g) appropriate control of noise emissions from the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - Reason - In the interests of the safety and convenience of adjoining and nearby residential properties; and the safety and convenience of highway users. *

- 12 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.

- 13 The hotel extension hereby permitted shall be designed and implemented to achieve the BREEAM 'excellent' standard for water consumption (or any national equivalent) and BREEAM 'Very Good' standard for overall sustainability to be confirmed by the submission to the Local Planning Authority of post-construction BREEAM certification.

Reason - In the interests of sustainability and to manage water consumption efficiently consistent with the requirements of Policy DE4 of the adopted Rushmoor Local Plan (2014-2032) and the advice in NPPF Paragraph 154.

- 14 The development shall not commence until an appropriately detailed light-touch Habitat Management and Monitoring Plan (HMMP) has been prepared in

accordance with the approved landscape planting plans and Biodiversity Gain Plan and including:

(a) the roles and responsibilities of the people or organisation(s) delivering the proposed landscaping and HMMP;

(b) the phasing of the landscape planting works, including provision of a significant proportion of the planting works to be undertaken prior to the first commencement of site clearance and construction works;

(c) the planned habitat creation and enhancement works to create, restore or enhance habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the monitoring methodology and frequency in respect of the created, restored or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the Local Planning Authority.

The approved landscape planting works shall be completed in accordance with the phasing details set out in the approved HMMP and completed in the next available planting season following the first-occupation or practical completion of the development hereby approved, whichever is the sooner.

A completion report, evidencing the completed landscape planting shall be submitted to, and approved in writing by, the Local Planning Authority. The approved landscape planting created as specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy NE4 of the adopted Rushmoor Local Plan (2014-2032).

- 15 The development hereby permitted shall not be brought into use until a Parking Management Strategy for the site has been submitted and approved in writing by the Local Planning Authority. The Strategy to be submitted shall include means and measures to monitor and manage as appropriate parking demand at the site, including the maximisation of the usage of the parking spaces provided on site at all times

Reason: In the interests of the safety and convenience of highway users and occupiers of nearby residential properties.

Application No. & Date Valid: 24/00504/LBCPP

21st August 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. at **Headquarters Fourth Division Buildings Steeles Road Wellesley Aldershot**

Applicant: Mr Jack Riggs

Conditions: 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.

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;
 Military Police Barracks Building Recording ref: WH216-WST-XX-XX-RP-PL-00011 RevP01;

Reason - To ensure the works are implemented in accordance with the permission granted.

- 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.*

- 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. *

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

- o Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007;
- o Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008;
- o Outline Schedule of Works RevP01 ref: WH216-WST-XX-XX-RP-PL-00012;
- o 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.*

- 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.*

- 7 7 Prior to any alteration to the central staircase landing balustrade of the 4th Division Headquarters Building, and notwithstanding the details shown on drawing WH216-WST-ZZ-00-DR-PL-75001 P01 (4th Division - Staircase Landing Balustrade Alterations), further revised details of any additional handrailing and guarding proposed shall be submitted to and agreed 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.*

**Application No. 24/00517/REMPP
& Date Valid:**

28th August 2024

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. at **Headquarters Fourth Division Buildings Steeles Road Wellesley Aldershot**

Applicant: Mr Jack Riggs

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings 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 RevP014th 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-1001RevP05 (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-079-4th 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, 19th 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.

- 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. *

- 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 and the character and appearance of the Aldershot Military Conservation Area. *

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

- 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-079-4th 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.*

- 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.*

- 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.*

- 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.*

- 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.*

- 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.*

- 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.

- 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.

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

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

- 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.

- 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.*

- 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.

- 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.

- 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.

- 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.

- 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.

**Application No. 24/00661/REMPP
& Date Valid:**

31st October 2024

Proposal: PART APPROVAL OF RESERVED MATTERS: for the development of 83 dwellings (Final Phase RMA), including the conversion of Blandford House (into 5 apartments) and the retention of 2 existing dwellings, including internal access roads, public open space and landscaping, parking, lighting and associated infrastructure, following demolition of existing building and hardstanding, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020. at **Blandford House And Malta Barracks Development Site Shoe Lane Aldershot Hampshire**

Applicant: Ms Tilly Whishaw

Conditions:

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

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

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

A 1142 001 Rev A (Site Location Plan)
A1142-002-ISSUE 16 (Planning Layout and Base without Schedule)
House Type Brochure (Redrow, October 2024)
A1142-005-REV A (Massing Plan)
A1142-006-REV A (Occupancy Plan)
A1142-007-REV A (Enclosures Plan)
A1142-008-REV A (Material Plan)
A1142-009-REV A (Parking Plan)
A1142-010-REV A (Refuse Plan)
A1142-011-REV A (Hard Landscaping Plan)
A1142-012-REV A (Garden Area Plan)
A 1142 65 Rev X (Street Scenes AA-EE)
A 1142 66 (Street Scenes FF-LL)
1142 68 Rev B (Blandford House Plans)
1142 69 Rev X (Blandford House Elevations)
7550.RA.HP.5.0 A (Hard landscape overview)
7550.RA.HP.5.1 A (Hard landscape plan 1 of 7)
7550.RA.HP.5.2 A (Hard landscape plan 2 of 7)
7550.RA.HP.5.3 A (Hard landscape plan 3 of 7)
7550.RA.HP.5.4 A (Hard landscape plan 4 of 7)
7550.RA.HP.5.5 A (Hard landscape plan 5 of 7)
7550.RA.HP.5.6 A (Hard landscape plan 6 of 7)
7550.RA.HP.5.7 A (Hard landscape plan 7 of 7)
7550.RA_PP.4.0 A (Planting plan overview)
7550.RA_PP.4.1 A (Planting plan 1 of 7)
7550.RA_PP.4.2 A (Planting plan 2 of 7)
7550.RA_PP.4.3 A (Planting plan 3 of 7)
7550.RA_PP.4.4 A (Planting plan 4 of 7)
7550.RA_PP.4.5 A (Planting plan 5 of 7)
7550.RA_PP.4.6 A (Planting plan 6 of 7)
7550.RA_PP.4.7 A (Planting plan 7 of 7)
7550.RA_PSD.3.0 (Play Space Plan)
11349/1951 - REV P12 (Phase 2 Refuse Vehicle Tracking)
11349/1952 - REV P8 (Phase 2 Fire Tender Vehicle Tracking Sheet 1)

11349/1964 - REV P6 (Phase 2 Junction & Forward
 Visibilities)
 11349/2200 - REV P6 (Phase 2 Fire Tender Vehicle
 Tracking Sheet 2)
 11349/2201 - REV P7 (Phase 2 Refuse Vehicle Tracking
 Sheet 2)
 11349/2202 - REV P4 (Phase 2 Fire Tender Vehicle
 Tracking Sheet 3)
 11349/2203 - REV P5 (Phase 2 Refuse Vehicle Tracking
 Sheet 3)
 11349/S01/1608 REV P2 (Drainage Strategy Phase 2 -
 Sheet 1)
 11349/S02/1608 REV P2 (Drainage Strategy Phase 2 -
 Sheet 2)
 11349-1609 Rev P2 (Drainage Catchment Phase 2)
 11349/1611 Rev P2 (Phase 2 Overland Flow Plan)
 11349/1802 Rev P2 (Site Levels Strategy Phase 2)

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

- 3 A schedule of the materials (including updated Building Materials Plan and samples where required by the Local Planning Authority) to be used for the external surfaces of the dwellings and the hard-surfaces within the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.*

Reason - To ensure a satisfactory appearance for the development and to safeguard the character and appearance of the area and the setting of adjoining heritage assets.

- 4 Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with an Artificial Lighting Assessment (including the design, duration, intensity of illumination predicted lighting contours and retained dark corridors for the wider development site), to accord with the recommendations of the approved Ecological Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. Any

external lighting that is installed shall accord with the details so approved.*

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors.

- 5 The development shall be carried out strictly in accordance with the mitigation measures identified within the Phase 2 Ecological Management Plan ref 63220 EMP/PHASE 2/vf3/JW/MRD (Aspect Ecology, January 2025) hereby approved prior to first occupation of the development hereby approved.

Reason - In the interests of nature conservation and biodiversity net gain.*

- 6 The development shall be carried out strictly in accordance with the Phase 2 Arboricultural Development Statement V2 ref: JSL3922_782 V2 (RPS Group, January 2025) hereby approved.

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

- 7 The residents' and visitors' parking spaces shall be laid out, allocated and made available in accordance with drawing A1142 009 A (Parking Plan) hereby approved, prior to first occupation of the units to which the parking spaces relate, and shall be used only for the parking of vehicles in connection with the residential use of the development.

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

- 8 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.

- 9 The dwellings hereby permitted shall be designed and implemented to meet the water efficiency standard 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.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order) there shall be no enlargement or extension of the dwellings hereby permitted, including porches and any additions or alterations to the roof, without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development, to protect the amenities of neighbouring occupiers and to ensure that adequate off-street parking remains available for the development.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no new building or enclosure shall be constructed within the curtilage of the dwellings hereby permitted, 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.

- 12 Prior to commencement of the residential conversion of Blandford House, a method statement and schedule of the materials (including fenestration) to be used for the external surfaces of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indications as to these matters given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of Blandford House.*

Reason - To ensure a satisfactory appearance for the locally listed building and to safeguard the character and appearance of the area

- 13 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.

- 14 No development of Plots 72, 73, 74 and 180 shall take place above damp proof level until details of an updated Noise Report together with proposed glazing and ventilation strategy and acoustic fencing where required, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.*

Reason - To safeguard future occupiers of the development against noise disturbance.

**Application No. 24/00725/FUL
& Date Valid:**

12th December 2024

Proposal: Installation of a beacon for use at commemorative events at Manor Park, Aldershot at **Manor Park Church Hill Aldershot Hampshire**

Applicant: Mr Adrian Long

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers:

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

**Application No. 25/00204/FUL
& Date Valid:**

7th April 2025

Proposal: Change of use of further highway land at Queensmead to extend the operational area for Farnborough Market as permitted by planning permission 16/00841/FUL dated 8 December 2016 as amended by 21/00680/REV dated 16 September 2021 to incorporate the new Town Square area. The Market overall to continue to operate with a maximum of 38 stalls on Tuesdays and Fridays weekly; but with Craft Fayres now held on the 1st Saturday of each month (instead of the currently permitted 3rd Saturday of each month), and, as existing, also use of the market area on 12 further occasions through the calendar year at **Market Site Queensmead Farnborough Hampshire**

Applicant: Rushmoor Borough Council

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

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

2 Access to the market site (including, for the avoidance of any doubt, the bin storage area) for the purposes of setting up shall only take place between the hours of 7.00am and 9am.

Reason - To safeguard the amenities of adjoining occupiers.

3 No more than 3 of the Tuesday or 3 of the Friday markets shall finish after 8pm in any calendar year with the market site being fully vacated by 9pm on such days.

Reason - To safeguard the amenities of adjoining residents.

4 With the exception of the Tuesday/Friday markets as set out in condition 3 above, the market shall be fully vacated by 6pm.

Reason - To safeguard the amenities of adjoining residents.

- 5 No sound reproduction equipment including the use of amplified sound shall be used by stall holders.

Reason - To safeguard the amenities of adjoining residents.

- 6 No markets shall take place on Sundays.

Reason - To safeguard the amenities of adjoining residents.

- 7 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents - Farnborough Markets Site Location Plan dated 4/1/2025 and Design Statement submitted with the current application; and Drawing No.20.6.13-2/101 and Applicants' Supporting Statement approved with application 21/00680/REV approved 16th September 2021; and Drawing No.20.6.13-2/102 approved with planning permission 16/00841/FUL dated 8th December 2016.

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

Application No. & Date Valid: 25/00209/FULPP

9th April 2025

Proposal: Change of use of public house (sui generis) to a day nursery (use class E(f)) and demolition of rear outbuilding structures at **The Royal Staff 37A Mount Pleasant Road Aldershot Hampshire**

Applicant: Ms Magdalena Szymanska-Queiroz

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers: Location Plan scale 1:1250 dated 8 April 2025, Block plan 149/PP/0027b received 17 June

2025, 149/PP01 Existing floor plans, Proposed Floor Plan 08/04/2025

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

- 3 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 a day nursery (Use Class E(f); and for no other purpose, including any other purpose within Class E Commercial;, 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 and to protect the provision of community infrastructure in accordance with Policy IN2 and the NPPF.

- 4 Prior to occupation of the development hereby approved, windows serving the nursery building shall be double glazed and if they require changing and would not be like for like, shall not be implemented until details of the windows have first been submitted to and approved in writing by the Local Planning Authority.

Reason - In the interests of visual and neighbouring amenities.

- 5 Notwithstanding the provisions of the Early Years Foundation Stage requirements and allowances, the nursery use hereby approved shall have no more than 50 child spaces.

Reason - To prevent adverse impact on traffic and parking conditions in the vicinity.

- 6 The premises shall not be used outside the following times:
08:00 to 18:00 Mondays to Fridays
The premises shall not be used at any time on Saturdays, Sundays and Bank or Statutory Holidays.

Reason - In the interests of highway safety.

- 7 The proposed development hereby approval shall be operated in strict accordance with the Little Gems drop off and pick up Nursery Management Plan dated 15 July 2025.

Reason - To safeguard the amenities of neighbouring occupiers and in the interests of highway safety.

- 8 Prior to occupation of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure shall be installed in accordance with details to be first have been submitted to and approved in writing by the Local Planning Authority. The development boundary treatment shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.*

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**Development Management
Committee
10th September 2025**

**Executive Head of Property
& Growth
Report No. PG2529**

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 Executive Head of Property & Growth, and where necessary with the Chairman, under the Scheme of Delegation that was approved by the Development Management Committee on 17 November 2004. These applications are not for decision and are FOR INFORMATION only.

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

the report and the Committee meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed. This sheet will be available to members of the public.

3. Planning Policy

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

4. Human Rights

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

5. Public Speaking

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

6. Late Representations

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

the amendment sheet that is circulated at the Committee meeting. Where the final closing date for comment falls **after** the date of the Committee meeting, this will be highlighted in the report and the recommendation caveated accordingly.

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

7. Financial Implications

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

Tim Mills
Executive Head of Property & Growth

Background Papers

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

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Section A

Future items for Committee

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

Item	Reference	Description and address
i	21/00271/FULPP	<p>Erection of an extension to Kingsmead Shopping Centre; commercial, business and service uses on the ground floor (3,088sqm), 104 apartments over nine floors, private amenity space, 53 car parking spaces, up to 222 bicycle parking spaces, a bridge link and alterations to existing block 2 car park and the meads, a new entrance to The Meads Shopping Centre.</p> <p>Block 3 Queensmead Farnborough</p> <p>This application is subject to a request for an extension of time to consider further amendments.</p>
ii	23/00713/FUL	<p>Erection of four one-bedroom flats with parking.</p> <p>Manor Park Cottage, St Georges Road East</p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
iii	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</p>

		<p>within this category, including an increase from 270 to 570 annual aircraft movements for non-weekdays, and to c) replace Conditions Nos. 7 (1:10,000 risk contour) and 8 (1:100,000 risk contour) with a new condition to produce Public Safety Zone maps in accordance with the Civil Aviation Authority/ Department for Transport Requirements.</p> <p>Farnborough Airport Farnborough Road Farnborough</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>235-237 High Street, Aldershot</p> <p>Assessment of this application continues and has not yet reached the stage for Committee consideration.</p>
v	25/00287/REMPP	<p>APPROVAL OF RESERVED MATTERS for the construction of 90 residential dwellings (including the conversion of Bradgate House to provide 6 flats) together with associated landscape, access and parking in Development Zone G (Pennefathers) pursuant to Condition 4 (1 to 22), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014.</p> <p>Zone G Pennyfathers, Aldershot Urban Extension, Alisons Road, Aldershot</p> <p>Assessment of this application has not yet reached the stage for Committee consideration.</p>

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	Katie Ingram
Application No.	24/00644/FULPP
Date Valid	23rd October 2024
Expiry date of consultations	2nd January 2025
Proposal	Erection of one bedroom flat with parking below following demolition of garages
Address	Land to the rear of 105 Park Road Farnborough
Ward	St Mark's
Applicant	Mr Anthony Goff
Agent	Mr Michael Conoley
Recommendation	GRANT

Description

Site description –

The application site is broadly rectangular and measures 120sqm, with a depth of 10.2m to 9.9m and a frontage to South Street of 11.8m, and is occupied by 3 detached precast concrete single garages set back from the highway by 4m. The site is on the southern side of South Street, 20m from the junction with Park Road. The rear and side boundaries are fenced with 1.8m and 1.2m high timber fencing. The western-most garage forms part of the boundary with 105/105A Park Road. The area forward of the garages is hardstanding. The garages have been left in recent years to go into a state of dilapidation and the site is covered in Virginia Creeper.

105 & 105A Park Road is a two-storey building fronting Park Road subdivided into two flats. Adjoining the southern rear boundary is 103 Park Road, a two-storey semidetached dwelling, and the eastern boundary is adjoined by 1 South Street, a two-storey semi-detached dwelling. On the northern side of South Street opposite the site is 107 Park Road that is occupied by a development of 4 two storey semidetached dwellings facing Park Road, following recent redevelopment of the site from a vehicle sales premises and garage workshop in 2024/25 (23/00382/FULPP refers). South Street and Park Road in this location are largely residential characterised by a variety of different dwelling types. South Street is a cul-de-sac.

Planning history –

FAU3903 (1967) 105 Park Road

This application was approved for ‘conversion of existing dwelling into two self-contained flats’ subject to condition 1 that required a garage or parking space to be provided for each flat from South Street.

RSH03865 –

In July 1983, planning application RSH03865 for ‘*demolition of existing garage and car port and erection of three garages at the rear 105/105a Park Road*’ was permitted subject to the following condition:

2. *‘the garages shall be used only for purposes incidental to the domestic use of the flats and shall not be used for any business, commercial or industrial use whatsoever’.*

Reason – in the interests of the amenity of the area

22/00496/FULPP –

In September 2022, an application for ‘Erection of 2no. attached 1-bed dwellings, following demolition of 3 garages’ was refused for the following reasons:

- 1 The proposed development by way of its design, bulk and massing would be out of keeping with the character and appearance of the surrounding area and is an overdevelopment of the site, that would result in an adverse impact on visual amenities of the site and is therefore contrary to Policy DE1 of the Rushmoor Local Plan (2014-2032).
- 2 The proposed development has failed to demonstrate that there would be no adverse impacts from ground contamination on future occupants and therefore does not comply with Local Plan DE10 or 184 to 185 of the NPPF.
- 3 The proposed dwellings by reason of their siting, massing and bulk would have a harmful impact on neighbouring amenity by creating a sense of enclosure and being overshadowing to the private amenity space of the adjoining properties Nos.103 and 105A Park Road, and would therefore be contrary to Policy DE1 of the Rushmoor Local Plan (2014-2032).
- 4 The proposed development would fail to provide a satisfactory living environment for future occupants by reason of the small and cramped private amenity areas and bedroom sizes that do not meet the Nationally Described Space Standards and the application is therefore contrary to Policies DE2 and DE3 of the Rushmoor Local Plan (2014-2032).
- 5 The development is unacceptable in highway terms in that it fails to demonstrate that the displacement of established off-street parking spaces would have no adverse impact on the local highway network and is contrary to Policy IN2 of the Rushmoor Local Plan (2014-2032) and the relevant provisions of the Rushmoor Car and Cycle Parking Standards SPD (2017).
- 6 The proposal fails to address the likely significant impact of the development on the Thames Basin Heaths Special Protection Area as required by the Habitats

Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy, and is therefore contrary to Rushmoor Local Plan Policy NE1 and retained Policy NRM6 of the South East Plan.

Proposed development –

The application is seeking demolition of the garages and erection of a building comprising a 1-bed flat on the first floor with a rear enclosed balcony, and 3 parking spaces in an undercroft parking area below at ground level. The building would front South Street with a dual pitched roof and side facing gables. It would be set back from the boundary with the highway by 2.7m and would have a footprint of 10.8m x 7.4m. It would have a dropped eaves height of 4.5m and a ridge height of 7.2m with the first-floor front dormer windows set into the eaves. The enclosed entrance staircase to the flat would be on the western side of the building and set back from the front elevation. Materials would comprise red facing brick and grey slate roof tiles, and front windows proposed are sliding sash windows.

The application is accompanied by a preliminary bat survey and site survey plan.

Consultee Responses

Ecology Team	Bats are not a constraint to development. The 'de minimis' exemption applies and statutory 10% biodiversity net gain is not required to be provided. Informative to advise to clear invasive plants from the site carefully to avoid spreading.
HCC Highways Development Planning	As the proposed development is for less than six dwellings and there is no change of vehicle access onto the public highway, Hampshire Highways Standing Advice applies.
Parks Development Officer	Provides details of public open space project at Queens Road Recreation Ground or King George V Playing fields to be supported by a contribution in accordance with Local Plan Policy DE6.
Environmental Health	Environmental Health raised no objection. They can find no former land use that would pose a significant contamination risk. The current site is hardstanding, and this surface will have to be removed as part of any redevelopment. If they are having private garden space, then it is likely this will require importation of clean material to make up levels and to provide a growing medium. If it is asbestos roofing, then provided this is removed by a certified asbestos specialist then the risks posed should be minimal. I don't think a Phase 1 is required given the circumstances. No further objections raised.
Thames Water	No comments received.

Neighbours notified

When the application was validated in November 2024, a site notice was displayed and 11 letters of notification were sent to adjoining and nearby properties.

Neighbour comments

11 representations were received from 1, 4 (two), 14, 17, 22 and 25 South Street; 105, 101 and 103 Park Road and 2 Oak Court, South Street objecting. It is noted the properties adjacent to the site are 105 and 105A Park Road, 103 Park Road and 1 South Street.

In late August 2025, a further 4 (late) objections were received from 105a Park Road, 19, 18, and 23 South Street and 3 additional objections were received from 1 and 17 South Street and 103 Park Road. There are therefore a total of 15 objections including 4 late objections. These are on the following grounds:

Parking and highways considerations –

- Removes existing off street parking provision and adds another dwelling, and South Street is already facing challenges with limited parking as there are a lot of houses packed in tightly. There is also limited parking in Park Road
- The junction of South Street with Park Road is already very narrow and difficult and the new building will further enclose this junction with highway safety implications
- No visitor parking is provided
- No guarantee the owner will let out the 2 other spaces to local residents
- The garages should be redeveloped and rented to local residents – not developed as housing
- Contrary to Local Plan Policy IN2 (Transport)
- How will construction vehicles and materials get to the site without blocking the junction to Park Road
- There is a blind spot pulling out of the site and have seen many near misses
- Can the garage spaces be prevented from being converted to living spaces in the future? *[Officer note: a condition is recommended in event of approval that the parking spaces be retained for residential parking purposes only and the spaces will not be enclosed]*
- Recently completed building has already reduced on street parking due to rear garden parking
- No space for vehicles turning on this site as noted by Members site visit for previously refused application.
- This will remove street parking and obstruct safe vehicular access
- Residents complained to the Council when the construction vehicles for 107 Park Road parked dangerously but the Council did not monitor this and did not contact residents *[Officer note: Officers visited site when informed of dangerous parking and also wrote to and liaised with the developer reminding them of their obligations under the approved Construction Management Plan]*.
- Residents have already had to endure significant disruption to traffic with the construction of 107 Park Road 4 dwellings and construction blocking access and causing highway safety issues

Impact on neighbouring amenity –

- Building would block light to bathroom and cause loss of privacy to garden and bathroom of 105 Park Road
- Building will harmfully reduce light to house and garden of 103 Park Road and disrupt views of greenery to the site and will also cause a noise disturbance, as the balcony screen is not enclosed.
- Shift workers in the area including myself have been disturbed for the past year by the construction at 107 Park Road and a further 9 months directly on my property boundary would be very unsettling
- The privacy screens and roof lights would cause loss of privacy to 101 Park Road and affect views from that property

Visual impact –

- The design, bulk and massing of the building is out of keeping with the character of the surrounding area and is therefore contrary to Local Plan Policy DE1 – Design in the Built Environment
- Overdevelopment of a small site
- Small backland site should not be overdeveloped

Drainage and waste water disposal –

- Water pressure is low and sewer system is already overloaded on this run and an additional dwelling would make the problem worse. There are regular blockages when Thames Water have to come out
- The building would cover the only access point Thames Water have said they can use to unblock any blockages
- Another dwelling could not be supported in this regard

Other –

- A palm tree on 103 Park Road is under threat
- Would not meet the Nationally Described Space Standards for internal living or outdoor amenity space and is therefore contrary to Policy DE3 of the Local Plan and internal living conditions would be cramped
- Has not addressed land contamination issues and is therefore contrary to Policy DE10
- Has not addressed previous reasons for refusal
- The building would encroach onto the footpath
- The plans do not show how the 1.8m high obscure glazed balcony screens will be installed
- Has not provided mitigation on the Thames Basin Heaths Special Protection Area contrary to Policy NE1 and saved Policy NRM6 of the South East Local Plan.

Issues raised are addressed in the main body of the report unless commented on above.

Policy and determining issues

The site is within the settlement boundary of Farnborough. Policies SS1 (Presumption in Favour of Sustainable Development), SS2 (Spatial Strategy), IN2 (Transport), IN3 (Telecommunications), DE1 (Design in the Built Environment), DE2 (Internal Residential Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity) and NE6

(Managing Fluvial Flood Risk) of the Rushmoor Local Plan (2014-2032) are relevant to the determination of the application. Also of relevance are the Rushmoor Car and Cycle Parking Standards SPD (2024), the Biodiversity SPD (2024) and the Open Space Interim Advice Note (2014) and the relevant policy and guidance in the National Planning Policy Framework (last updated December 2024).

The main determining issues in respect of this application are considered to be:

- 1) The principle of the proposed development
- 2) Impact on the appearance and character of the site and surrounding area
- 3) Impact on neighbours
- 4) The living environment created
- 5) Highways and parking considerations
- 6) Public Open Space
- 7) Flooding and drainage issues
- 8) Impacts on wildlife and biodiversity net gain

Commentary

1. Principle of residential development in this location–

Condition 2 of planning permission RSH03865 issued in 1983 restricts the use of the garages for purposes incidental to the domestic use of the flats only, and prevents any business, commercial or industrial use. Forecourt parking has been provided to the front of 105 & 105A Park Road and online street photographs demonstrate this was provided at some point in time between 2009 and 2012. It is not known how or who has been using the application site and the garages since then although the use appears to have continued as parking and/or storage. Officers have noted since 2022 the garages have not been in use but on occasion a vehicle is seen parking on the front hardstanding area. The sites are in different ownership to each other.

The site is in the settlement boundary of Farnborough. The site is not in a Conservation Area or within the curtilage of a Listed Building. This proposal brings into use a piece of land that would otherwise likely remain undeveloped into 1 dwelling and retains the off street parking element. The NPPF at Para. 125 states that planning decisions should give 'substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land'. The principle of the proposed development in this location is acceptable subject to compliance with development management criteria with the above national guidance holding some weight.

2. Design and impact on visual amenities–

Policy DE1 'Design in the Built Environment' states that, among other things, new development will 'include high-quality design that respects the character and appearance of the local area', will 'respect established building lines', 'take account of adjacent building heights, fenestration, roof and cornice lines', and 'give appropriate consideration to the relationship between public and private space'.

The building, set back 2.9 m from the highway boundary, would share the front building line with 1 South Street. The ridge and eaves would be lower than surrounding houses by 1.5m

but window and cill levels would match those of the adjacent houses. The two front dormer windows would be cut into the eaves and the enclosed staircase would be set back and down on the western side. The applicant describes the building as emulating a 'Victorian coach house' style in their Design and Access Statement and on this site, this approach is credible given the period character of the built form in South Street and the undercroft parking arrangement proposed, and the building's scale. Materials would be red facing brick and slate tiles, and sliding sash windows on the front, details of which could be secured by condition (including surface treatments). Moulded coving and design detailing on the front elevation would add integrity to the style. It is also considered that the size of the building in relation to the plot size would be acceptable in this respect. The application would also develop a piece of land that has been left to deteriorate in the streetscene.

To conclude, the proposed development is of an appropriate design and scale and would have an acceptable impact on the appearance and character of the site and surrounding area and in this regard, complies with Policy DE1 of the Local Plan (2014-2032).

3. Impact on neighbouring amenity –

When considering impacts upon residential neighbours, the basic question for the Council to consider is whether or not the impacts of the proposed development on the amenities of such neighbouring properties would be both material and harmfully impacted in planning terms. The correct test in this respect is whether or not existing neighbouring residential properties would, as a result of the proposed development, maintain acceptable amenities to meet the needs of residential occupation. The test is not that permission must be refused if any if any negative impact(s) are identified.

It is not the role of the Planning system to defend neighbours against the loss of any private views from their properties where these views are derived from over adjoining land not in their ownership. Nor to defend neighbours from all or any loss of light or sunlight where this does not impact materially upon the basic needs required for residential occupation. In terms of privacy concerns, a degree of mutual overlooking often, and quite conventionally, exists between neighbours and this is considered both normal and acceptable. It is necessary for the Council to consider whether or not occupiers of neighbouring residential properties would be likely to be subjected to unacceptable undue impacts rather than no impacts at all.

The properties most impacted are 105 and 105A Park Road to the west, 103 Park Road to the south and 1 South Street to the east.

The existing garage forms the western boundary wall with the rear amenity space of 105/105A Park Road and is 2m to 2.4m high. The side of the building would be setback by 0.6m to 2m from this boundary and the proposed building would be taller than existing, at 6m to 7m, however the increase in enclosure to the rear shared amenity space is not considered to be so materially harmful over the existing relationship as to warrant a reason for refusal on these grounds, given the rear amenity area is already enclosed and overshadowed. There are no ground floor windows overlooking the rear amenity area so no reduction in daylight to internal habitable rooms.

There is a ground floor window on the rear elevation of 105 nearer to the highway that serves a bathroom and it is currently obscurely glazed and the building would be 1.8m from this window. The occupants of 105 have raised an objection that the development would be materially harmful by reducing daylight and resulting in loss of privacy. The window is obscure glazed. When considering reduction in light to non-habitable rooms, less weight is given to

the harm caused, therefore it is considered a reason for refusal on these grounds would not be sustainable.

The common boundary with 103 Park Road is a 1.8m high timber fence. The building would be 0.3m to 1.6m from the common boundary with 103 Park Road. The building would extend above it by 2.7m to the eaves but it is considered that the impact on neighbouring amenity by way of creating a sense of enclosure to the garden of 103 along this wall would be acceptable. It would not result in overshadowing due to the orientation of the neighbouring site due south and it is considered that the impact by way of being overbearing would not be so significant as to warrant a reason for refusal. The rear garden of 103 Park Road has an outlook to the east and south as well as to the west and the development would not reduce any light from any rear facing windows of that dwelling. The roof of the building would slope back from the boundary to a height of 7.2m. Objections have been received that this would remove views of greenery. Views cannot be protected by planning controls.

An objection has been raised that the plans do not show how the 1.8m high obscure glazing screens around the balcony can practically be installed. The proposed elevation, floor and section plans show that the balcony screens can be installed surrounding the first-floor terrace/balcony in a satisfactory and practicable way. The obscure glazing of the screens, and roof lights above 1.7m head height would prevent overlooking. It is considered that any noise or disturbance from the balcony would not cause material harm to the occupants of the adjoining property.

The building would be alongside the side elevation of 1 South Street. There would be a small increase in built form against top northeast corner of the private rear garden of that property but it would not be so significant to cause material harm given the modest extent in this location. Most of the building would impact the narrow alleyway to the side of 1 South Street where the impact would be modest. The obscure glazed 1.8m high screening of the balcony would prevent overlooking into no. 1.

It is considered that the amenities of the occupiers of neighbouring properties have been carefully considered in the design of the proposed development such that no material and harmful impacts on existing residential neighbours would arise and, as such, the proposals are considered to comply acceptably with the requirements of Policy DE1 of the Rushmoor Local Plan in this respect.

It is considered that the impact on amenity of occupants of neighbouring dwellings from the proposed development would be acceptable and would not warrant a reason for refusal of the application and the application complies with Policy DE1 of the Local Plan in this regard.

4. The Living Environment Created

The proposal with one double bedroom and an internal floor area of 53sqm over a single storey (excluding the staircase) meets the minimum internal floor area requirements for a dwelling of this size, required by Policy DE1 of the Local Plan which is 50sqm. The dwellings is served by sufficient light and ventilation to the living areas. Policy DE3 (Residential Amenity Space Standards) requires a minimum 5sqm of balcony space accessed from a living room for flatted development and this is provided. It is acceptable that the proposed balcony is enclosed with obscure glazing in this instance. There would also be a narrow area of private amenity space at the rear of 10sqm that will be soft landscaped that would be of some value to future occupants. The application would provide a satisfactory living environment for future occupants.

5. Parking and highways considerations

The site is occupied by three garages set back from the boundary with the highway by 4m with hardstanding in front. The 1983 permission for demolition of existing garage and erection of the three garages was subject to a condition that 'the garage be used only for the purposes incidental to the domestic use of the flats and not be used for any business, commercial or industrial use whatsoever'. Online street photographs on Google demonstrate that forecourt parking was installed in front of 105 and 105A Park Road between 2009 and 2012 and has been in use since then. The use of the application site appears to have continued as parking or storage, although by 2022 the site has become covered in Virginia Creeper and not removed. The development of the application site will therefore not remove parking provision from 105 and 105A Park Road. The proposed development introduces a new 1-bed dwelling and off-street parking capacity for two other vehicles is also retained.

The site is served by a crossover that extends along the site's front boundary. For new development, the Rushmoor Car and Cycle Parking Standards SPD does not count garages towards parking (Principle 10) and so the parking has been designed to be 'undercroft', with three spaces beneath the building separated by pillars and no front enclosures. One space will serve the dwelling, in accordance with residential parking standards, and the 2 other spaces would be used either by the resident's visitors or local residents. In the event of approval a condition will secure parking spaces for residential parking use only, and not to be used by caravans, trailers and similar uses, or the spaces to be enclosed. The bays each measure internally 2.9m or 3m x 6m which complies with the bay dimensions for parking spaces within a car port (Principle 10).

In accordance with their consultation policy, Hampshire Highways have directed the Council to their Standing Advice as the proposal is for less than 6 dwellings and the site is not reached from a classified road. This requires turning provision within the site boundary so cars can leave and enter in a forward gear for 2 dwellings or more and parking to be in accordance with the adopted parking standards. Drivers are able to reach the space for the 1-bed flat in a forward or rear gear and leave the parking bay with sufficient room on South Street to enable this.

Objections have been raised that the proposal will remove street parking spaces on the northern side of South Street to allow vehicles to exit the site and will also be harmful to highway safety around the junction with Park Road. It is considered that there are sufficient sight lines for the vehicles to manoeuvre into and out of the site without detriment to highway safety. It is because the use of garages have declined that cars have been able to park opposite the site however, the site still has a use of off street parking and refusing the application on the grounds of displacing this street parking would not be reasonable.

Concerns have been raised that the development at 107 Park Road has removed street parking already. The dwelling in this scheme that has a dropped kerb on South Street uses a vehicular crossover that was existing and used as part of the garage workshop and 107 Park Road provides two parking spaces in accordance with the parking standards.

There is sufficient space to put the refuse bins and secure bicycle storage for 1 cycle in the undercroft area, and the refuse bins can be taken out and left outside on collection day.

The Rushmoor Car and Cycle Parking Standards SPD requires parking layouts to be of a high quality, taking account of crime prevention and personal safety, and to be well integrated into the public realm (Principle 22). Policy IN2 (Transport) of the Rushmoor Local Plan requires that development integrates into existing movement networks; provides safe, suitable and convenient access for all potential users; and provides appropriate parking provision, in terms of amount, design and layout in accordance with the adopted Car and Cycle Parking Standards SPD. It is considered that the proposed development accords with these requirements.

6. Impact on Trees

Policy NE3 'Trees and Landscaping' states that the Council will not permitted development which would affect adversely existing trees worthy of retention particularly those subject to Tree Preservation Orders. The proposed development would not have any adverse impact on any trees that have sufficient amenity value worthy of retention and complies with Policy NE3 of the Local Plan (2014-2032).

7. Public open space provision

Policy DE6 seeks adequate provision of public open space to cater for future residents. This is a circumstance when a contribution can be made to an identified public open space project (in this instance £2,289.00 towards playground renewal at Queens Road Recreation Ground). A completed S106 securing this amount on implementation has been received and the application complies with Policy DE6 of the Rushmoor Local Plan.

8. Flooding, drainage and other issues

The site is in flood zone 1 i.e. land at least likelihood of flooding. Policy NE8 (Sustainable Drainage systems) states that the implementation of integrated and maintainable SUDS (using the SUDS management principles) in all flood zones for both brownfield and greenfield sites is required. This can be secured by an appropriately worded condition.

Several objections raise the issue that the building will be over the only drain opening that is able to unblock frequent sewerage blockages on the run of houses served by the waste water disposal sewer and the existing waste disposal system will not be able to take the burden of an addition dwelling. Thames Water were consulted but did not respond. Notwithstanding, this is not an issue that is a material planning consideration. The applicant will need to agree with Thames Water the connection to the existing foul water disposal system and this issue will be addressed then.

9. Impacts on Wildlife and Biodiversity Net Gain

Protected species: A preliminary bat survey has identified that bats are not a constraint to development. An informative has been recommended by the Ecology Officer that the removal of the Virginia creeper is removed carefully.

Thames Basin Heaths Special Protection Area: The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/12' in April 2018 established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage. This process, culminating in the Council's Appropriate Assessment of the proposals, is overall described as Habitats Regulation

Assessment (HRA).

Undertaking the HRA process is the responsibility of the decision maker (in this case, Rushmoor Borough Council) as the 'Competent Authority' for the purposes of the Habitats Regulations 2017. The following paragraphs comprise the Council's HRA in this case:-

HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations : The Thames Basin Heaths SPA is designated under the E.C Birds Directive for its lowland heathland bird populations. The site supports important breeding bird populations, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge; and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.

Heathland is prone to nitrogen deposition due to increases in Nitrogen Oxide. Calculations undertaken for the Rushmoor Borough Council Local Plan found that there will be no in-combination impacts on the habitats as a result of development in the Local Plan, including an allowance for 'windfall' housing developments. However within the screening process it will need to be ascertained whether development outside the Local Plan within 200m of the SPA will increase vehicle movements to above 1000 extra trips/day or exceed the Minimum Critical Load by over 1% either alone or in-combination with the Local Plan.

The bird populations and nests are very prone to recreational disturbance, with birds vacating the nests if disturbed by members of the public. This leaves the young unprotected and increases the risk of predation. Dogs not only disturb the adults, but can directly predate the young.

Visitor surveys have shown that the visitor catchment area for the Thames Basin Heath SPA is 5km, with any proposals for residential development within this catchment contributing to recreational pressure on the SPA. The research also evidenced that residential development within 400m of the SPA would cause impacts alone due to cat predation of adult and young birds.

The retained South East Plan Policy NRM6 and adopted New Rushmoor Local Plan (2014-2032) Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2019)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 1 net new residential unit within the Farnborough urban area. The proposed development is located within the 5km zone of influence of the SPA but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.

All new housing development within 5 km of any part of the Thames Basin Heaths SPA, of which the current proposals would make a contribution, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of

increased disturbance caused by recreational pressure in combination with other housing development in the vicinity of the Thames Basin Heaths SPA. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in 2021. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

The AMS comprises two elements. Firstly, the maintenance of Suitable Alternative Natural Greenspace (SANG) to divert recreational pressure away from the SPA; and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice, provided that the mitigation and avoidance measures are in accordance with the AMS.

In order to meet the requirements of Policy NE1 and the AMS, applicants must:-

(a) secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and

(b) secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

These requirements must be met to the satisfaction of Natural England and Rushmoor Borough Council (the Competent Authority) before the point of decision of the planning application.

In this case the applicants have been allocated capacity at Rushmoor's Rowhill Reserve SANG scheme sufficient for the 1 net new dwelling unit proposed. The applicants have completed a s106 Planning Obligation with Rushmoor BC to secure a financial contribution of £5,253.91 towards the SANG and SAMM element of the SPA mitigation to be paid upon the implementation of the proposed development.

Conclusions of Appropriate Assessment: The Council are satisfied that the applicants have adequately mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of New Rushmoor Local Plan Policy NE1 and the AMS. Accordingly, it is considered that planning permission can be granted for the proposed development on SPA grounds.

Biodiversity Net Gain – The application has satisfactorily demonstrated that it is exempt from the 10% Biodiversity Net Gain mandate as it meets the 'deminimis' exemption.

Conclusion –

It is considered that the proposed development is acceptable in terms of local character and impact on the streetscene, and would not have a materially harmful impact on neighbouring amenity. It is considered that the proposed development would provide an acceptable parking layout that complies with Policy IN2 and provides safe and convenient access. The proposal would provide an acceptable living environment; and would not result in harm to protected species, and, subject to financial contributions being secured in respect of Special Protection Area mitigation & avoidance and Public Open Space with a s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1 (Presumption in favour of sustainable development) SS2 (Spatial Strategy), IN2 (Transport), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity) and NE8 (Sustainable Drainage Systems).

Full recommendation:

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

- 1 The development hereby permitted shall be begun before the expiration of one year 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, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended August 2019 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers: Location Plan scale 1:1250 dated 23.10.24, 1808 S-01 Existing plans and elevations, P-01 Proposed floor plans and elevations, P-02 Proposed Streetscene and section plans.

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

- 3 Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained:
External walls;
Roofing;
Fenestration & Doors;
Rainwater Goods;
All ground surfacing materials; and
All Means of enclosure.

Reason - To ensure satisfactory external appearance*.

- 4 Prior to the occupation of any part of the development hereby approved, on-plot secure cycle storage for each individual dwelling as shown on the plans hereby approved shall be provided and retained thereafter.

Reason - In accordance with the requirements of the Rushmoor Car and Cycle Parking Standards SPD (2024).

- 5 The parking spaces on approved Plan 1808 P-01 in the undercroft parking area shall not be enclosed and shall be used only for the parking of private motor vehicles, and a minimum of one parking space shall be permanently retained and kept available for use as a parking space to serve the flat above. All spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers.

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

- 6 No works shall start on site until details of provision for the parking and turning on site of operatives and construction vehicles during the construction and fitting out works have been submitted to and approved in writing by the Local Planning Authority and the measures so approved shall be implemented throughout the construction period.

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

- 7 No development shall begin until a detailed surface water drainage scheme for the site has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-

- a) detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
- b) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change; and
- c) Maintenance schedules detailing the maintenance requirements of all drainage elements within the site.

Reason - To comply with the requirements of Local Plan Policy NE8.*

- 9 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800 – 1800 Monday to Fridays, and 0800 - 1300 on Saturdays, and no work shall take place on Sundays or 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.

- 10 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

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, AA, B, C, D and E of Part 1 of Schedule 2 shall be carried out 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.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the first-floor elevations and roofs of the new development hereby permitted without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties.

- 13 The residential dwelling hereby permitted shall be designed to meet the water efficiency standard of 110 litres/person/day. This shall on completion be confirmed by the submission to the Local Planning Authority of a post-construction BREEAM certificate.

Reason – To manage water consumption efficiently consistent with the requirements of Policy DE4 of the adopted Rushmoor Local Plan (2014-2032) and the advice in NPPF Paragraph 154

- 14 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

- 15 Before the dwelling hereby permitted is first occupied, privacy screening shall be erected around the first floor terrace in accordance with the details shown in plan ref. 1801/P-01 and shall be permanently retained thereafter.

Reason - In the interests of the amenities of neighbouring residential properties.

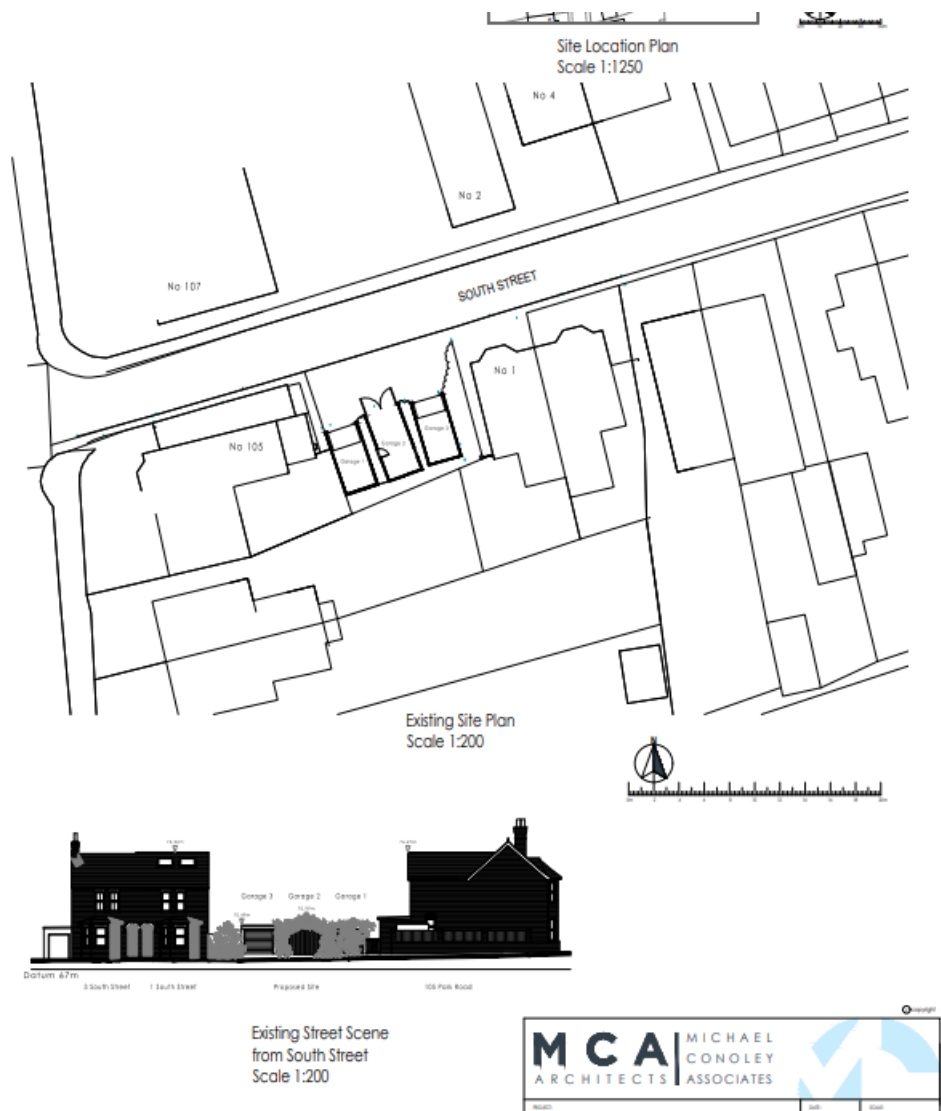
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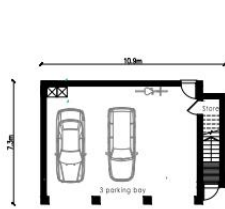
- 1 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - The Council has granted permission because it is considered that the proposals are considered acceptable in principle and in highways terms; would have no materially harmful visual impact on the character and appearance of the area or trees of amenity value worthy of retention; would have acceptable impacts on neighbours; would provide an acceptable living environment; subject to conditions, would provide satisfactory surface water drainage of the site; and satisfactorily address ecology & biodiversity issues and requirements; and, subject to s106 Planning Obligations, would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, DE11, IN2, NE1, NE2, NE4 and NE8 of the adopted Rushmoor Local Plan (2014-2032). It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require either the submission and approval of details, information, drawings etc. by the Local Planning Authority BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - The site is covered in a large quantity of Virginia Creeper (*Parthenocissus quinquefolia*), which is classed as a non-native, invasive species (on Schedule 9 of the Wildlife and Countryside Act 1981). The developer will need to ensure they do not cause any invasive non-native species to spread as a result of the works associated with the development in order to comply with the relevant legislation. To prevent the spread, Virginia Creeper should be eradicated using qualified and experienced contractors and disposed of in accordance with the Environmental Protection Act (Duty of Care) Regulations 1991. Further information on this species can be obtained from the GB Non-native Species Secretariat at 'www.nonnativespecies.org'.
- 5 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

- 6 INFORMATIVE - Landscaping for this development hereby approved should seek to incorporate the following:
- Providing bird nesting and bat roosting provision erected on or integral within the new building.
 - Providing habitat enhancements for other species such as habitat / log piles
 - Using native species or species of known biodiversity benefit when planting new trees and shrubs, preferably of local provenance and grown only in the UK. Planting should focus on nectar-rich flowers and/or berries.
- 7 INFORMATIVE - 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 effect
- 8 INFORMATIVE - The developer should take action to ensure that vegetation clearance is timed to avoid the bird nest season of early March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site should be inspected for active nests by a competent ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use. Part I of the Wildlife and Countryside Act 1981, as amended, makes it an offence to intentionally kill, injure or take any wild bird, or intentionally to damage, take or destroy its nest whilst it is being built or in use. Part I of the Wildlife and Countryside Act 1981, as amended, makes it an offence to intentionally kill, injure or take any wild bird, or intentionally to damage, take or destroy its nest whilst it is being built or in use.
- 9 INFORMATIVE - The applicant is advised that the development hereby approved is exempted from the standard national Biodiversity Net Gain (BNG) condition and that its requirements do not therefore apply in this case.
- 10 INFORMATIVE - In order to avoid risk arising from overbuilding of the gas network, the applicant is advised to check their proposals against the information at <https://www.linesearchbeforeudig.co.uk> and contact the Plant Protection Team at Scotland Gas Networks Plc plantlocation@sgn.co.uk Tel: 0800 912 1722
- 11 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) dated 28 August 2025. If your legal obligations include payment of financial contributions, you must contact the Council at: plan@rushmoor.gov.uk at least 20 days prior to implementing the planning permission, stating your intended date of commencement of development and requesting an invoice for the payment such funds to which you have committed. The payment of all contributions as required by the S106 obligation must be received prior to the commencement of development. If any payment due under the s106 Agreement is paid late interest will be payable from the date payment is due to the date of payment. Interest of 4% above the base lending rate specified in the s106 agreement will be applied.

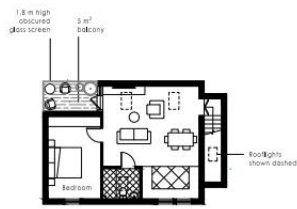
- 12 INFORMATIVE - The applicant is advised that failure to complete and/or retain works on site in accordance with approved details may constitute a breach of planning control resulting in enforcement action.
- 13 INFORMATIVE – It is an offence to kill, injure or disturb an individual bat; damage, destroy 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 removal. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works in this regard could constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and advice sought from Natural England or a qualified specialist. The developer should be aware of the requirement to apply for a bat mitigation licence for any activity that may adversely impact on a potential roost.
- 14 INFORMATIVE - 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 Council's Environmental Health Team.
- 15 INFORMATIVE - 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.
- 16 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398 164 with regard to providing bins for refuse and recycling. The bins should be: 1) provided prior to the occupation of the properties; 2) compatible with the Council's collection vehicles, colour scheme and specifications; 3) appropriate for the number of occupants they serve; 4) fit into the development's bin storage facilities.

Existing site and streetscene plan

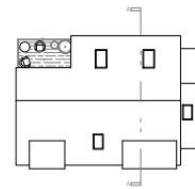




Proposed Ground Floor Plan
Scale 1:100



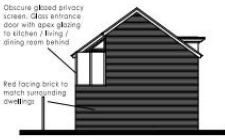
Proposed First Floor Plan
Scale 1:100



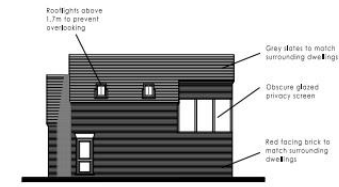
Proposed Roof Plan
Scale 1:100



Proposed North (Front) Elevation
Scale 1:100



Proposed East (Side) Elevation
Scale 1:100



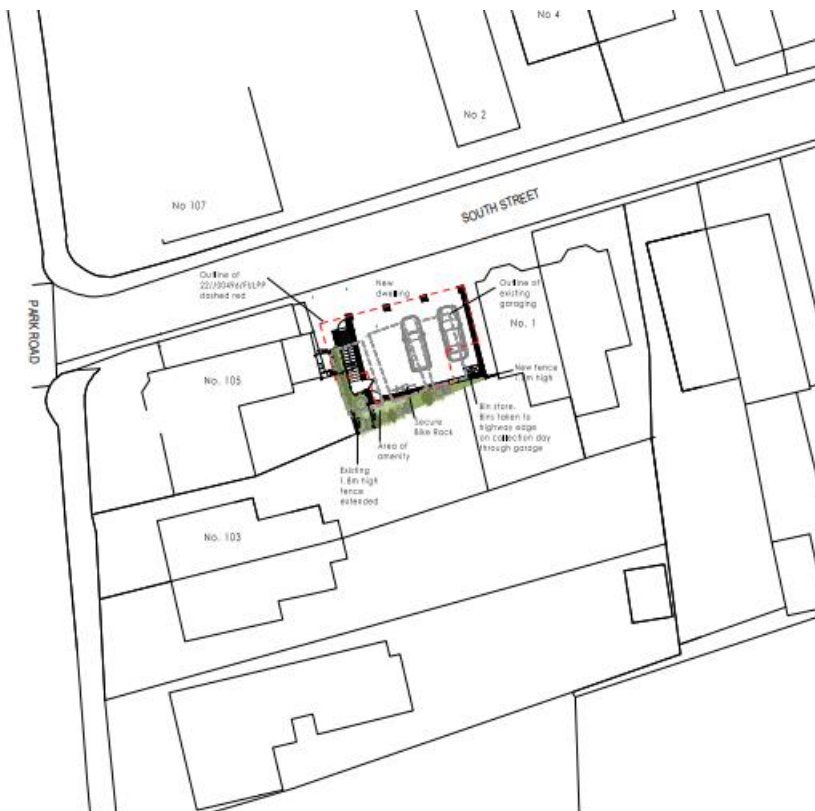
Proposed South (Rear) Elevation
Scale 1:100



Proposed West (Side) Elevation
Scale 1:100



Proposed plans



Proposed Site Plan
Scale 1:200

Proposed site plan



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Section D

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

If Members wish to have more details about the decision on any of the applications on this list please contact David Stevens (01252 398738) or Jake Hamilton (01252 398161) in advance of the Committee meeting.

Application No	24/00054/FULPP	Ward: Knellwood
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Applicant:	Mr Martin Hutchinson
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Decision:	Permission Granted
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Decision Date:	29 August 2025
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Proposal:	Demolition of existing workshop and office building and the erection of a workshop building incorporating an MOT vehicle test centre with ancillary car wash and bin store with vehicle parking
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Address	114 - 116 Farnborough Road Farnborough Hampshire
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Application No	24/00189/GENENQ	Ward: Wellington
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Applicant:	Stoneharbour Developments Ltd
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Decision:	Permission Granted
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Decision Date:	23 June 2025
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Proposal:	REGULATION 77 SUBMISSION : Conversion of existing office building into 15 X 1-bedroom residential flats following grant of Prior Approvals 22/00668/PRIORP dated 21 November 2022 as amended by 24/00279/REVPP dated 2 July 2024; and 23/00690/PRIOR dated 23 October 2023 as amended by 24/00278/REVPP dated 2 July 2024
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Address	Interpower House Windsor Way Aldershot Hampshire GU11 1JG
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Application No	24/00376/FULPP	Ward: Knellwood
Applicant:	C ONUGBU	
Decision:	Permission Granted	
Decision Date:	03 July 2025	
Proposal:	Erection of a two storey side and single storey rear extensions and erection of boundary treatment with new vehicular access and dropped kerb	
Address	The Pringle 19 Salisbury Road Farnborough Hampshire GU14 7AJ	

Application No	24/00585/FULPP	Ward: Cove And Southwood
Applicant:	Mr A Edwards	
Decision:	Permission Granted	
Decision Date:	16 July 2025	
Proposal:	Erection of a single storey front, side and rear extension to create an annexe	
Address	10 Nevada Close Farnborough Hampshire GU14 0PA	

Application No	25/00023/CONDPP	Ward: Wellington
Applicant:	Mr Oliver Fairman	
Decision:	Permission Granted	
Decision Date:	18 July 2025	
Proposal:	Submission of details pursuant to condition 19 (existing and proposed levels) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 in respect of reserved matters permission ref: 24/00236/REMPP dated 25/10/2024.	
Address	Land At Zone H Stanhope Lines West And Zone I School End Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	25/00024/CONDPP	Ward: Wellington
Applicant:	Mr Oliver Fairman	
Decision:	Permission Granted	
Decision Date:	29 July 2025	
Proposal:	Submission of details part pursuant to condition 13 (surface water drainage) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 in respect of reserved matters permission ref: 24/00236/REMPP dated 25/10/2024.	
Address	Land At Zone H Stanhope Lines West And Zone I School End Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	25/00053/CONDPP	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	Conditions details approved	
Decision Date:	23 July 2025	
Proposal:	Submission of details pursuant to condition 4 (roof works) and condition 5 (outbuilding) of planning application ref: 24/00340/FULPP dated 27th August 2024	
Address	Military Police Barracks Headquarters Fourth Division Steeles Road Wellesley Aldershot Hampshire	

Application No	25/00054/CONDPP	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	Conditions details approved	
Decision Date:	23 July 2025	
Proposal:	Submission of details pursuant to condition 4 (roof works) and condition 5 (outbuilding) of listed building application ref: 24/00341/LBCPP dated 27th August 2024.	
Address	Military Police Barracks Headquarters Fourth Division Steeles Road Wellesley Aldershot Hampshire	

Application No	25/00064/CONDPP	Ward: St Mark's
Applicant:	Farnborough Airport Ltd	
Decision:	Conditions details approved	
Decision Date:	11 August 2025	
Proposal:	Revised details under condition 6 (SINC Compensation/Biodiversity Net Gain) of planning permission reference 21/00902/FULPP for erection of 4 bay aircraft hangar, with associated apron, access, parking, extension of balancing pond, and biodiversity enhancement.	
Address	Farnborough Airport Farnborough Road Farnborough Hampshire GU14 6XA	
Application No	25/00105/FUL	Ward: Cherrywood
Applicant:	Mr Pun	
Decision:	Permission required	
Decision Date:	12 August 2025	
Proposal:	Pitched roof over first floor with dormer	
Address	22 Ballantyne Road Farnborough Hampshire GU14 8SN	
Application No	25/00169/FULPP	Ward: Fernhill
Applicant:	MR DAWA SHERPA	
Decision:	Permission Granted	
Decision Date:	26 June 2025	
Proposal:	Erection of a first floor side extension	
Address	14 Clayton Road Farnborough Hampshire GU14 9DF	
Application No	25/00174/FUL	Ward: Knellwood
Applicant:	Mrs B Woolger	
Decision:	Permission Granted	
Decision Date:	23 June 2025	
Proposal:	Demolition of existing porch roof and garage and erection of a single storey front extension and two storey side extension	
Address	70 Albert Road Farnborough Hampshire GU14 6SL	

Application No	25/00175/REVPP	Ward: West Heath
Applicant:	Mr M Endacott	
Decision:	Permission Granted	
Decision Date:	23 June 2025	
Proposal:	Minor Material Amendment: Variation of plans approved under Condition 2 of planning permission 24/00383/FULPP dated 11 October 2024 (for replacement of floodlight lamps and stanchions with new LED lamps mounted on 18.3m high poles) to accommodate a change in lighting manufacturer	
Address	Cove Football Club 7 Squirrel Lane Farnborough Hampshire GU14 8PF	

Application No	25/00184/ADVPP	Ward: Knellwood
Applicant:	Helen Williams	
Decision:	Permission Granted	
Decision Date:	19 June 2025	
Proposal:	Replace existing Double-sided internally illuminated 6-sheet Bus Shelter advertising displays with Double-sided static digital displays that change every 10 seconds	
Address	Bus Shelter 2710-0060 To The East Of The FCoT Aerospace And Automotive Academy Building Farnborough Road Farnborough Hampshire	

Application No	25/00186/ADVPP	Ward: Knellwood
Applicant:	Alexandra Nichitean	
Decision:	Permission Granted	
Decision Date:	18 June 2025	
Proposal:	Replace existing Double-sided internally illuminated 6-sheet Bus Shelter advertising displays with Double-sided static digital displays that change every 10 seconds	
Address	Bus Shelter 2710-0059 To The North Of 180 Alexandra Road Boundary Road Farnborough Hampshire	

Application No	25/00187/ADVPP	Ward: St Mark's
Applicant:	Helen Williams	
Decision:	Permission Granted	
Decision Date:	19 June 2025	
Proposal:	Replace existing Double-sided internally illuminated 6-sheet Bus Shelter advertising displays with Double-sided static digital displays that change every 10 seconds	
Address	Bus Shelter 2710-0026 Outside Queens Court Alexandra Road Farnborough Hampshire	

Application No	25/00188/ADVPP	Ward: Empress
Applicant:	Helen Williams	
Decision:	Permission Granted	
Decision Date:	16 June 2025	
Proposal:	Replace existing Double-sided internally illuminated 6-sheet Bus Shelter advertising displays with Double-sided static digital displays that change every 10 seconds	
Address	Bus Shelter 2710-0028 North Of 2 Queensmead Victoria Road Farnborough Hampshire	

Application No	25/00189/ADVPP	Ward: Wellington
Applicant:	Helen Williams	
Decision:	Permission Granted	
Decision Date:	17 June 2025	
Proposal:	Replace existing Double-sided internally illuminated 6-sheet Bus Shelter advertising displays with Double-sided static digital displays that change every 10 seconds	
Address	Bus Shelter 2710-0032 To The Front Of 35 To 39 High Street Aldershot Hampshire	

Application No	25/00190/ADVPP	Ward: Empress
Applicant:	Helen Williams	
Decision:	Permission Granted	
Decision Date:	17 June 2025	
Proposal:	Replace existing Double-sided internally illuminated 6-sheet Bus Shelter advertising displays with Double-sided static digital displays that change every 10 seconds	
Address	Bus Shelter 2710-0063 Opposite 293 Farnborough Road Farnborough Hampshire	
Application No	25/00192/FULPP	Ward: Manor Park
Applicant:	Danbury Investments Ltd	
Decision:	Permission Granted	
Decision Date:	29 August 2025	
Proposal:	Temporary use of former bus station hard standing area for public and/or contract car parking	
Address	3 Station Road Aldershot Hampshire GU11 1HN	
Application No	25/00203/FULPP	Ward: Manor Park
Applicant:	Mr Thomas Evans	
Decision:	Permission Granted	
Decision Date:	03 July 2025	
Proposal:	Replacement of window frames	
Address	67 Ascot Court Aldershot Hampshire GU11 1HG	
Application No	25/00213/FULPP	Ward: Knellwood
Applicant:	Farnborough College of Technology	
Decision:	Permission Granted	
Decision Date:	21 July 2025	
Proposal:	Refurbishment of the roofs on Blocks D, E, H, J, K M, N, Q and U, including removal of Reinforced Autoclaved Aerated Concrete (RAAC), and the installation of roof mounted solar photovoltaic panels	
Address	Farnborough College Of Technology Boundary Road Farnborough Hampshire GU14 6SB	

Application No	25/00223/FULPP	Ward: Aldershot Park
Applicant:	Mr. Abdullah Tekagac	
Decision:	Permission Refused	
Decision Date:	20 June 2025	
Proposal:	Retention of existing extensions as built, erection of single-storey front porch extension and other internal and external alterations, and conversion of extended single dwelling house into two residential units comprising 1 x 3-bedroom and 1 x1-bedroom units	
Address	2 Chestnut Avenue Aldershot Hampshire GU12 4AU	

Application No	25/00228/ADVPP	Ward: Wellington
Applicant:	Mr STEVEN BAXENDALE	
Decision:	Permission Granted	
Decision Date:	17 June 2025	
Proposal:	Display of fascia sign	
Address	2A Windsor Way Aldershot Hampshire GU11 1JG	

Application No	25/00237/CONDPP	Ward: Wellington
Applicant:	GRAINGER (ALDERSHOT) LIMITED AN	
Decision:	Permission Granted	
Decision Date:	18 June 2025	
Proposal:	Submission of details pursuant to condition 3 (Design Code 3 and Arboricultural Method Statement) in respect of Zone G Pennefathers attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014	
Address	Zone G - Pennefathers Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	25/00239/FULPP	Ward: Knellwood
Applicant:	Mr Jason Brock	
Decision:	Permission Granted	
Decision Date:	23 June 2025	
Proposal:	Single storey side infill extension with addition of 2 no rooflights to roofslope, 1 no rooflight to existing North elevation roofslope at ground floor level and changes to Fenestration on Rear Elevation	
Address	39 Canterbury Road Farnborough Hampshire GU14 6QP	

Application No	25/00243/CONDPP	Ward: Empress
Applicant:	Jugnandan singh Ramana	
Decision:	Conditions details approved	
Decision Date:	30 July 2025	
Proposal:	Variation of hours of opening for takeaway previously approved pursuant to condition 14 of planning permission 04/00080/FUL dated 24 November 2004, to allow the takeaway to be open to visiting members of the public from 10:00am to 01:00 am the following day on Mondays to Sundays and to operate a food delivery service from 10:00am to 01:00 am the following day on Mondays to Thursdays and from 10:00am to 02:00 am the following day on Fridays and Saturdays	
Address	32 Victoria Road Farnborough Hampshire GU14 7PG	

Application No	25/00245/FULPP	Ward: St John's
Applicant:	Mr And Mrs D Wallond	
Decision:	Permission Granted	
Decision Date:	26 June 2025	
Proposal:	Erection of a single storey rear extension, front porch and external alterations to include replacement of existing windows of main house with new windows of a different style and colour frameAmended plans and description change of proposed works	
Address	19 St Johns Road Farnborough Hampshire GU14 9RL	

Application No	25/00247/PDCPP	Ward: Rowhill
Applicant:	Nicola Matheson	
Decision:	Development is Lawful	
Decision Date:	24 June 2025	
Proposal:	Lawful Development Certificate for proposed development for: Alterations to main roof and formation of dormer to facilitate roof to provide additional habitable accommodation in roof space	
Address	3 Cranmore Gardens Aldershot Hampshire GU11 3BE	

Application No	25/00250/FULPP	Ward: Fernhill
Applicant:	Mr Aman Khan	
Decision:	Permission Granted	
Decision Date:	23 June 2025	
Proposal:	Demolition of garage/store and erection of a two storey side extension	
Address	28 Neville Duke Road Farnborough Hampshire GU14 9BX	

Application No	25/00251/FULPP	Ward: Cherrywood
Applicant:	Surya Gurung	
Decision:	Permission Granted	
Decision Date:	09 July 2025	
Proposal:	Erection of a single storey front extension following removal of existing front porch	
Address	9 Bracklesham Close Farnborough Hampshire GU14 8LP	

Application No	25/00253/ADVPP	Ward: St Mark's
Applicant:	Alight Media	
Decision:	Permission Refused	
Decision Date:	27 June 2025	
Proposal:	Installation of a free standing illuminated 48-sheet digital advertisement display	
Address	4 - 8 Farnborough Road Farnborough Hampshire GU14 6AY	

Application No	25/00267/FULPP	Ward: Rowhill
Applicant:	Mr Keith Holburn	
Decision:	Permission Granted	
Decision Date:	30 June 2025	
Proposal:	Erection of an outdoor structure comprising Playhouse with raised platform, monkey bars, slide and three swings in rear garden	
Address	20 Cranmore Lane Aldershot Hampshire GU11 3AS	
Application No	25/00270/CONDPP	Ward: Wellington
Applicant:	South East Water	
Decision:	Permission Granted	
Decision Date:	25 June 2025	
Proposal:	Submission of details pursuant to Condition 5 (3) (Remediation Verification Report) of Planning Permission ref: 23/00848/FULPP dated 26th April 2024.	
Address	Proposed South East Water Pipeline Between Sunny Hill Road And Farnborough Road Aldershot Hampshire	
Application No	25/00271/EDCPP	Ward: St Mark's
Applicant:	Shamana Bala	
Decision:	Development is Lawful	
Decision Date:	15 July 2025	
Proposal:	Application seeking a Certificate of Lawfulness for Existing Development - use of Flat 73a as a self contained flat	
Address	73A Lynchford Road Farnborough Hampshire GU14 6EJ	
Application No	25/00272/PDCPP	Ward: St John's
Applicant:	Mr Jack Tibble	
Decision:	Development is Lawful	
Decision Date:	24 June 2025	
Proposal:	Certificate of Lawfulness for Proposed Development : Erection of a single storey rear extension following removal of existing conservatory	
Address	7 Nightingale Close Farnborough Hampshire GU14 9QH	

Application No	25/00273/FULPP	Ward: Manor Park
Applicant:	Mr Adrian Hodder	
Decision:	Permission Granted	
Decision Date:	23 June 2025	
Proposal:	Erection of a single storey side and rear extension	
Address	6 Southmead Road Aldershot Hampshire GU11 3HF	
Application No	25/00275/TPOPP	Ward: Knellwood
Applicant:	Miss Rebecca Burford	
Decision:	Split decision	
Decision Date:	20 June 2025	
Proposal:	One Oak tree (part of group G28 of TPO 439V) as per submitted plans and photos, cut back by no more than 5 metres away from property	
Address	73 Albert Road Farnborough Hampshire GU14 6SL	
Application No	25/00276/FUL	Ward: Manor Park
Applicant:	Mr Miguel Martinez	
Decision:	Permission Granted	
Decision Date:	16 July 2025	
Proposal:	Patio area in rear garden and replacement of gate and fence	
Address	87 Campbell Fields Aldershot Hampshire GU11 3TZ	
Application No	25/00277/FUL	Ward: Fernhill
Applicant:	Mrs Robin Smith	
Decision:	Permission Granted	
Decision Date:	30 June 2025	
Proposal:	Erection of a single storey rear extension following removal of existing conservatory	
Address	20 Rowans Close Farnborough Hampshire GU14 9EJ	

Application No	25/00278/FULPP	Ward: Cherrywood
Applicant:	Mr James Stephen Briggs	
Decision:	Permission Granted	
Decision Date:	01 August 2025	
Proposal:	Erection of a two storey side and part two storey part single story rear extension	
Address	20 West Road Farnborough Hampshire GU14 8HA	

Application No	25/00281/FULPP	Ward: Manor Park
Applicant:	Mr Chaudry	
Decision:	Permission Granted	
Decision Date:	27 June 2025	
Proposal:	Formation of a rear dormer with front and side roof lights to facilitate a loft conversion	
Address	91 Jubilee Road Aldershot Hampshire GU11 3QD	

Application No	25/00282/TPOPP	Ward: Manor Park
Applicant:	Mrs Hillary Mumford	
Decision:	Permission Granted	
Decision Date:	20 June 2025	
Proposal:	One Copper Beech (T3 of TPO 272V) tree 739 as per submitted report, reduce lateral branches over site by no more than 2.5 metres to suitable growth points and remove the decayed stem at 5 metres on the north west side of the main stem	
Address	Eggars Court St Georges Road East Aldershot Hampshire GU12 4LN	

Application No	25/00283/ADVPP	Ward: St Mark's
Applicant:	Mr Chris Van Essen	
Decision:	Permission Granted	
Decision Date:	24 June 2025	
Proposal:	APPLICATION FOR ADVERTISEMENT CONSENT: Display of two internally-illuminated building-mounted signs and three illuminated low-level planter-mounted signs for new Flexjet Terminal Building at Meadow Gate Avenue	
Address	Proposed Airport Lounge Building Farnborough Airport Farnborough Road Farnborough Hampshire	
Application No	25/00284/MISC28	Ward: St Mark's
Applicant:	Alexander Ostridge	
Decision:	No Objection	
Decision Date:	18 June 2025	
Proposal:	Notification under the electronic communications code (conditions and restrictions) regulations 2003 (as amended) to utilise permitted development rights. Removal of existing 6 No. Antennas and proposed installation 6 No. Antennas removal of 9 No. ERS and proposed installation of 18 No. ERS. Installation of Vari rack. Installation of 6 No. ERS Rails. Ancillary development thereto	
Address	Rushmoor Fire Station 8 Lynchford Road Farnborough Hampshire GU14 6BF	
Application No	25/00285/FULPP	Ward: Fernhill
Applicant:	MR B WATSULU	
Decision:	Permission Granted	
Decision Date:	16 July 2025	
Proposal:	Installation of new conservatory to replace the existing	
Address	18 Sidlaws Road Farnborough Hampshire GU14 9JL	

Application No	25/00286/FULPP	Ward: Manor Park
Applicant:	Mr & Mr I & K Choudhary & Choudhary	
Decision:	Permission Granted	
Decision Date:	14 August 2025	
Proposal:	Proposed part front, part side, rear infill extension with internal alterations, insertion of rear loft dormer with a window with addition of a flat roof with 3 x roof light windows for existing and proposed infill rear extension and insertion of 3 x roof light windows to front elevation to serve loft	
Address	8 Church Road Aldershot Hampshire GU11 3PS	
Application No	25/00288/FULPP	Ward: Cove And Southwood
Applicant:	Mr Sam Boulton	
Decision:	Permission Granted	
Decision Date:	22 July 2025	
Proposal:	Erection of two storey side extension	
Address	1 Cranleigh Court Farnborough Hampshire GU14 0HE	
Application No	25/00291/TPOPP	Ward: Fernhill
Applicant:	Miss Angie Hellewell	
Decision:	Permission Granted	
Decision Date:	04 July 2025	
Proposal:	Remove one Silver Birch (T4 of TPO 300)	
Address	297 Fernhill Road Farnborough Hampshire GU14 9EW	
Application No	25/00293/TPOPP	Ward: Empress
Applicant:	Mr Kevin Williams	
Decision:	Permission Granted	
Decision Date:	04 July 2025	
Proposal:	Two Maples (T1 and T2 of TPO 230) lift the crown by no more than 6 metres from ground level and reduce crown back to previous pruning points to building aspect	
Address	Highgate Court 119 Highgate Lane Farnborough Hampshire GU14 8AA	

Application No	25/00294/TPOPP	Ward: St John's
Applicant:	Mrs Jasmin Madaan	
Decision:	Split decision	
Decision Date:	09 July 2025	
Proposal:	Remove one Oak, T1 on submitted plan. One Beech T2 crown reduce back to previous reduction points, no more than 3 metres. One Oak T3 reduce back to previous points, no more than 3 metres. The three trees are all part of group G14 of TPO 355V	
Address	1 Nightingale Close Farnborough Hampshire GU14 9QH	

Application No	25/00295/TPO	Ward: North Town
Applicant:	Mr Mike Ashworth	
Decision:	Permission Granted	
Decision Date:	04 July 2025	
Proposal:	One Horse Chestnut (T1 of TPO 198) crown lift to no more than 6 metres from ground level. Reduce back by no more than 3 metres one secondary limb on West side. Reduce back one East side lower lateral branch by no more than 3 metres	
Address	Land Affected By TPO 198 5 - 7 Lower Newport Road Aldershot Hampshire	

Application No	25/00296/FULPP	Ward: Wellington
Applicant:	GRAINGER (ALDERSHOT) LIMITED AN	
Decision:	Permission Granted	
Decision Date:	20 August 2025	
Proposal:	Construction of Phase A of Gods Acre Play Area including soft landscaping, hardstanding and associated drainage.	
Address	Gods Acre Play Area Masters Road Wellesley Aldershot Hampshire	

Application No	25/00297/TPOPP	Ward: Knellwood
Applicant:	Ms Gabrielle Gache	
Decision:	Permission Granted	
Decision Date:	04 July 2025	
Proposal:	Three Oak trees as per submitted plan (part of group G32 of TPO 439V) reduce the crowns by no more than 4 metres and remove all dead wood	
Address	86 Cambridge Road East Farnborough Hampshire GU14 6QX	

Application No	25/00298/FUL	Ward: Aldershot Park
Applicant:	Mr Brian Lee	
Decision:	Permission Granted	
Decision Date:	15 July 2025	
Proposal:	Retrospective planning application for the erection of a two storey side and part two storey and single rear extension (revised scheme to previously approved planning permission 23/00836/FULPP granted 10th January 2024)	
Address	42 Coleman Road Aldershot Hampshire GU12 4BY	

Application No	25/00299/FULPP	Ward: Fernhill
Applicant:	Mr & Mrs Khaled Mannan	
Decision:	Permission Granted	
Decision Date:	11 August 2025	
Proposal:	Single storey front extension, single storey rear extension and conversion of garage to habitable accommodation to be used as an annexe with extension to existing raised patio area	
Address	29 Woodlands Walk Blackwater Camberley Hampshire GU17 9HY	

Application No	25/00300/FULPP	Ward: Empress
Applicant:	Mr & Mrs R Davies	
Decision:	Permission Granted	
Decision Date:	09 July 2025	
Proposal:	Erection of a single storey rear extension to form enlarged kitchen and dining room	
Address	Elderthorpe 16 Chingford Avenue Farnborough Hampshire GU14 8AB	

Application No	25/00301/PDCPP	Ward: St Mark's
Applicant:	Krishnaraja Kukkundoor Mardithaya	
Decision:	Development is Lawful	
Decision Date:	09 July 2025	
Proposal:	Lawful Development Certificate for proposed development: Demolition of existing conservatory and erection of a single storey rear extension	
Address	68 Somerset Road Farnborough Hampshire GU14 6DS	

Application No	25/00302/FULPP	Ward: Fernhill
Applicant:	Mr Kevin Smyth	
Decision:	Permission Granted	
Decision Date:	29 August 2025	
Proposal:	Erection of single-storey extension, construction of new roof covering and undertaking of repairs to existing Grade II listed outbuilding to No.88 Sandy Lane to be used for purposes ancillary and incidental to the use and occupation of No.88 Sandy Lane	
Address	Former Cottage To The Rear Of 88 Sandy Lane Farnborough Hampshire	

Application No	25/00303/LBCPP	Ward: Fernhill
Applicant:	Mr Kevin Smyth	
Decision:	Permission Granted	
Decision Date:	29 August 2025	
Proposal:	APPLICATION FOR LISTED BUILDING CONSENT : Erection of single-storey extension, construction of new roof covering and undertaking of repairs to existing Grade II listed outbuilding to No.88 Sandy Lane	
Address	Former Cottage To The Rear Of 88 Sandy Lane Farnborough Hampshire	

Application No	25/00304/FULPP	Ward: Fernhill
Applicant:	Vincent Thornton	
Decision:	Permission Granted	
Decision Date:	23 July 2025	
Proposal:	Erection of a single storey rear extension	
Address	20 Orchard Close Blackwater Camberley Hampshire GU17 9EX	

Application No	25/00305/FULPP	Ward: Rowhill
Applicant:	Mr Roy Kinnear	
Decision:	Permission Granted	
Decision Date:	24 July 2025	
Proposal:	Erection of a single storey side extension additional doors to rear of existing property and roof lights, new front porch, external rendering of the existing property and replacement of windows	
Address	20 Stovolds Way Aldershot Hampshire GU11 3LR	

Application No	25/00306/TPOPP	Ward: Empress
Applicant:	Mr Victor Starks	
Decision:	Split decision	
Decision Date:	24 July 2025	
Proposal:	Remove one declining Silver Maple tree number 28 on submitted plan (part of group G3 of TPO 380V). Remove one poorly formed Sycamore tree 63 (part of group G5 of TPO 380V) and remedial work as per submitted application form to tree 26 Maple (Group G3)(reduce by 10m), One Oak tree 31 (T3 of TPO 380V)(crown clean and canopy lift), tree 64 Maple (group G5) (Pollard to 12m), Yew tree 56 (part of group G5)(fit cable brace) and one Horse Chestnut tree T8 (T1 of TPO 380V)(reduce height by 5m). Also, remedial work to non TPO trees number 25 Robina, 45 Birch, 16 Cypresses.	
Address	Land Affected By TPO 380V Coombe Way Farnborough Hampshire	

Application No	25/00307/FULPP	Ward: North Town
Applicant:	Mr. Bhuwan Limbu	
Decision:	Permission Granted	
Decision Date:	23 July 2025	
Proposal:	Demolition of existing side garage and erection of a single storey side extension	
Address	23 Brookfield Road Aldershot Hampshire GU12 4UP	

Application No	25/00310/TPOPP	Ward: North Town
Applicant:	Residents of North Lane	
Decision:	Permission Granted	
Decision Date:	24 July 2025	
Proposal:	Tree T1 Birch as per submitted plan and photographs (part of group G16 of TPO 342V) crown reduction of no more than 1.5 metres on the building side only, to previous cut points. Tree T2 Birch (part of group G7 of TPO 342V) adjacent to the bus stop, remove to ground level. Groups G1 on plan positioned on the grass verge of Deadbrook Lane (part of groups G2, G4, G6, G8, G10, G12, G14 of TPO 342V) Purple Leafed Plums crown lift to no more than 2.5 metres above pedestrian head height	
Address	Land Affected By TPO 342V - Around Woodland Walk And Deadbrook Lane Aldershot Hampshire	

Application No	25/00311/CONDPP	Ward: North Town
Applicant:	Mr Hooper	
Decision:	Conditions details approved	
Decision Date:	24 July 2025	
Proposal:	Submission of details pursuant to Condition Nos.12 (c) (site remediation works) for plots 1-16 only of planning permission 22/00282/FULPP dated 30 January 2024	
Address	Phase 5 North Town Redevelopment Site Land Bounded By North Lane Deadbrook Lane And Eastern Road Aldershot Hampshire	

Application No	25/00312/TPOPP	Ward: St John's
Applicant:	Mr Michael Maloney	
Decision:	Permission Granted	
Decision Date:	11 July 2025	
Proposal:	One Oak tree T3 on submitted plan (part of group G13 of TPO 355V) crown reduce by no more than 3 metres in height and crown lift to no more than 5.3 metres from road level	
Address	3 Nightingale Close Farnborough Hampshire GU14 9QH	

Application No	25/00313/FULPP	Ward: Cove And Southwood
Applicant:	Miss Po	
Decision:	Permission Granted	
Decision Date:	23 July 2025	
Proposal:	Erection of a single storey rear extension	
Address	40 Long Beech Drive Farnborough Hampshire GU14 0PR	

Application No	25/00314/PDCPP	Ward: West Heath
Applicant:	Mr & Mrs D Morten	
Decision:	Development is Lawful	
Decision Date:	23 July 2025	
Proposal:	CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT: Erection of outbuilding incidental to the enjoyment of a dwellinghouse	
Address	1 Birchett Road Farnborough Hampshire GU14 8RF	

Application No	25/00315/TPOPP	Ward: Cove And Southwood
Applicant:	Mr Phillips	
Decision:	Permission Granted	
Decision Date:	18 July 2025	
Proposal:	One Oak T1 on submitted plan (T3 of TPO 414) reduce and reshape back to previous pruning points by no more than 2 metres. Remove lower branches up to, no more than 6 metres from ground level and remove deadwood	
Address	26 Broadmead Farnborough Hampshire GU14 0RJ	

Application No	25/00318/FULPP	Ward: Knellwood
Applicant:	Mr & Mrs Gurrie	
Decision:	Permission Granted	
Decision Date:	31 July 2025	
Proposal:	Erection of a single storey side and rear extension following demolition of existing rear addition	
Address	54 Fellows Road Farnborough Hampshire GU14 6NX	

Application No	25/00320/TPOPP	Ward: St John's
Applicant:	Mrs Katherine Baker	
Decision:	Permission Granted	
Decision Date:	18 July 2025	
Proposal:	Two Sycamore trees (G9 of TPO 355V) crown reduce back to previous points, by no more than 3 metres and crown lift to no more than 5.3 metres over the road	
Address	19 Nightingale Close Farnborough Hampshire GU14 9QH	

Application No	25/00322/FULPP	Ward: Cherrywood
Applicant:	Mr Armend Shurbi	
Decision:	Permission Granted	
Decision Date:	28 July 2025	
Proposal:	Erection of a single storey front extension and replacement of all windows of property to Grey Aluminium windows(Description Change and amended plan)	
Address	61 Wren Way Farnborough Hampshire GU14 8TA	

Application No	25/00324/PDCPP	Ward: Knellwood
Applicant:	Mr Brian Shillinglaw	
Decision:	Development is Lawful	
Decision Date:	24 July 2025	
Proposal:	CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT: Erection of single storey rear extension	
Address	74 Albert Road Farnborough Hampshire GU14 6SL	

Application No	25/00326/TPO	Ward: St John's
Applicant:	Mrs Sharon Stillwell	
Decision:	Split decision	
Decision Date:	24 July 2025	
Proposal:	Remove one Oak (part of G2 TPO 348V) and one Sycamore (T1 of TPO 306V) as per submitted plan	
Address	116 Cripsey Road Farnborough Hampshire GU14 9QE	

Application No	25/00327/TPOPP	Ward: St John's
Applicant:	Mr Keith Phillips	
Decision:	Split decision	
Decision Date:	24 July 2025	
Proposal:	Remove one Oak tree (T23 of TPO 409A)	
Address	8 Coriander Close Farnborough Hampshire GU14 9XQ	

Application No	25/00328/SCOPE	Ward: St Mark's
Applicant:	Phoenix Devco SARL	
Decision:	Scoping Report Issued	
Decision Date:	22 July 2025	
Proposal:	Request for an EIA Scoping Opinion : Proposed development comprising the partial demolition and partial retention of existing structures and phased construction of a new commercial development to provide the following uses over several development plots with a total maximum floorspace of 143,000m2 GEA: Up to approximately 46,000m2 GEA of flexible commercial floorspace (Class E(g)(ii), E(g)(iii), B2 and B8); Up to approximately 35,000m2 GEA of B8 storage or distribution (including Data Centres); Up to approximately 32,000m2 GEA of flexible commercial floorspace (Class E(g)(i), E(g)(ii), E(g)(iii), and B8); and Up to approximately 30,000m2 GEA of flexible commercial floorspace (Class E(g)(iii), B2 and B8 (including Data Centres); with public realm and associated works	
Address	Cody Technology Park Ively Road Farnborough Hampshire GU14 0LX	

Application No	25/00329/TPOPP	Ward: St John's
Applicant:	Mr Paul Holden	
Decision:	Permission Granted	
Decision Date:	18 July 2025	
Proposal:	One Oak (T7 of TPO 355V) in rear garden, crown reduce back to previous points and no more than 3 metres all round	
Address	21 Nightingale Close Farnborough Hampshire GU14 9QH	

Application No	25/00330/FULPP	Ward: Cove And Southwood
Applicant:	Kirk Price	
Decision:	Permission Granted	
Decision Date:	24 July 2025	
Proposal:	Erection of single storey rear extension	
Address	93 Southwood Road Farnborough Hampshire GU14 0JH	

Application No	25/00333/FULPP	Ward: St Mark's
Applicant:	Mr & Mrs DAVIDGE	
Decision:	Permission Granted	
Decision Date:	21 July 2025	
Proposal:	Erection of a single storey rear extension	
Address	14 Hermitage Close Farnborough Hampshire GU14 6UQ	

Application No	25/00334/PDCPP	Ward: Knellwood
Applicant:	MRS SHEILA MORGAN	
Decision:	Development is Lawful	
Decision Date:	16 July 2025	
Proposal:	Certificate of Lawfulness for Proposed Development: Installation of a ground floor window within side facing elevation of the property	
Address	67 Avenue Road Farnborough Hampshire GU14 7BH	

Application No	25/00335/MISC28	Ward: St Mark's
Applicant:	Keerthi Aparna Cheemala	
Decision:	No Objection	
Decision Date:	25 June 2025	
Proposal:	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus (wooden pole)	
Address	20 Morris Road Farnborough Hampshire GU14 6HL	

Application No	25/00336/MISC28	Ward: St Mark's
Applicant:	Keerthi Aparna Cheemala	
Decision:	No Objection	
Decision Date:	25 June 2025	
Proposal:	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus (wooden pole)	
Address	South Farnborough Infant School Queens Road Farnborough Hampshire GU14 6JU	

Application No	25/00338/TPOPP	Ward: St John's
Applicant:	Mrs Penny Pidd	
Decision:	Permission Granted	
Decision Date:	01 August 2025	
Proposal:	One Beech (T3 of TPO 167) cut back tree to leave a height of no less than 5 metres from ground level	
Address	Parish Church Of St John The Baptist St Johns Road Farnborough Hampshire	
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Application No	25/00339/EDCPP	Ward: Aldershot Park
Applicant:	Mr Mugagga Charles Lwanga	
Decision:	Development is Lawful	
Decision Date:	05 August 2025	
Proposal:	Lawful Development Certificate: to confirm that planning consent Ref 21/00986/FUL was lawfully implemented within the 3 year time limit stated in Condition 1 and as such the works can be lawfully completed in future	
Address	404 High Street Aldershot Hampshire GU12 4NE	
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Application No	25/00340/FULPP	Ward: Manor Park
Applicant:	Mrs Danielle Dixon	
Decision:	Permission Granted	
Decision Date:	21 July 2025	
Proposal:	Insertion of roof lights to front and rear elevations to facilitate a loft conversion	
Address	15 Laurel Gardens Aldershot Hampshire GU11 3TQ	
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Application No	25/00341/FULPP	Ward: Manor Park
Applicant:	Mr & Mrs Thurgar	
Decision:	Permission Granted	
Decision Date:	24 July 2025	
Proposal:	Erection of a two storey rear extension, single storey front extension and changes to fenestration and external finishes to brick, render and cladding	
Address	248 Lower Farnham Road Aldershot Hampshire GU11 3QZ	

Application No 25/00344/TPOPP Ward: St John's

Applicant: Mr Stuart Rowe

Decision: **Permission Granted**

Decision Date: 01 August 2025

Proposal: T1 and T2 Sycamores as per submitted plan, reduce overall spread by no more than 1.5 metres to suitable secondary growth. The trees are both part of group G4 of TPO 409A

Address **14 Coriander Close Farnborough Hampshire GU14 9XQ**

Application No 25/00346/PRIORP Ward: Wellington

Applicant: Shaviram Victoria Limited

Decision: **Prior Approval Required and Granted**

Decision Date: 01 August 2025

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

Address **2 Wellington Street Aldershot Hampshire GU11 1DZ**

Application No 25/00347/TPOPP Ward: St John's

Applicant: Mrs Anita Delaney-Weare

Decision: **Permission Granted**

Decision Date: 01 August 2025

Proposal: Lime Tree (T27 of TPO 355V) reduce crown by no more than one metre all round to shape tree

Address **60 Kingfisher Close Farnborough Hampshire GU14 9QX**

Application No 25/00348/TPOPP Ward: West Heath

Applicant: Mr Robin Shepherd

Decision: **Permission Granted**

Decision Date: 01 August 2025

Proposal: One Oak (T1 of TPO 404V) reduce back lateral spread over garden and shed to previous points, by removing no more than 1.5 metres of regrowth

Address **66 Newfield Avenue Farnborough Hampshire GU14 9PL**

Application No	25/00349/MISC28	Ward: Manor Park
Applicant:	A Vengadessan	
Decision:	No Objection	
Decision Date:	23 July 2025	
Proposal:	Under The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017, notice is given under Regulation 5 our intention to install 1 new 9m Light wooden pole at 5 Churchlands Aldershot	
Address	5 Churchlands Aldershot Hampshire GU11 3SR	

Application No	25/00351/TPOPP	Ward: Cove And Southwood
Applicant:	Mr Peter Noyce	
Decision:	Permission Granted	
Decision Date:	01 August 2025	
Proposal:	Crown reduce 5 Oak trees, G1 on submitted plan (trees T31-T35 of TPO 415V) by no more than 3 metres and create a flowing silhouette	
Address	Land Affected By TPO 415V - Between Ively Road, Wisley Gardens And Southern Way Farnborough Hampshire	

Application No	25/00352/FULPP	Ward: Rowhill
Applicant:	Mr William Osborne - MBNL, EE (UK) Ltd	
Decision:	Permission Granted	
Decision Date:	19 August 2025	
Proposal:	The removal of the existing 24.2m water tower, supporting 9 no. antennas, 4 no. dishes and associated equipment and 3 no. concrete bases, returned to grassland and the installation of a 25m lattice tower supporting 6 no. antennas, 4 no. 0.3m dishes, 5 no. associated cabinets and space reserved for additional antennas and equipment within a 10m x 10m compound and ancillary development.	
Address	Pipe Tower Cargate Reservoir Cargate Terrace Aldershot Hampshire	

Application No	25/00353/FULPP	Ward: St Mark's
Applicant:	Weston-super-mare British Telecom	
Decision:	Permission Granted	
Decision Date:	20 August 2025	
Proposal:	Installation of 1no. aluminium ventilation louvre to South Elevation and 1no. aluminium ventilation louvre to the East Elevation	
Address	Telephone Exchange 1 Reading Road Farnborough Hampshire GU14 6NA	

Application No	25/00355/ADVPP	Ward: Empress
Applicant:	Prakash	
Decision:	Permission Refused	
Decision Date:	18 August 2025	
Proposal:	APPLICATION FOR ADVERTISEMENT CONSENT: Display of one internally-illuminated digital display board to the side elevation at first floor level	
Address	14 Victoria Road Farnborough Hampshire GU14 7NY	

Application No	25/00356/TPOPP	Ward: Knellwood
Applicant:	Mr David North	
Decision:	Permission Granted	
Decision Date:	01 August 2025	
Proposal:	Remove T1 Cherry Plum as per submitted plan (T3 of TPO 298)	
Address	St Peters Church Of England Junior School Church Avenue Farnborough Hampshire GU14 7AP	

Application No	25/00357/PDC	Ward: Aldershot Park
Applicant:	Lindsey Blackmore	
Decision:	Development is Lawful	
Decision Date:	07 August 2025	
Proposal:	Erection of a front porch and single storey rear extension	
Address	42 Gloucester Road Aldershot Hampshire GU11 3SJ	

Application No	25/00358/FULPP	Ward: North Town
Applicant:	N Zuberni	
Decision:	Permission Granted	
Decision Date:	28 August 2025	
Proposal:	Erection of front extension and additional fenestration	
Address	15 Roberts Road Aldershot Hampshire GU12 4RD	
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Application No	25/00359/ADJ	Ward: Wellington
Applicant:	Hampshire County Council	
Decision:	Objection	
Decision Date:	01 July 2025	
Proposal:	Adjacent Authority Consultation : Pre-Application Enquiry : Proposed Extension to existing waste management facility with parking and planting	
Address	Site 1A Hollybush Industrial Park Hollybush Lane Aldershot Hampshire	
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Application No	25/00360/FULPP	Ward: Knellwood
Applicant:	Ms Kim Jenkins	
Decision:	Permission Granted	
Decision Date:	28 July 2025	
Proposal:	Retention of a single storey rear extension	
Address	24 Chatsworth Road Farnborough Hampshire GU14 7DZ	
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Application No	25/00363/PDCPP	Ward: Manor Park
Applicant:	Mr Brad Warton	
Decision:	Development is Lawful	
Decision Date:	05 August 2025	
Proposal:	Certificate of Lawfulness for Proposed Development: Formation of dormer within rear facing roof slope and two roof lights within the front facing roof slope	
Address	15 Osprey Gardens Aldershot Hampshire GU11 3FQ	

Application No	25/00367/TPOPP	Ward: Knellwood
Applicant:	Mr and Mrs D Salmond	
Decision:	Permission Granted	
Decision Date:	08 August 2025	
Proposal:	Remove one dying Lebanon Cedar tree and replace , tree T1 on submitted plan (tree T4 of TPO 374V)	
Address	9 The Sycamores Farnborough Hampshire GU14 7BE	
Application No	25/00368/TPOPP	Ward: Cove And Southwood
Applicant:	Mrs Jan Christopher	
Decision:	Permission Granted	
Decision Date:	08 August 2025	
Proposal:	One Sycamore (T66 of TPO 419V) crown lift low canopy to no more than 6 metres from ground level and cut back from adjacent house on the opposite side of public footpath to give no more than 2 metres clearance , pruning to suitable live secondary growth	
Address	7 Larch Way Farnborough Hampshire GU14 0QN	
Application No	25/00369/ADVPP	Ward: Empress
Applicant:	M J G	
Decision:	Permission Granted	
Decision Date:	07 August 2025	
Proposal:	Display of 1 internally illuminated fascia sign, 1 internally illuminated projection sign, 2 internally illuminated ATM/MFD surrounds and 1 non illuminated site address panel	
Address	92 - 94 Queensmead Farnborough Hampshire GU14 7SD	
Application No	25/00373/FUL	Ward: North Town
Applicant:	Olga Stephenson	
Decision:	Permission Granted	
Decision Date:	14 August 2025	
Proposal:	Erection of a first floor side extension	
Address	94 Field Way Aldershot Hampshire GU12 4UL	

Application No	25/00374/HCC	Ward: Wellington
Applicant:	Hampshire County Council	
Decision:	No Objection	
Decision Date:	04 August 2025	
Proposal:	Hampshire County Council Consultation: Extension to car park at Talavera Junior School including hard standing and associated soft landscaping	
Address	Talavera Junior School Gun Hill Aldershot Hampshire GU11 1RG	

Application No	25/00375/HCC	Ward: Wellington
Applicant:	Hampshire County Council	
Decision:	No Objection	
Decision Date:	31 July 2025	
Proposal:	HCC CONSULTATION : Submission of details pursuant to Condition No.3 (CEMP) relating to 23/00489/HCC : demolition of existing bridge and construction of a replacement bridge crossing the Basingstoke Canal adjacent to the junction of Fleet Road (A323) and Laffan's Road	
Address	Eelmoor Bridge Laffans Road Aldershot Hampshire	

Application No	25/00376/MISC28	Ward: Empress
Applicant:	Cornerstone	
Decision:	No Objection	
Decision Date:	11 August 2025	
Proposal:	Notification under the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (As Amended) to utilise Permitted Development Rights: The removal of the existing 15.5m Hutchinson Mini Macro monopole and replacing it with a new 20m Hutchinson M-Range monopole on a new root. The removal of existing 6No. Antennas to be replaced with 6No. Antennas and any other associated ancillary works thereto. The installation of 1No. 300mm dish at 14.70m. The removal of 3No. Cabinets to be replaced with 2No. Cabinets	
Address	Telecommunication Mast Vodafone 77717 Farnborough Street Farnborough Hampshire GU14 8AQ	

Application No	25/00377/DEMOPP	Ward: Cherrywood
Applicant:	Tungsten Properties	
Decision:	Prior Approval Required and Granted	
Decision Date:	11 August 2025	
Proposal:	PRIOR APPROVAL: Demolition of Building 4.1	
Address	Building 4.1 Frimley Business Park Frimley Camberley Hampshire GU16 7SG	

Application No	25/00378/CONDPP	Ward: Wellington
Applicant:	Premier Inn Hotels Limited	
Decision:	Conditions details approved	
Decision Date:	13 August 2025	
Proposal:	Submission of details pursuant to Condition No.7 (Drainage Capacity Confirmation) of planning permission 24/00633/FULPP dated 13 December 2024	
Address	Brewers Fayre And Premier Inn 7 Wellington Avenue Aldershot Hampshire GU11 1SQ	

Application No	25/00382/FULPP	Ward: Empress
Applicant:	Mr Nodan Ghale	
Decision:	Permission Granted	
Decision Date:	28 August 2025	
Proposal:	Erection of first floor rear extension and erection of a single storey side extension	
Address	4 St Michaels Road Farnborough Hampshire GU14 8NE	

Application No	25/00383/FULPP	Ward: Aldershot Park
Applicant:	Mrs Carol Kenton	
Decision:	Permission Granted	
Decision Date:	14 August 2025	
Proposal:	Formation of new access to front door comprising a new level platform, retaining wall and steps	
Address	5 Newcome Place Aldershot Hampshire GU12 4AH	

Application No	25/00392/TPOPP	Ward: Empress
Applicant:	Mrs Macelod	
Decision:	Permission Granted	
Decision Date:	20 August 2025	
Proposal:	One Sweet Chestnut (part of group G11 of TPO 368V) reduce 4 lowest limbs by no more than 3 metres and prune to shape	
Address	Oriel Garn 41 Pierrefondes Avenue Farnborough Hampshire GU14 8PA	

Application No	25/00400/FULPP	Ward: Fernhill
Applicant:	Mr Ian Bradley	
Decision:	Permission Granted	
Decision Date:	28 August 2025	
Proposal:	Erection of a single storey rear extension	
Address	36 Blackthorn Crescent Farnborough Hampshire GU14 9AF	

Application No	25/00411/FULPP	Ward: St John's
Applicant:	Mr & Ms K & J Matthews & Gaynor	
Decision:	Permission Granted	
Decision Date:	28 August 2025	
Proposal:	Erection of a part single storey and part two storey rear extension with internal alterations	
Address	50 Woodlands Road Farnborough Hampshire GU14 9QF	

Application No 25/00419/TPOPP

Ward: Empress

Applicant: Mrs Flo Kirby

Decision: **Permission Granted**

Decision Date: 29 August 2025

Proposal: One Birch T1 on submitted plan (part of group G40 of TPO 354V) prune canopy on house aspect of the crown, by no more than 1.5 metres to suitable secondary growth. Thin remaining crown by no more than 10% . One Oak T2 on plan (also part of group G40) crown reduction of no more than 2 metres to suitable secondary growth and remove old wood epicormic growth to west

Address **3 Prospect Avenue Farnborough Hampshire GU14 8JT**

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