



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 19th November, 2025 at 7.00 pm*

To:

VOTING MEMBERS

Cllr Thomas Day (Chair)
Cllr S.J. Masterson (Vice-Chair)

Cllr Abe Allen
Cllr Peace Essien Igodifo
Cllr A.H. Gani

Cllr C.P. Grattan
Cllr Halleh Koohestani
Cllr Dhan Sarki

Cllr Calum Stewart
Cllr Jacqui Vosper
Cllr Ivan Whitmee

NON-VOTING MEMBERS

Cllr Keith Dibble (ex-officio)

STANDING DEPUTIES

Cllr A.H. Crawford
Cllr P.J. Cullum
Cllr G.B. Lyon
Cllr Nadia Martin
Cllr Sarah Spall

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 - 4)

To confirm the Minutes of the meeting held on 8th October, 2025 (copy attached).

3. PLANNING APPLICATIONS – (Pages 5 - 40)

To consider the Executive Head of Property and Growth's Report No. PG2538 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	25/00537/OUTPP	Land at Cody Technology Park and Ball Hill, Farnborough	For information
vi	25/00583/FULPP	Proposed New Farnborough Leisure Centre, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
vii	13-21	25/00534/FUL	16 - 18 Kingsmead, Farnborough	Grant

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

4. **APPEALS PROGRESS REPORT – (Pages 41 - 42)**

To consider the Executive Head of Property and Growth's Report No. PG2539 (copy attached) on the progress of recent planning appeals.

5. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY – (Pages 43 - 48)**

To receive the Executive Head of Property and Growth's Report No. PG2537 (copy attached) which updates on the Performance Indicators for the Development Management Section of Planning, and the overall workload for the Section for the period 1st July 2025 – 30th September 2025.

MEETING REPRESENTATION

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

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 8th October, 2025 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr Thomas Day (Chair)
Cllr S.J. Masterson (Vice-Chair)

Cllr A.H. Gani
Cllr C.P. Grattan
Cllr Halleh Koohestani
Cllr Jacqui Vosper
Cllr Ivan Whitmee

Apologies for absence were submitted on behalf of Cllrs Abe Allen, Peace Essien Igodifo, Dhan Sarki and Calum Stewart.

Cllrs A.H. Crawford, P.J. Cullum and Nadia Martin (virtual) attended the meeting as Standing Deputies.

Non-Voting Member

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

31. APPOINTMENT OF CHAIR

RESOLVED: That Cllr. Thomas Day be appointed as Chair of the Committee for the remainder of the 2025/26 Municipal Year.

32. APPOINTMENT OF VICE-CHAIR

RESOLVED: That Cllr. S.J. Masterson be appointed as Vice-Chair of the Committee for the remainder of the 2025/26 Municipal Year.

33. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

34. MINUTES

The Minutes of the Meeting held on 10th September, 2025 were approved and signed as a correct record of proceedings.

35. PLANNING APPLICATIONS

RESOLVED: That

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

* 25/00287/REMPF Zone G Pennefathers, Aldershot Urban Extension,
Alison's Road, Aldershot

25/00396/FULPP Aldershot Lido, Guildford Road, Aldershot

- (ii) the applications dealt with by the Executive Head of Property and Growth, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Executive Head of Property and Growth's Report No. PG252533, be noted

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

21/00271/FULPP Block 3, Queensmead,
Farnborough

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

23/00794/REVPP Farnborough Airport,
Farnborough

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

- * The Executive Head of Property and Growth's Report No. PG2533 in respect of these applications was amended at the meeting.

36. ZONE G PENNEFATHERS, ALDERSHOT URBAN EXTENSION, ALISON'S ROAD, ALDERSHOT - APPLICATION NO. 25/00287/REMP

The Committee considered the Executive Head of Property and Growth's Report No. PG2533 (as amended at the meeting) regarding the 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. During discussion, it was requested that concerns about safety on Pennefathers Road be

investigated by Hampshire County Council Highway Authority and Grainger (Aldershot) Limited. It was understood that Pennefathers Road was located outside of the development zone for the current application.

ACTION

What	By whom	When
For concerns about safety on Pennefathers Road to be raised with Hampshire County Council Highway Authority and Grainger (Aldershot) Limited.	Planning Department	Before the next Development Management Committee Meeting.

37. **FLAT NO. 2 PHOENIX COURT, ELMS ROAD, ALDERSHOT - APPLICATION NO. RSH/04631/1**

The Committee received the Executive Head of Property and Growth's Report No. PG2534 regarding application No. RSH/04631/1 - a request to relax a clause in a legal agreement under Section 52 of the Town and Country Planning Act 1971, restricting the age of occupiers of Flat No. 2 Phoenix Court.

RESOLVED: That the Corporate Manager Legal Services be authorised to advise the person making the request that the Council is minded not to enforce the terms of the Section 52 Agreement, or to take enforcement action in respect of the breach of Condition No.11 of planning permission No. RSH/04631/1, relating to Flat No. 2 only within Phoenix Court.

38. **APPEALS PROGRESS REPORT**

The Committee received the Executive Head of Property and Growth's Report No. PG2535 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
24/00712/REVPP and 24/00460/FULP	An appeal against the refusal of s73 planning permission to increase outdoor building-materials storage heights to 5.5m at Unit 1, No. 106 Hawley Lane, Farnborough.	Appeal allowed

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2535 be noted.

The meeting closed at 8.23 pm.

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**Development Management
Committee
19th November 2025**

**Executive Head of Property
& Growth
Report No. PG2538**

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	25/00537/OUTPP	<p>Outline planning application for phased development involving demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8 (including data centres) and associated works. All matters reserved except access</p> <p>Cody Technology Park and Ball Hill, Ively Road, Farnborough</p> <p>Consultations in respect of this application are underway and this application is not yet ready for Committee consideration.</p>
vi	25/00583/FULPP	<p>Erection of a new leisure centre incorporating landscaping, play area, public realm, car and cycle parking, and associated works</p> <p>Proposed New Farnborough Leisure Centre, Queensmead Car Park, Kingsmead, Farnborough</p> <p>Consultations in respect of this application are underway and this application is not yet ready 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	Louise Davies
Application No.	25/00534/FUL
Date Valid	7th October 2025
Expiry date of consultations	29th October 2025
Proposal	Conversion and extension of Units 16-18 with partial internal works to Unit 20, The Meads Shopping Centre to facilitate formation of a cafe/bar and restaurant with associated external walls, signage, entrances and bin store
Address	16 - 18 Kingsmead Farnborough Hampshire GU14 7SL
Ward	Empress
Applicant	Rushmoor Borough Council
Agent	Jolp
Recommendation	GRANT

Description

This application is before the Development Management Committee as the applicant is Rushmoor Borough Council.

It seeks to convert an existing vacant retail unit within The Meads shopping centre into a café/bar/restaurant (Use Class E(b)), and to erect a rear single-storey extension replacing part of the existing back-of-house area of the existing unit to provide additional restaurant seating; to form a new glazed frontage with access doors facing onto the public realm in the existing side wall of the building, providing the opportunity to introduce external seating within the newly created public realm in Kingsmead (which would be the subject of a separate Licence); and to replace the existing internal entrance within the shopping centre with new glazing and automatic entrance doors. The arrangements for servicing, bin storage, and access will remain as existing and accessed from the service area. A separate application for Advertisement Consent will be required to install new signage to the external elevation(s).

A small part of the ground floor of Unit 20 (previously occupied by Bumbles Hairdressers) will be incorporated into Unit 18 to form facilities for the restaurant. The frontage to Unit 20 within The Meads centre will remain unchanged and the internal changes will not affect the future use of this unit.

The kitchen and stores area for the restaurant will be located to the first floor of the unit, but this will not be accessible to the public. It is proposed to install an emergency doorway to allow access and maintenance to the flat roof space above the ground floor into the first floor elevations. This will not be easily visible from the public realm.

Consultee Responses

Environmental Health	No objection. Recommends the detail for the odour/air extraction system is submitted prior to commencement of development.
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HCC Highways Development Planning	Comments awaited
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Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to the surrounding properties. Any comments received will be reported to Members at the Development Management Committee.

Policy and determining issues

The main determining issues are the principle of development, design and impact on character of the area, impact on neighbouring uses and their amenity, and parking and highway implications.

The site is located within the defined urban area of Farnborough Town Centre and falls within the primary shopping area and designated secondary shopping frontage. The proposal seeks planning permission for a cafe/bar/restaurant (Use Class E – formerly Class A3), alongside external works.

The development plan for Rushmoor includes the *Rushmoor Local Plan*, which was formerly adopted by the Council on 21st February 2019, the *Hampshire Minerals and Waste Plan* (adopted October 2013) and saved Policy NRM6 of the *South East Plan* (adopted May 2009). The *National Planning Policy Framework (NPPF, 2025)*, is also a material consideration.

The site lies within the primary shopping area of Farnborough Town Centre and is situated within the defined secondary shopping frontage. Policy SP2 (Farnborough Town Centre), and Policy SP2.2 (Secondary Frontages in Farnborough Town Centre) of the *Rushmoor Local Plan* are therefore relevant to the consideration of the proposal. Policy SP2 aims to maintain or enhance the vitality and viability of Farnborough Town Centre and sets out a strategy for its revitalisation. Amongst other things, it states that the town centre should be ‘the focus for development of retail, leisure, entertainment, cultural, tourism, restaurant, supporting services and other town centre uses’. It also aims to ‘improve the evening economy by supporting new leisure uses, entertainment and cultural uses, together with family restaurants, cafés and bars, particularly within Kingsmead in support of the cinema’. In this respect, Policy SP2.2 allows for a more diverse mix of uses within the secondary shopping frontages and sets out criteria for the proportion of retail uses within each of the frontages. In The Meads, the approach is to

allow for a greater flexibility in the mix of uses, with restaurant and café uses (Use Class A3) encouraged to support the cinema and to create a focus for the evening economy. For example, Policy SP2.2 states that development in the shopping centre frontage will be permitted provided that 'a change of use from A1 will not result in the number of non-A1 units exceeding 50%, unless the proposed use is for Class A3'. It also states that development will be permitted on the condition that it 'maintains or enhances the [town centre's] vitality and viability', and 'is for a town centre use which retains an active frontage'. This proposal is considered to be compliant with this policy.

Design Considerations

The primary design consideration involves the impact of a single-storey rear extension, which will extend the unit further into the rear goods area in Kingsmead to accommodate an expanded restaurant seating area. Additional changes include the installation of a new doorway and glazed elements within the existing and proposed wall elevation facing the new public realm in Kingsmead. The existing entrance inside The Meads will be replaced with new glazing that enhances visibility and accessibility.

The proposed materials including the external finishes and fenestration have not been provided in detail. It is considered appropriate to address this matter through a pre-commencement planning condition, should planning permission be granted.

Extraction Equipment

The proposal includes preliminary details regarding the extraction equipment. It is considered appropriate to address this matter through a pre-commencement planning condition, should planning permission be granted.

Single Storey Extension into Rear Service Area

The proposed rear extension will occupy part of the existing service yard behind Units 16 and 18. Its location ensures no adverse impact on circulation or access for other units. Unit 20 will retain full access. Servicing and refuse collection will continue via the rear yard, with a new bin store proposed.

Highway and Transportation

The proposal does not alter existing car or cycle parking provisions. The proposed restaurant floorspace totals 372.5 sqm, an increase of 105.5 sqm. This generates a requirement for 20 parking spaces under the adopted Car and Cycle Parking Standards SPD.

The town centre location benefits from:

- Public transport links
- Pedestrian and cycle access
- 24-hour parking at Queensmead and The Meads
- Permit-only parking at Eastmead

The site is considered to have adequate parking and complies with Policy IN2 and the adopted SPD.

Impact on Neighbouring Amenity

The site is within a shopping centre with no immediate residential neighbours. Proposed opening hours for this unit are Sunday to Thursday: 09:00–22:00 and Friday and Saturday: 09:00–23:00. The nearest units at Farnborough Barbers in The Meads, and Poundstretcher that backs onto the rear service yard are not expected to be adversely affected due to distance and lack of facing windows.

Biodiversity Net Gain

This development is exempted from the requirements from the standard national Biodiversity Net Gain (BNG) condition as the site is developing over a sealed surface, and that its requirements do not therefore apply in this case.

Conclusion

The proposal represents an active town centre use that supports the objectives of the Rushmoor Local Plan, particularly Policy SP2. It contributes positively to the evening economy and maintains an active frontage.

Design alterations are sympathetic to the existing shopping centre, and the new Kingsmead access enhances connectivity to the newly installed public realm. The proposal is compatible with the function of The Meads, and its impact on character of the town centre, amenity, and highway safety is acceptable.

The proposal is considered to be compatible with the function of The Meads as a shopping centre, it would have an acceptable impact on the character and appearance of the site, on the amenity of neighbouring properties and on parking provision and highway safety.

The proposal is considered acceptable having regard to Policies IN2, DE1, SS2, SP2, SP2.1, SP2.2 of the Rushmoor Local Plan (adopted February 2019) and Rushmoor Car and Cycle Parking Standards (2024).

RECOMMEDATION

That permission be **GRANTED** subject to the following conditions;

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 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 and cladding
- Fenestration, glazing and doors

Reason - To ensure satisfactory external appearance.*

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

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

- 4 The use hereby permitted shall not be carried on unless and until details of the odour/air extraction system has been submitted to and agreed in writing by the Local Planning Authority. The details shall include the position and design of the kitchen extract flue and filters, and also the ventilation/air conditioning of the restaurant and ancillary areas, and all other necessary details. The fume extraction equipment hereby approved shall be installed and in full working order fully in accordance with the approved scheme prior to the commencement of the use of the new kitchen area and thereafter be maintained for as long as the use continues and shall be operated in such a manner as to suppress effectively the emission of fumes and smell. The system shall be fitted with a timer to ensure it stops operating when the premises close after their daily operation. Should any additional modifications to the system be required to suppress effectively the emission of fumes and smell, details of these shall first be submitted to and agreed in writing by the Local Planning Authority unless the modifications constitute development in which case a separate application for planning permission will be required.

Reason: In the interests of the amenities of the locality.

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

400-363- Design and Access Statement
400-363-01 Existing Site and Location Plan
400-363-02a Proposed Site and Location Plan
400-363-102 Existing Floor Plans and Elevations
400-363-103c Proposed Ground Floor Plans
400-363-104b Proposed First Floor Plans
400-363-502 Proposed Elevations Sheet 1 of 2
400-363-503 Proposed Elevations Sheet 2 of 2
400-363-105c Proposed Elevations Sheet 1 of 2
400-363-108 Entrance Visual
400-363-500b Proposed Ground Floor Plan
400-363-501b Proposed First Floor Plan
400-363-504 Proposed Cross Section Plan
400-363-506 Proposed Roof Junction Plan

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

Informatives

- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 The Council has granted permission because the proposal is considered to be compatible with the function of The Meads as a shopping centre, it would have an acceptable impact on the character and appearance of the site, on the amenity of neighbouring properties and on parking provision and highway safety.

The proposal is considered acceptable having regard to Policies IN2, DE1, SS2, SP2, SP2.1, SP2.2 of the Rushmoor Local Plan (adopted February 2019) and Rushmoor Car and Cycle Parking Standards (2024).

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.

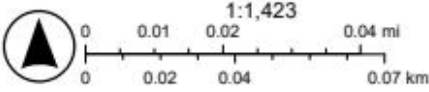
- 3 The applicant is advised that the development hereby approved is exempted from the standard national Biodiversity Net Gain (BNG) condition and that its requirements do not therefore apply in this case.

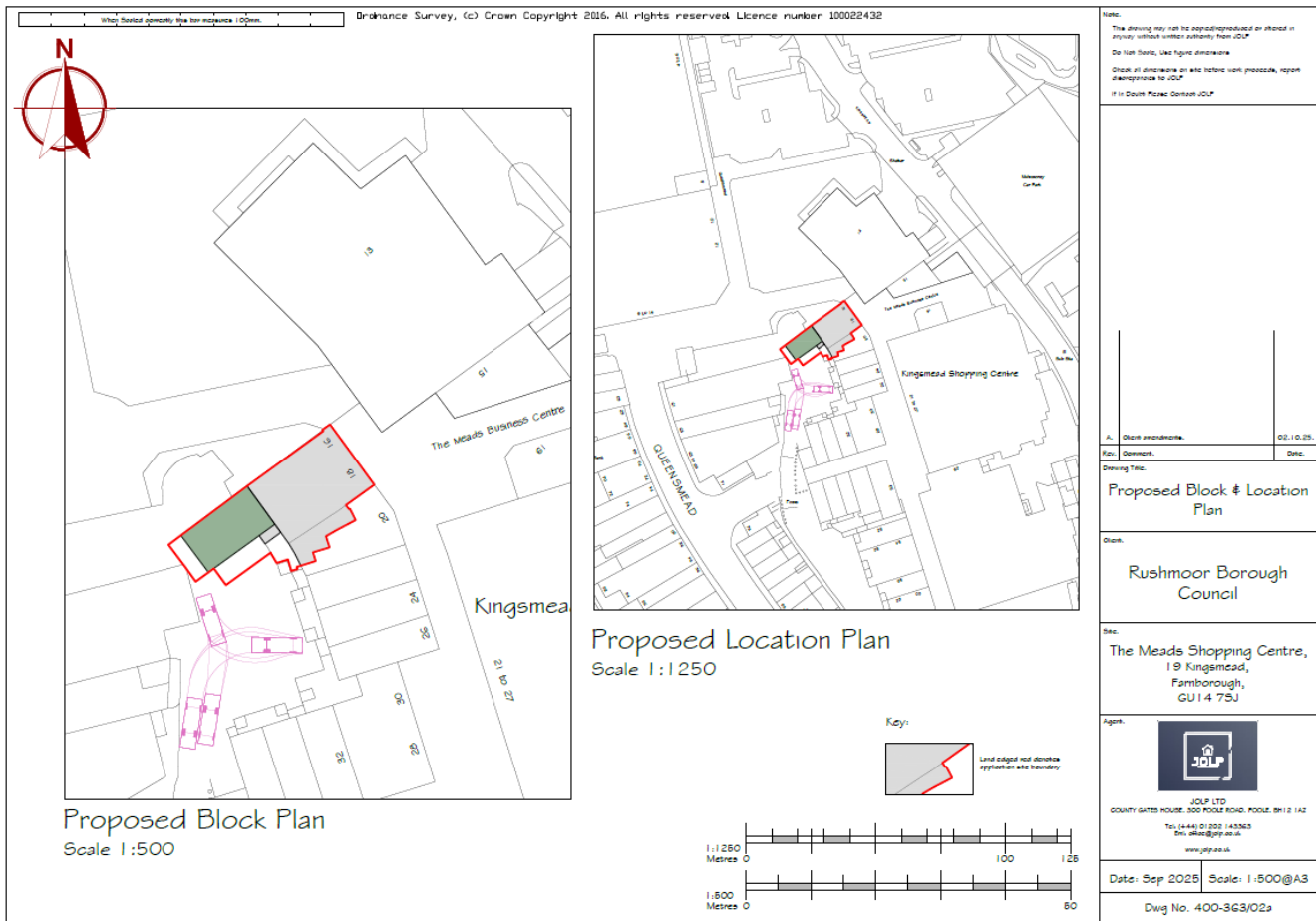
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 Planning Application





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Section D

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

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

Application No	24/00604/FULPP	Ward: Manor Park
Applicant:	Kevin Green	
Decision:	Permission Granted	
Decision Date:	14 October 2025	
Proposal:	Part single part two storey rear, and single storey side extension to create a two storey residential annexe	
Address	106 St Georges Road Aldershot Hampshire GU12 4LJ	

Application No	24/00634/FULPP	Ward: Wellington
Applicant:	R20 Advisory Limited	
Decision:	Permission Granted	
Decision Date:	15 October 2025	
Proposal:	Change of use from office (Use Class E) to a private healthcare, diagnostics and wellness facility (mixed Use Class E(e), Class C2 and Class C1), together with external alterations, an extension at ground floor podium level, alterations to landscaping and vehicular access, together with associated works [amended mix of proposed uses and additional physical works to those approved with planning permission 23/00852/FULPP dated 21 August 2024]	
Address	Royal Pavilion Wellesley Road Aldershot Hampshire GU11 1PZ	

Application No	25/00015/FULPP	Ward: Cove And Southwood
Applicant:	Mr Dan Ellis	
Decision:	Permission Granted	
Decision Date:	24 October 2025	
Proposal:	Erection of a two storey two-bedroom dwelling to adjoin to side elevation of no.13 Wood Lane	
Address	13 Wood Lane Farnborough Hampshire GU14 0AJ	

Application No	25/00092/EDCPP	Ward: Cherrywood
Applicant:	Mr & Mrs Kuna & Juliana H Saeger & Ho	
Decision:	Development is Lawful	
Decision Date:	22 October 2025	
Proposal:	CERTIFICATE OF LAWFULNESS FOR EXISTING USE: The dwellinghouse has been in use as a care home for adults 18+ since 2012 continuously with 6 bedrooms and 5 parking spaces, as shown on the parking plan	
Address	19 Sand Hill Court Farnborough Hampshire GU14 8EP	

Application No	25/00258/LBCPP	Ward: Manor Park
Applicant:	Ms Zyreida Denning	
Decision:	Permission Granted	
Decision Date:	06 October 2025	
Proposal:	LISTED BUILDING CONSENT: for repair and alterations to boundary walls	
Address	116 Church Lane East Aldershot Hampshire GU11 3HN	

Application No	25/00366/CONDPP	Ward: St Mark's
Applicant:	Miss Tilly Whishaw	
Decision:	Permission Refused	
Decision Date:	21 October 2025	
Proposal:	Submission of details part pursuant (Remaining Phases) to Condition 9 (Arboricultural Development Statement) of planning permission 17/00914/OUTPP dated 15th May 2020.	
Address	Blandford House And Malta Barracks Development Site Shoe Lane Aldershot Hampshire	

Application No	25/00388/FULPP	Ward: North Town
Applicant:	Mr. Abdullah Tekagac	
Decision:	Permission Refused	
Decision Date:	13 October 2025	
Proposal:	Retention of all external and internal alterations; and continued use of property as House in Multiple Occupation	
Address	172 Newport Road Aldershot Hampshire GU12 4PZ	

Application No	25/00391/CONDPP	Ward: St John's
Applicant:	Mr C Jeyam	
Decision:	Conditions details approved	
Decision Date:	04 November 2025	
Proposal:	Submission of details pursuant to Condition Nos.3 (external materials details), 7 (landscaping scheme), 8 (surface & foul water drainage details) and 13 (BNG Statutory Condition : Biodiversity Gain Plan : Proof of acquisition of off-site BNG Credits) of planning permission 25/00141/FULPP dated 13 June 2025	
Address	42 St Johns Road Farnborough Hampshire GU14 9RN	

Application No	25/00402/FUL	Ward: West Heath
Applicant:	Mrs Stacey Cattle & Ann Wright	
Decision:	Permission Granted	
Decision Date:	31 October 2025	
Proposal:	External alterations and conversion of part of garage and studio to the rear into single bedroom	
Address	6 Hanover Gardens Farnborough Hampshire GU14 9DT	
Application No	25/00412/FULPP	Ward: Manor Park
Applicant:	Abhinav Sud	
Decision:	Permission Refused	
Decision Date:	13 October 2025	
Proposal:	Erection of single storey front extension, first floor rear extension and outbuilding in rear garden	
Address	153 Church Lane East Aldershot Hampshire GU11 3ST	
Application No	25/00434/LBCPP	Ward: Wellington
Applicant:	Mr Geoffrey Berry	
Decision:	Permission Granted	
Decision Date:	29 October 2025	
Proposal:	Listed Building Consent: Installation of a new metal archway at the main entrance to Holy Trinity Church on Victoria Road	
Address	Holy Trinity Church Victoria Road Aldershot Hampshire GU11 1SJ	
Application No	25/00436/FUL	Ward: Cherrywood
Applicant:	Mrs Sheila Gurung	
Decision:	Permission Granted	
Decision Date:	30 September 2025	
Proposal:	Retrospective planning application for the retention of a lean to rear extension and raised decking	
Address	30 Lye Copse Avenue Farnborough Hampshire GU14 8DX	

Application No	25/00437/FULPP	Ward: St Mark's
Applicant:	Michael Porter	
Decision:	Permission Granted	
Decision Date:	21 October 2025	
Proposal:	Addition of a first floor to single storey dwelling	
Address	69B Lynchford Road Farnborough Hampshire GU14 6EJ	

Application No	25/00438/FULPP	Ward: Wellington
Applicant:	Mr Geoffrey Berry	
Decision:	Permission Granted	
Decision Date:	29 October 2025	
Proposal:	Erection of powder coated, mild steel decorative formal entry arch to church gardens designed by Hot Metal Works	
Address	Holy Trinity Church Victoria Road Aldershot Hampshire GU11 1SJ	

Application No	25/00439/FULPP	Ward: Aldershot Park
Applicant:	Chidarikire	
Decision:	Permission Granted	
Decision Date:	13 October 2025	
Proposal:	Erection of a first floor side extension with two roof lights and erection of a single storey rear extension	
Address	4 Bryce Gardens Aldershot Hampshire GU11 3SZ	

Application No	25/00440/CONDPP	Ward: Wellington
Applicant:	Grainger (Aldershot) Limited And Secretar	
Decision:	Permission Granted	
Decision Date:	15 October 2025	
Proposal:	Re-submission of details pursuant to condition 2 (Construction Environmental Management Plan (CEMP)) and condition 3 (Landscaping) of planning permission 20/00039/FULPP (Phase 3) dated 19th June 2020 for alterations to existing carriageway and footway including new landscaping scheme.	
Address	Carriageway And Footway Centred At The Junction With Queens Avenue And Alison's Road Alisons Road Aldershot Hampshire	

Application No	25/00441/FULPP	Ward: St Mark's
Applicant:	Mr Mark O'Leary	
Decision:	Permission Granted	
Decision Date:	03 October 2025	
Proposal:	Erection of a single storey side and rear extension	
Address	27 Cross Street Farnborough Hampshire GU14 6AB	
Application No	25/00446/NMAPP	Ward: Empress
Applicant:	VUR Village Trading No. 1 Limited	
Decision:	Permission Granted	
Decision Date:	03 October 2025	
Proposal:	NON MATERIAL AMENDMENT: Elevational and plan form amendments to development approved with planning permission 24/00441/FULPP dated 01 August 2025; and amendment to wording of Condition No.5	
Address	Village Hotel Pinehurst Road Farnborough Hampshire GU14 7BF	
Application No	25/00447/FULPP	Ward: St John's
Applicant:	TERRY HARDING	
Decision:	Permission Granted	
Decision Date:	09 October 2025	
Proposal:	Demolition of existing garage, erection of a two storey side extension, first floor rear extension and single storey front extension	
Address	106 Cripsey Road Farnborough Hampshire GU14 9QE	
Application No	25/00449/FULPP	Ward: Empress
Applicant:	Mr Paul Flynn	
Decision:	Permission Granted	
Decision Date:	10 October 2025	
Proposal:	Erection of a part single and part two storey rear extension, entrance canopy to front elevation, new anthracite grey windows, render and timber cladding to the external walls	
Address	Menevia 79 Prospect Road Farnborough Hampshire GU14 8NT	

Application No	25/00453/TPOPP	Ward: Cove And Southwood
Applicant:	Mr Stephen Darch	
Decision:	Permission Granted	
Decision Date:	30 September 2025	
Proposal:	3 Metre Crown Reduction and 5 Metre Crown Uplift of London Plane Tree (TPO 419V) T70 at the Junction of Long Beech Drive and Larch Way, Farnborough, Hampshire.	
Address	17 Long Beech Drive Farnborough Hampshire GU14 0PR	

Application No	25/00455/TPOPP	Ward: St Mark's
Applicant:	Miss Sarah Guerin	
Decision:	Permission Granted	
Decision Date:	03 October 2025	
Proposal:	One Oak tree, tree one on submitted plan and photographs (T18 of TPO 371A) located in the garden of 3 Farnborough Road raise crown by no more than 6 metres from ground level by removing old growth epicormic growth. Two branches to be shortened by no more than 1.5 metres to give 2 metres clearance to neighbours roof. One Oak, tree 2 on plan (T20 of TPO 371A) in garden of 9 Farnborough Road, remove 4 lower branches to create a crown lift of no more than 5 metres from ground level and shorten 3 branches as per submitted photographs, by no more than 2 metres	
Address	Land Affected By TPO 371 At Farnborough Road And Maitland Road Farnborough Hampshire	

Application No	25/00456/TPOPP	Ward: Cove And Southwood
Applicant:	Mr Joao da Silva	
Decision:	Permission Granted	
Decision Date:	03 October 2025	
Proposal:	Two Oak trees (T44 and T45 of TPO 415V) at land adjacent 13 Southern Way, crown reduce 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	25/00464/FULPP	Ward: Fernhill
Applicant:	Mr Carl Ballantine	
Decision:	Permission Granted	
Decision Date:	20 October 2025	
Proposal:	Erection of a two storey rear extension	
Address	326 Pinewood Park Farnborough Hampshire GU14 9LJ	

Application No	25/00467/COU	Ward: North Town
Applicant:	Mr Nasir Ahmed	
Decision:	Temporary permission Granted	
Decision Date:	03 November 2025	
Proposal:	Continued use of property as mixed use comprising residential dwelling (Use Class C3) and commercial storage use of the outbuilding to rear incorporating cold room with chiller plant	
Address	115 Belle Vue Road Aldershot Hampshire GU12 4SA	

Application No	25/00468/CONDPP	Ward: Empress
Applicant:	VUR Village Trading No. 1 Limited	
Decision:	Conditions details approved	
Decision Date:	04 November 2025	
Proposal:	Submission of details pursuant to Condition Nos. 3 (External Finishes Schedule) and 11 (Construction & Environmental Management Plan) of planning permission 24/00441/FULPP dated 1st August 2025	
Address	Village Hotel Pinehurst Road Farnborough Hampshire GU14 7BF	

Application No	25/00471/TPOPP	Ward: Fernhill
Applicant:	Mrs M Attridge	
Decision:	Permission Granted	
Decision Date:	09 October 2025	
Proposal:	One Oak tree as per submitted plan (part of group G3 of TPO 425V) reduce overhanging branches into 36 Lakeside Gardens back to just past the fence line, to the previous reduction points. Lateral reduction of no more than 2 meters on the east side only	
Address	Land Affected By TPO 425V - Between Pinewood Park, Sandy Lane And Lakeside Gardens Farnborough Hampshire	

Application No	25/00472/FULPP	Ward: Fernhill
Applicant:	Mrs Danielle Fowler	
Decision:	Permission Granted	
Decision Date:	03 October 2025	
Proposal:	Erection of a single storey side and rear extension and conversion of garage to habitable room	
Address	Flowerlands 66 Sandy Lane Farnborough Hampshire GU14 9HJ	

Application No	25/00475/TPOPP	Ward: West Heath
Applicant:	Mr Taylor	
Decision:	Permission Granted	
Decision Date:	09 October 2025	
Proposal:	One Oak (T1 of TPO 360V) at Cove Bowling Club reduce in height by no more than 2 metres, back to previous reduction points. Reduce in length by no more than 2 metres, back to previous reduction points, lateral growth extending to the East, South and West. One Oak Tree (T2 of TPO 360V) at 2 Varney Close reduce in length by no more than 2 metres, back to previous reduction points, lateral growth extending to the East and South	
Address	Land Affected By TPO 360V - At Varney Close, Horn Road And Fernhill Road Farnborough Hampshire	

Application No	25/00476/REVPP	Ward: Rowhill
Applicant:	Mr Roy Kinnear	
Decision:	Permission Granted	
Decision Date:	09 October 2025	
Proposal:	Minor Material Amendment: Variation of plans approved under Condition 2 of planning permission 25/00305/FULPP dated 24 July 2025 (for erection of a single storey side extension, additional doors to rear of existing property and rooflights, new front porch ,external rendering of the existing property and replacement of windows) to allow changes to the footprint, front and side elevations of the single storey side extension	
Address	20 Stovolds Way Aldershot Hampshire GU11 3LR	
Application No	25/00483/SCOPE	Ward: St Mark's
Applicant:	Chris Slater	
Decision:	Scoping Report Issued	
Decision Date:	17 October 2025	
Proposal:	REQUEST FOR EIA SCOPING OPINION: For amendments to Conditions 2, 6, 7 and 8 of permission ref. 20/00871/REVPP to increase non-weekday (i.e. weekends and public holidays) aircraft movements at Farnborough Airport within its current limit of 50,000 aircraft movements per annum, amend the maximum take-off weight categories, and amend the conditions related to airport public safety zones in line with the latest Government guidance	
Address	Farnborough Airport Farnborough Road Farnborough Hampshire GU14 6XA	
Application No	25/00485/FULPP	Ward: West Heath
Applicant:	Mr & Mrs Larcombe	
Decision:	Permission Granted	
Decision Date:	14 October 2025	
Proposal:	Erection of a part single storey and part two storey side and rear extension	
Address	8 West Heath Road Farnborough Hampshire GU14 8QH	

Application No	25/00486/REVPP	Ward: Cove And Southwood
Applicant:	Miss Po	
Decision:	Permission Granted	
Decision Date:	14 October 2025	
Proposal:	Minor Material Amendment: Variation of plans approved under Condition 2 of planning permission 25/00313/FULPP Dated: 23/07/2025 (Erection of a single storey rear extension) to allow changes to the footprint and fenestration	
Address	40 Long Beech Drive Farnborough Hampshire GU14 0PR	

Application No	25/00487/TPOPP	Ward: St Mark's
Applicant:	Mr Kelly Loryman	
Decision:	Permission Granted	
Decision Date:	09 October 2025	
Proposal:	One Oak (T3 of TPO 366) to the south of rear garden at Pegasus Court. Reduce south facing co-dominant stem down to no more than 3 metres (below the active point of decay) above ground level	
Address	Pegasus Court Rivers Close Farnborough Hampshire GU14 6LZ	

Application No	25/00488/REXPD	Ward: Aldershot Park
Applicant:	Mr Abdul Qadeer Lodhi	
Decision:	Prior approval is NOT required	
Decision Date:	14 October 2025	
Proposal:	Erection of a single storey rear extension measuring 6m in length, 2.7m to the eaves and 3.3m in overall height	
Address	73 Lower Farnham Road Aldershot Hampshire GU12 4EP	

Application No	25/00490/MISC28	Ward: Cove And Southwood
Applicant:	Mohammed Alibhai	
Decision:	No Objection	
Decision Date:	20 October 2025	
Proposal:	Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for a proposed H3G Ltd Streetworks-based upgrade at proposed base station upgrade at SUMMIT AVENUE EAST - installation of 2 cabinets	
Address	Telecommunication Mast EE 71768 Summit Avenue Farnborough Hampshire	

Application No	25/00491/FUL	Ward: St Mark's
Applicant:	Mr Philip West	
Decision:	Permission Granted	
Decision Date:	03 November 2025	
Proposal:	Retention and completion of an outhouse in rear garden (retrospective planning application)	
Address	8 Winchester Street Farnborough Hampshire GU14 6AW	

Application No	25/00494/FULPP	Ward: Manor Park
Applicant:	Mr and Mrs Tamang	
Decision:	Permission Granted	
Decision Date:	06 November 2025	
Proposal:	Demolition of existing garage, formation of hip to gable roof and installation of dormer in rear roof elevation	
Address	14 Jubilee Road Aldershot Hampshire GU11 3QF	

Application No	25/00498/TPOPP	Ward: Empress
Applicant:	Mrs June Hall	
Decision:	Permission Granted	
Decision Date:	15 October 2025	
Proposal:	Crown reduction, clean removing, and crown lift to London plane (T1) of 06/00421V/ORDER. The works are requested to reduce the mechanical loading on the branch attachment, and reduce the wind loading implications. The crown lift is requested to improve the useable space at ground level, and allow light into the ground floor.	
Address	1 Woodstocks Farnborough Hampshire GU14 8BZ	

Application No	25/00499/FUL	Ward: Aldershot Park
Applicant:	Mr Hooper	
Decision:	Permission Granted	
Decision Date:	30 October 2025	
Proposal:	Retention of raised decking area to rear with a solid wood panel screening measuring 1.7m from decking area platform on the elevation between the adjoining neighbour	
Address	67 Elston Road Aldershot Hampshire GU12 4HZ	

Application No	25/00500/CONDPP	Ward: Manor Park
Applicant:	Ms Magdalena Szymanska-Queiroz	
Decision:	Permission Granted	
Decision Date:	03 October 2025	
Proposal:	Submission of details reserved by conditions 6 (double glazing) and 8 (screening) of planning permission 25/00209/FULPP for the change of use of a public house (sui generis) to a day nursery (use class E(f)) and demolition of rear outbuilding structures dated 15/08/2025.	
Address	The Royal Staff 37A Mount Pleasant Road Aldershot Hampshire GU12 4NW	

Application No	25/00501/MISC28	Ward: Empress
Applicant:	Cornerstone	
Decision:	No Objection	
Decision Date:	21 October 2025	
Proposal:	(Re-submission of 25/00376/MISC28 due to different positioning of cabinets) 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	25/00502/TPOPP	Ward: St John's
Applicant:	Julia Peake	
Decision:	Permission Granted	
Decision Date:	15 October 2025	
Proposal:	One Oak (T4 of TPO 352V) reduce branches back to previous reduction points	
Address	57 Marlborough View Farnborough Hampshire GU14 9YA	

Application No	25/00504/TPOPP	Ward: Knellwood
Applicant:	Mr Martin Wicks	
Decision:	Permission Granted	
Decision Date:	15 October 2025	
Proposal:	Reduction of growth back to last prune and removal of one limb as per drawings of T36, 37 and 38 Oak Trees of 07/00432V/ORDER. Limb is overhanging bedrooms on the property.	
Address	25 Cedar Road Farnborough Hampshire GU14 7AU	

Application No	25/00506/PDCPP	Ward: Cove And Southwood
Applicant:	Ellie Field	
Decision:	Development is Lawful	
Decision Date:	28 October 2025	
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT: Erection of a single storey rear extension	
Address	5 Coniston Close Farnborough Hampshire GU14 0LF	

Application No	25/00507/FULPP	Ward: Aldershot Park
Applicant:	MR MARINICA TILIUTA	
Decision:	Permission Granted	
Decision Date:	29 October 2025	
Proposal:	Erection of a two storey rear extension, formation of hipped to gable roof with dormer to rear roof slope and 2 rooflights to front roof slope	
Address	10 Christmas Place Aldershot Hampshire GU12 4PL	

Application No	25/00511/FULPP	Ward: Cherrywood
Applicant:	Vivid	
Decision:	Permission Granted	
Decision Date:	21 October 2025	
Proposal:	Installation of external cladding to provide improved insulation	
Address	36 - 38 Prince Charles Crescent Farnborough Hampshire	

Application No	25/00512/FULPP	Ward: Cherrywood
Applicant:	Vivid	
Decision:	Permission Granted	
Decision Date:	29 October 2025	
Proposal:	Installation of external cladding to provide improved insulation to 4 Flats on 80,82,96,98 Cromwell Way	
Address	80 And 82 And 96 And 98 Cromwell Way Farnborough Hampshire	

Application No	25/00515/FULPP	Ward: Fernhill
Applicant:	Vivid	
Decision:	Permission Granted	
Decision Date:	04 November 2025	
Proposal:	Installation of external cladding to provide improved insulation to 259 ,261 ,275 ,277 Fernhill Road	
Address	259 And 261 And 275 And 277 Fernhill Road Farnborough Hampshire	

Application No	25/00518/TPOPP	Ward: Fernhill
Applicant:	Mr Attila Czegledy	
Decision:	Permission Granted	
Decision Date:	22 October 2025	
Proposal:	One Oak T1 on submitted plan (part of group G12 of TPO 357V) reduce canopy by no more than 2 meters, removing any deadwood within the canopy. Oak T2 (also group G12) reduce limb back by no more than 4 meters, back in line with the shed as per submitted photo 2	
Address	31 The Potteries Farnborough Hampshire GU14 9JR	

Application No	25/00519/TPOPP	Ward: Knellwood
Applicant:	Mr Dunkley	
Decision:	Permission Granted	
Decision Date:	22 October 2025	
Proposal:	One Oak (T38 of TPO 433V) located in grounds of 170 Farnborough Road, shape back canopy to give no more than 2 metres clearance from structure of garage. One Oak (T37 of TPO 433V) in grounds of 168 Farnborough Road, shape back canopy by no more than 1.5 metres to suitable lateral growth points	
Address	168 - 170 Farnborough Road Farnborough Hampshire	

Application No	25/00526/CONDPP	Ward: West Heath
Applicant:	Mr Suneet Jain	
Decision:	Permission Granted	
Decision Date:	04 November 2025	
Proposal:	Submission of details pursuant to condition 4 (SUDS) of planning permission 24/00192/FULPP for 1no. detached dwelling on garden land to north of existing dwelling	
Address	7 Avon Close Farnborough Hampshire GU14 9LN	
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Application No	25/00529/HCC	Ward: St Mark's
Applicant:	Hampshire County Council	
Decision:	No Objection	
Decision Date:	15 October 2025	
Proposal:	HCC CONSULTATION: Erection of single storey classroom block	
Address	Runways End Outdoor Centre 1 Forge Lane Aldershot Hampshire GU11 2RE	
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Application No	25/00533/DEMOPP	Ward: St Mark's
Applicant:	The Secretary of State for Defence	
Decision:	Prior Approval Required and Granted	
Decision Date:	30 October 2025	
Proposal:	PRIOR APPROVAL: Demolition of single storey office building	
Address	Mons Barracks Princes Avenue Aldershot Hampshire GU11 2LF	
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Application No	25/00547/PDCPP	Ward: Knellwood
Applicant:	Mr Gautam	
Decision:	Development is Lawful	
Decision Date:	06 November 2025	
Proposal:	Lawful Development Certificate for proposed development: Conversion of garage to a habitable room	
Address	8 Adlington Place Farnborough Hampshire GU14 7DU	

Application No 25/00570/ADJ

Ward: Out Of Area

Applicant: Hart District Council

Decision: **Objection**

Decision Date: 05 November 2025

Proposal: Adjacent Authority Consultation from Hart District Council : Change of use of land to vehicle parking and vehicle storage (retrospective) on Field adjacent to Cove Brook, Hawley Road, Blackwater

Address **Land Adj Cove Brook And Field Off Hawley Road Blackwater
Camberley Hampshire GU17 9EP**

Appeals Progress Report

1. Decided Appeals – Unit 1-3 Camp Road, Farnborough

- 1.1 The site address is Units 1-3 Camp Road Industrial Estate, 14 Camp Road, Farnborough and the appealed application is for 'Change of use of Unit 1 from mixed use Storage and Distribution/Retail to Class 4 MoT testing centre (Use Class B2); continued use of Unit 2 as a vehicle service and repair premises (Use Class B2); continued use of Unit 3 as an MoT testing centre (Use Class B2); retention of canopies outside Units 1 and 2, retention of vehicle access gate on north boundary and new gate on south boundary and retention of boundary fencing and additional fencing' (24/00660/FULPP)
- 1.2 The application was refused for the following reasons:-
- Failure to demonstrate the development can operate without undue impact on neighbouring amenity;
 - Failure to make provision for sufficient off-road parking,
 - Adverse impact on the visual amenities of the site and surrounding area by way of the canopies and congested and haphazard appearance of the front congested parking
- 1.3 The Inspector agreed the development demonstrated a shortfall of parking spaces when considered against the Council's Parking Standards for vehicle repair and MoT testing centres and further that the parking layout, with some customer spaces doubling up as working bays and others being inside the building, further limited availability for customers. The Inspector did not agree that the Council's standards for MoT testing centres were inappropriate in scope. The Inspector concluded that parking was not in accordance with the Parking Standards SPD and therefore conflicted with Policy IN2.
- 1.4 The Inspector agreed that the combination of the scale, form and materials of the canopies made them appear as discordant additions to the building. The Inspector did not consider that the congested parking could be resolved by the enclosure of the site with fencing. Being close to the town centre's primary shopping frontage the Inspector concluded that the proposal would harm the appearance of the site and its surroundings for these reasons the development would conflict with Policy DE1 of the Local Plan.
- 1.5 The Inspector accepted the methodology and recommended remediation measures in the appellant's Noise Impact Assessment Report and that the impact to occupiers of neighbouring and nearby residential properties could be resolved by appropriate conditions.

1.6 It is noted that there is an outstanding Enforcement appeal decision for an Enforcement Notice appealed in March 2025 for 'material change of use of the land [at Units 1-3 Camp Road Industrial Estate] from Mixed use B8 and E commercial use class to a use for Class B2 General Industrial vehicle repair service; and unlawful building operations for the erection of steel awning structures outside Units 1 and 2'. Council Enforcement public access reference is 23/00065/CARREP. The Gov.uk website is reporting that lawful development certificate and enforcement written representation appeal decisions are taking an average 73 weeks to complete.

1.7 The planning appeal **WAS DISMISSED**.

2 **Decided Appeals – 4-8 Farnborough Road Farnborough – Advertisement Consent**

2.1 The site address is 4-8 Farnborough Road, Farnborough which lies on the eastern side of Farnborough Road and comprises a car wash, with the appealed application being for the 'Installation of a free standing illuminated 48-sheet digital advertisement display' (25/00253/ADVPP). The proposed signage was to be located on the southern boundary facing Farnborough Road.

2.2 The main issue was considered to be the effect of the advertisement on the amenity of the appeal site and surrounding area including the setting of a Building of Local Importance and the South Farnborough Conservation Area.

2.3 The appeal was refused with the Inspector concluding that the proposed advertisement would harm the significance of the adjacent Conservation Area as a whole, including the setting of the Building of Local Importance contrary to Policy HE3, and would cause unacceptable harm to amenity. In particular, the Inspector noted "The advertisement's height, bulk and illumination would introduce a visually assertive and elevated structure that would compete with and interrupt the appreciation of the building's form and prominence. Its commercial appearance and digital illumination would contrast with the building's historic character, diminishing its setting when viewed from Farnborough Road and adjacent public spaces".

2.4 The appeal against the refusal to grant express consent **WAS DISMISSED**.

Recommendation

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

Tim Mills
Executive Head of Property & Growth

Development Management Committee
19th November 2025

Planning Report No. PG 2537

**Planning (Development Management) summary report for the Quarter
 July - September 2025**

1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1st July to 30th September 2025 (Q2).

2. Planning Applications

- 2.1 The three tables and corresponding graphs below set out figures relating to determination of Major, Minor and Other planning applications and appeal decisions for the second quarter of the financial year.
- 2.2 We are required to provide the government with statistical returns in relation to decision times for different types of applications and the number of appeals allowed. National Government sets these targets at a national level, and there are potential consequences for not meeting such requirements. Officers can agree Extension of Times (EXOT) with agents to extend the timescale beyond the nationally set target deadlines, and these are recorded as 'in time' in the statutory returns.

Major applications

- 2.3 In Quarter 2 two major planning applications were determined, both in accordance with agreed EXOTs.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 25)	2	50%	60%	50%
2 (Jul – Sep 25)	2	100%		75%

Minor applications

- 2.4 In Quarter 2, out of eight minor planning applications, three were determined within the statutory 8-week deadline, and three were determined within an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 25)	20	90%	70%	90%
2 (Jul – Sep 25)	8	75%		85.7%

Other (including Householder) applications

- 2.5 In Quarter 2, out of fifty-one 'other' planning applications, forty-one were determined within the statutory 8 weeks and ten were determined within an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026Total
1 (Apr – Jun 25)	81	97.5%	70%	97.5%
2 (Jul – Sep 25)	51	100%		98.4%

Non-major applications (Minors and Others combined)

- 2.6 In Quarter 2, out of a total of fifty-nine non-major applications determined, forty-four were determined within 8 weeks and thirteen were determined with an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026Total
1 (Apr – Jun 25)	101	96%	70%	96%
2 (Jul – Sep 25)	59	96.6%		96.25%

- 2.7 It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service. These are included in the total figures reflecting workload set out below.

3. Appeals allowed

- 3.1 The following table sets out figures relating to appeals allowed against the authority's decision to refuse planning permission.

Quarter	Government Target	Appeals Allowed	% allowed	Appeal Decisions
1	40% max	0	0%	1
2		1	100%	1

4. Planning Workload

- 4.1 This section deals with workload demand on the Development Management Section in the second quarter of 2025-2026.

Quarter	Applications Submitted (All types)	Applications Determined (All types)	Appeals Submitted
1	152	176	1
2	226	148	1

- 4.2 Application submissions have been lower than expected for this quarter, based on performance during Q2 in the previous financial year.

Quarter	Pre-application cases received	Pre-application cases determined	New enforcement cases	Enforcement cases closed	Planning Contravention Notices served	Enforcement Notices served
1	81	92	33	31	2	0
2	64	54	39	28	1	1

5. Income

- 5.1 The total planning fee income received for the second quarter was £58,814 against a budget estimate of £139,749.

Planning App Income	April	May	June	July	August	September	October	November	December	January	February	March	Total
2-6-04/80-125	-£ 17,975	-£ 109,031	-£ 16,870	-£ 15,660	-£ 10,541	-£ 32,613							-£ 202,690
Original Budget	-£ 46,583	-£ 46,583	-£ 46,583	-£ 46,583	-£ 46,583	-£ 46,583							-£ 279,500
Variance	£ 28,608	-£ 62,448	£ 29,713	£ 30,923	£ 36,042	£ 13,970	£ -	£ -	£ -	£ -	£ -	£ -	£ 76,810

- 5.2 The total pre-application income received for the second quarter was £8,101.33 against a budget estimate of £16,875.

Pre App Income	April	May	June	July	August	September	October	November	December	January	February	March	Total
2-6-04/80-452	-£ 4,170.00	-£ 975.00	-£ 3,115.00	-£ 3,551.00	-£ 2,080.83	-£ 2,470							-£ 16,362
Original Budget	-£ 5,625	-£ 5,625	-£ 5,625	-£ 5,625	-£ 5,625	-£ 5,625							-£ 33,750
Variance	£ 1,455	£ 4,650	£ 2,510	£ 2,074	£ 3,544	£ 3,155	£ -	£ -	£ -	£ -	£ -	£ -	£ 17,388

6. Section 106 contributions

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

Section 106 contributions received	July – September 2025
<p>Open Space</p> <p>Contributions secured towards improvements at:</p> <ul style="list-style-type: none"> - King George V Playing Fields - Sunnybank Road or Dart Road - Municipal Gardens, Aldershot, or Princes Gardens, Aldershot - Manor Park, Aldershot 	£41,329.08
<p>SANGS</p> <p>a. Southwood County Park</p> <p>b. Wellesley Woodland</p> <p>c. Rowhill</p> <p>d. Southwood Woodlands</p> <p>e. Hawley Meadows</p>	<p>£16,692.56</p> <p>NIL</p> <p>£4,472.23</p> <p>NIL</p> <p>NIL</p>
<p>SAMM*</p> <p>a Southwood Country Park</p> <p>b Bramshot Farm (Hart)</p> <p>c Wellesley Woodland</p> <p>d Rowhill</p> <p>e Blandford Woods</p> <p>f Southwood Woodlands</p> <p>g Hawley Meadows</p>	<p>£1,672.34</p> <p>£10,345.79</p> <p>£204,639.75</p> <p>£541.45</p> <p>NIL</p> <p>NIL</p> <p>NIL</p>

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

7. Wellesley

- 7.1 To date, there have been approximately 1,713 residential occupations at Wellesley.
- 7.2 A Reserved Matters Application for the Pennefathers Development Zone G, comprising 90 residential units submitted by Miller Homes, was approved on 9th October 2025 under planning reference 25/00287/REMPP.
- 7.3 Construction activity on site continues to progress, with Bellway Homes currently delivering new housing at Stanhope Lines West (Zone H) and part of School End (Zone I). The Reserved Matters Application for this phase, proposing 260 residential dwellings and the provision of public open

space within the western section of Stanhope Lines, was approved on 25th October 2024 under planning reference 24/00236/REMPP.

- 7.4 The Stanhope Primary School (referred to as the *Eastern Primary School* in the Wellesley Section 106 Agreement) opened in September 2025. The school was approved by Hampshire County Council under planning reference 23/00729/HCC and is located within the God's Acre Development Zone.
- 7.5 Weston Homes have recently commenced work on roof repairs to the 4th Division Buildings, situated within Phase 1 of the Neighbourhood Development Zone. The Neighbourhood Zone is located opposite The Cambridge Primary School on Queen's Avenue at the junction with Alisons Road.
- 7.6 The roof repairs were approved under application reference 24/00340/FULPP and corresponding Listed Building Consent reference 24/00341/LBCPP. Phase 1 comprises 34 residential units (approved under planning reference 24/00517/REMPP, alongside an associated Listed Building Consent reference 24/00504/LBCPP).
- 7.7 Together with the approved residential element, the Neighbourhood Development Zone will likely comprise of a public square, nursery, convenience store, coffee shop, and some other small-scale commercial uses. The Reserved Matters Application for Phase 2 is anticipated to be submitted in 2026.

8. Recommendation

- 8.1 That the report be NOTED

Tim Mills
Executive Head of Property & Growth

Contact: Jake Hamilton 01252 398161

BACKGROUND PAPERS: *None.*

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