



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 15th July, 2026 at 6.30 pm*

To:

VOTING MEMBERS

Cllr Calum Stewart (Chair)
Cllr Steve Masterson (Vice-Chair)

Cllr Jib Belbase
Cllr Dave Bell
Cllr Kevin Betsworth

Cllr P.J. Cullum
Cllr Thomas Day
Cllr Dhan Sarki

Cllr Nicky Slater
Cllr Ivan Whitmee
Cllr Becky Williams

NON-VOTING MEMBERS

Cllr Keith Dibble (ex-officio)

STANDING DEPUTIES

Cllr Craig Card
Cllr Leola Card
Cllr Sharon Harvey
Cllr Mara Makunura
Cllr Rob Matthews
Cllr Sarah Spall
Cllr Paul Taylor
Vacancy

Enquiries regarding this agenda should be referred to Committee Administrator, Lucy Bingham,
Democratic Services, Tel. (01252) 398128, Email 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 17th June, 2026 (copy attached).

3. PLANNING APPLICATIONS – (Pages 5 - 58)

To consider the Executive Head of Property and Growth's Report No. PG2614 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, Farnborough Road, Farnborough	For information
iv	24/00237/FUL	Nos. 235-237 High Street, Aldershot	For information
v	25/00615/REV	Farnborough Airport, Farnborough Road, Farnborough	For information
vi	26/00181/FULPP	Site of Former Geneva House, No.1 Gladiator Way, Farnborough	For information
vii	26/00182/FULPP	Warwick House, Lakeside Road, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
viii	13-35	26/00211/REVPP	No. 1 North Close, Aldershot	Grant
ix	37-42	26/00333/RBCRG3	Kings Moat Car Park, Westmead, 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>

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 17th June, 2026 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr Calum Stewart (Chair)
Cllr Steve Masterson (Vice-Chair)

Cllr Jib Belbase
Cllr Dave Bell
Cllr Kevin Betsworth
Cllr P.J. Cullum
Cllr Thomas Day
Cllr Dhan Sarki
Cllr Nicky Slater

Apologies for absence were submitted on behalf of Cllr Ivan Whitmee, Cllr Becky Williams and Cllr Keith Dibble.

Non-Voting Member

Cllr Keith Dibble (ex officio) was absent from the meeting.

1. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

2. MINUTES

The Minutes of the Meetings held on 15th April, 2026 and 23rd April, 2026 were approved and signed as a correct record of proceedings.

3. PLANNING APPLICATIONS

RESOLVED: That

- (i) the following application be determined by the Executive Head of Property and Growth, in consultation with the Chairman, subject to the prior completion of a S106 legal agreement and the conditions as detailed in the report:

*	25/00537/OUTPP	Land at Cody Technology Park and Ball Hill, Ively Road, Farnborough
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- (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. PG2613, 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
25/00615/REV	Farnborough Airport, Farnborough Road, Farnborough
26/00181/FULPP	Site of Former Geneva House, No.1 Gladiator Way Farnborough
26/00182/FULPP	Warwick House, Lakeside Road, Farnborough
26/00211/REVPP	No.1 North Close, Aldershot

* The Executive Head of Property and Growth's Report No. PG2613 in respect of these applications was amended at the meeting.

4. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY**

The Committee received the Executive Head of Property and Growth's Report No. PG2612, which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning Service and the overall workload of the Section for the quarter from 1st January to 31st March, 2026 (Q4).

In response to a query regarding the income budget estimate for 2026/27, it was noted that this was in line with the 2025/26 figures.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2612 be noted.

The meeting closed at 8.37 pm.

CLLR CALUM STEWART (CHAIR)

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**Development Management
Committee
15th July 2026**

**Executive Head of Property
& Growth
Report No. PG2614**

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	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. Block 3 Queensmead Farnborough This application is subject to a request for an extension of time to consider further amendments.
ii	23/00713/FUL	Erection of four one-bedroom flats with parking. Manor Park Cottage, St Georges Road East Assessment of this application continues and has not yet reached the stage for Committee consideration.
iii	23/00794/REVPP	Variation of Condition 2 (aircraft movements) and 6 (aircraft weight), replacement of conditions 7 (1:10,000 risk contour) and 8 (1:100,00 risk contour), of planning permission 20/00871/REVPP determined on the 22/02/2022, in order to: a) to increase the maximum number of annual aircraft movements from 50,000 to 70,000 per annum, including an increase in non-weekday aircraft movements from 8,900 to 18,900 per annum, and b) to amend the aircraft weight category of 50,000 - 80,000 Kg, to 55,000 - 80,000 Kg, and an increase from 1,500 to 2,100 annual aircraft movements

		within this category, including an increase from 270 to 570 annual aircraft movements for non-weekdays, and to c) replace Conditions Nos. 7 (1:10,000 risk contour) and 8 (1:100,000 risk contour) with a new condition to produce Public Safety Zone maps in accordance with the Civil Aviation Authority/ Department for Transport Requirements. Farnborough Airport Farnborough Road Farnborough Assessment of this application continues and has not yet reached the stage for Committee consideration. An extension of time to the determination period until 31st December 2026 has been agreed with the applicant.
iv	24/00237/FUL	Demolition of existing buildings and construction of 8 new flats and maisonettes. 235-237 High Street, Aldershot Assessment of this application continues and has not yet reached the stage for Committee consideration.
v	25/00615/REV	Variation of Conditions 2 (aircraft movements) and 6 (aircraft weight), and replacement of Conditions 7 (1:10,000 risk contour) and 8 (1:100,000 risk contour), of planning permission 20/00871/REVPP determined on the 22/02/2022, in order to: a) increase the number of non-weekday aircraft movements from 8,900 to 13,500 per annum, and b) amend the permitted annual flight movements weight category from 50,000-80,000 kg to 55,000-80,000 kg, retaining the overall cap of 1,500 movements (within this cap: aircraft between 50,000-55,000 kg that do not meet ICAO Chapter 14 (or equivalent) noise standards shall continue to be counted, and non-weekday movements within the revised category shall increase from 270 to 405), 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 Department for Transport Requirements Farnborough Airport Farnborough Road Farnborough The mutually agreed extension to the determination date for the application expired on 30th June 2026. No further extension has been agreed, and the applicant has notified

		the Council and the Planning Inspectorate of their intention to appeal against the non-determination of the application.
vi	26/00181/FULPP	Redevelopment of the site for employment buildings within Use Classes E(g), B2 and B8, service yards, parking, vehicular and pedestrian access, landscaping, and associated works Site of Former Geneva House 1 Gladiator Way Farnborough Assessment of this application continues and has not yet reached the stage for Committee consideration.
vii	26/00182/FULPP	Redevelopment of the site for employment buildings within Use Classes E(g), B2 and B8, service yards, parking, vehicular and pedestrian access, landscaping, and associated works Warwick House Lakeside Road Farnborough Assessment of this application continues and has not yet reached the stage for Committee consideration.

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.	26/00211/REVPP
Date Valid	29th April 2026
Expiry date of consultations	22nd May 2026
Proposal	Variation of condition 1 (hours of operation) imposed on planning permission 25/00117/REVPP dated 11 June 2025, for a restaurant with drive-through and takeaway facility (Use Class E) and associated structures, fencing, parking, landscaping and vehicular access from North Close; to allow permitted hours of operation from 06:00 to 23:00 hours, 7 days a week.
Address	1 North Close Aldershot
Ward	North Town
Applicant	Mr Daniel Brooks
Agent	n/a
Recommendation	Planning permission be Granted .

Description

1. The application site is on the northern side of Ash Road and is a corner plot bounded to the west by North Lane and to the north by North Close. Ash Road where it adjoins the application site is a four-lane dual carriageway with a filter lane into North Lane. Opposite the junction of North Close on the western side of North Lane is Lower Newport Road.
2. The site is rectangular and is occupied by a two storey McDonalds restaurant/takeaway building with a drive-through facility. The building is set back from Ash Road by 26m. The vehicular site entrance and exit is from North Close, where a vehicular circulation route goes through the customer car park areas to the east and south of the building to enter a drive-through lane to the west. The drive through ordering points are to the north of the building and food delivered to customers on the east side. A fenced bin-store area is in between the north side of the building and the customer order points. The site is bound to the highway by low fencing or low hedging. A 3.5m high timber acoustic fence runs along 45 metres of the east boundary of the site adjacent to Clyde Court.

3. The approved building has a gross internal floor area of 546 sq m, of which 238 square metres is available for dining providing seating for up to 160 diners. There 40 on-site parking spaces, four of which are dual EV charging bays, all situated to the east and south of the building.
4. Adjoining the eastern boundary of the site is Clyde Court, which is a two-storey building containing eight flats separated by a central parking courtyard. Adjoining the eastern side of Clyde Court is a KFC drive-through and takeaway restaurant and parking area, which has vehicular access to/from North Close and also directly from Ash Road.
5. To the west of the application site is No.215 Ash Road, a flat building containing six flats. This is adjoined to the north by a Salvation Army hall that is on a corner plot at the junction with Lower Newport Road. The nearest residential properties on Lower Newport Road are No. 36 and the first floor flat at No.41 North Lane that are approximately 30m away from the application site.
6. Opposite the application site, on the northern side of North Close is No.38 North Lane which is a printing firm, 'Jondo'. North of that is no. 40 North Lane, an attached two storey dwellinghouse. To the north-east are Southern Gas Network compounds.
7. The applicant is seeking permission to extend the customer opening hours from 07:00 to 23:00 hours, to 06:00 to 23:00 hours, 7 days a week, on a permanent basis.
8. In submitting the application, the applicant considers that the neighbour impact mitigation measures they implemented during the trial year of extended customer opening hours of 06:00 to 23:00 hours, instead of 07:00 to 23:00 hours, permitted on a trial basis from 16 June 2025 to 16 June 2026, by application 25/00117/REVPP, have been successful and the operation of the restaurant during the extended morning hours has had acceptable impact on the living environment and amenity neighbouring residential properties.
9. The application is supported by the same 'Site Management Plan 1510' (SMP) and a Site Management Parking Plan imposed during that trial year with some updates reviewed on completion of the trial year.

Relevant Planning History

10. Planning permission was originally granted for the current site/use in July 2016 for the *"Erection of restaurant [part single-, part two-storey building] with drive-thru and takeaway facility (Use Class A3/A5) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of the existing training buildings and closure of access onto North Lane)"*, 16/00411/FULPP refers, with permitted hours of opening of 07:00 to 23:00 hours. The 25 conditions imposed with this permission included the following:-

14. The plant and machinery hereby approved shall be installed in accordance with the noise levels and mitigation measures as set out in the Environment Noise Assessment and supplementary Environment Noise Information prepared by Peter Ashford of Acoustic Associates South West Ltd dated 13 October 2015 and 4 April 2016 prior to the premises opening to the public and thereafter retained in accordance with these approved details.

*Reason - To protect the amenity of neighbouring occupiers.**

15. Notwithstanding any details submitted with the application the use of the development hereby approved shall not commence, until details of the means of suppressing and directing smells and fumes from the premises have been submitted to and approved in writing by the Local Planning Authority. These details shall include the height, position, design, materials and finish of any external chimney or vent. The development shall be carried out in accordance with the details so approved prior to the first use of the development and thereafter retained.

*Reason - To safeguard the amenities of neighbouring property.**

16. The restaurant/takeaway/drive through uses hereby permitted shall not be open to customers outside the hours of 07:00 to 23:00.

Reason - To safeguard the amenities of existing and future neighbouring occupiers.

17. Deliveries and refuse collections to/from the premises shall only take place between the hours of 8am to 9pm.

Reason - To safeguard the amenities of adjoining and future occupiers

23. Prior to the first occupation of the development and notwithstanding any information submitted with the application details of the proposed acoustic fencing shall be submitted to the Local Planning Authority for approval. These details should include its proposed construction to demonstrate that it will provide the level of acoustic attenuation required. Once approved the acoustic fencing shall be erected prior to the first occupation of the development and thereafter retained and maintained for the duration of the operational life of the premises.

Reason - To safeguard the amenities of adjoining occupiers.”

11. In June 2017 a minor material amendment application was approved for “Variation of conditions 2, 3, 5, 8, 10, 11, 13, 14, 15, 21 ,23 and 25 attached to planning permission 16/00411/FULPP dated 20/07/2016 for the erection of restaurant with drive-thru and takeaway facility (Use Class A3/A5) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of existing buildings and closure of access onto North Lane) to allow for changes to the site layout”, 17/00344/REVPP refers. The approval of this application resulted in the issue of a fresh planning permission to which similar or identical conditions were imposed and that only addressed an issue uncovered around approved site levels during construction. The same opening hours, and conditions were imposed but renumbered as follows:-

- Condition No.12 : Lighting Strategy for the site approved with the 2017 application as shown by Drawing No.D-1954-08 Rev.3, together with lighting columns and LUMA luminaires;
- Condition No.13 : Plant & Machinery Noise Mitigation Measures to be implemented and retained
- Condition No.14 : Odour control measures as approved with conditions details approval 16/00738/CONDPP dated 14/12/2016;
- **Condition No.15 : Hours of Opening to Customers identical to those imposed with the 2016 permission: 0700 to 2300 hours;**
- Condition No.16 : Delivery/Refuse Servicing Times 0800 to 2100 hours;
- Condition No.17 : No external storage of goods, plant, machinery and equipment
- Condition No.22 : Acoustic Fence to be provided and retained thereafter in accordance with details approved with Condition Details application 16/00745/CONDPP dated 02/12/2016.

12. In April 2021 the applicants submitted a variation of condition application of 17/00344/REVPP seeking to extend the approved customer opening hours to 06:00 to midnight, 7 days a week, 21/00048/REVPP refers. The Council refused the application as follows:-
13. *"The proposed permanent extended customer opening hours would give rise to unneighbourly nuisance impacts on neighbouring residential properties due to lighting and activity early in the morning and late at night to the detriment of the living environment and amenities of occupiers of those residential properties. The proposals are thereby unacceptable having regard to Policies SS1, DE1 and DE10 of the adopted Rushmoor Local Plan (2014-2032) and the National Planning Policy Framework and Guidance."*
14. In January 2022, two EV charging points were installed in front of two of the most south westerly parking bays in the customer car park, planning permission 21/00918/FULPP.
15. The applicants appealed the refusal decision and 21/00048/REVPP was allowed by the Inspector in a decision letter on 17 February 2022, that granted permission for the operation of the extended customer opening hours, but only for a trial period of 1 year. The purpose stated by the Inspector was in order to allow time for the Council to monitor and test the efficacy of the various neighbour impact mitigation measures proffered by the applicants.
16. The temporary period commenced on 18 July 2022 and expired on 18 July 2023. The conditions imposed by the Inspector generally replicated those imposed with previous permissions. The following conditions imposed by the Inspector are considered to be pertinent to the current application:-

1) The restaurant/takeaway/drive-through uses hereby permitted may operate between the hours of 0600 to 0000 (midnight) for a temporary period of one year and only on the condition that all noise mitigation measures included in the submitted Noise Impact Assessment report 'McDonalds Ash Road Aldershot 14-0167-79 RO2' carried out by Sustainable Acoustics are implemented. During the temporary period the restaurant/takeaway/drive-through uses shall not be open to customers outside the hours of 0600 to 0000 (midnight). The Local Planning Authority shall be notified in writing within five days of the extended hours of operation commencing. Upon the expiry of the one year temporary period, the permitted hours of operation for the restaurant, takeaway and drive-through shall revert back to 0700 to 2300. Thereafter, the restaurant/takeaway/drive-through uses shall not be open to customers outside the hours of 0700 to 2300 without a fresh grant of planning permission.

For the avoidance of doubt, the mitigation measures referenced above include:

- ***Adjusting plant and kitchen extract to night-time settings;***
- ***Cordoning off those parking spaces closest to Clyde Court; and***
- ***Compliance with the Premises Noise Management Plan set out within Appendix C of the Noise Impact Assessment.***

6) The lighting strategy for this site shall be implemented in accordance with drawing number D-195408 rev 3 and the details of streetlighting columns and LUMA luminaires and thereafter maintained/retained.

7) The plant and machinery hereby approved shall be installed in accordance with the noise levels and mitigation measures as set out in the Environment Noise Assessment and supplementary Environment Noise Information prepared by Peter Ashford of Acoustic Associates South West Ltd dated 13 October 2015 and 4 April 2016 and thereafter retained in accordance with these approved details.

8) Means of suppressing and directing fumes and smells from the premises shall be installed in accordance with the details approved under application reference 16/00738/CONDPP dated 14 December 2016 and thereafter maintained/retained.

9) Deliveries and refuse collections to/from the premises shall only take place between the hours of 8am to 9pm.

17. In June 2023 (i.e. before the trial period had expired), the applicants submitted an application seeking to retain the extended opening hours permanently, on the basis that they considered the trial period had been a success, 23/00440/REVPP. This application was withdrawn from consideration shortly before the application was to be considered by the Council's Development Management Committee members in mid-July.
18. According to Condition No.1 of the Appeal decision, the opening hours reverted to 07:00 to 23:00 hours 7 days from 19 July 2023.
19. In February 2024 the applicants submitted a further application seeking to extend the opening hours to be between 06:00 and 24:00 this time specifying the extended hours would be for a temporary period of 1 year. They provided a new suite of mitigation measures they felt addressed the issues that the Council had identified during in the trial period and assessment of application 23/00440/REVPP. This application was refused for the following reason:
20. *The proposed extended customer opening hours would, even for a temporary period, be likely to give rise to unacceptable noise nuisance impacts on neighbouring residential properties due to activity at the site in the early morning and late at night to the detriment of the living environment and amenities of occupiers of those residential properties. It is not considered that adequate and effective means and methods of mitigation and management of customer behaviour at and in the vicinity of the site can be implemented and sustained to ensure that such impacts do not arise and it is considered inappropriate to grant permission on a temporary basis to facilitate a trial period for the extended customer opening hours. The proposals are thereby unacceptable having regard to Policies SS1, DE1 and DE10 of the adopted Rushmoor Local Plan (2014-2032) and the National Planning Policy Framework and Guidance.*
21. In March 2025, the applicants submitted an application to vary condition 1 of 21/00048/REVPP seeking permission to extend the opening hours in the morning only, 25/00117/REVPP refers, i.e. 06:00 to 23:00, 7 days a week, on a trial basis for a further year. The application was permitted on 11 June 2025, and the trial year commenced on 16 June 2025. The permission was subject to the following relevant conditions:

1) The restaurant/takeaway/drive-through uses hereby permitted may be operated between the hours of 0600 to 2300 for a temporary period of one year and only on the condition that all mitigation measures included in the Site Management Plan received 23 May 2025 and the associated Parking Plan P304A are implemented. During the

temporary period the restaurant/takeaway/drive-through uses shall not be open to customers outside the hours of 0600 to 2300.

The Local Planning Authority shall be notified in writing within five days of the extended hours of operation commencing. Upon the expiry of the one-year temporary period, the permitted hours of operation for the restaurant, takeaway and drive-through shall revert back to 0700 to 2300. Thereafter, the restaurant/takeaway/drive-through uses shall not be open to customers outside the hours of 0700 to 2300 without a fresh grant of planning permission.

Reason: To safeguard the amenities of the neighbouring residential properties.

6) The lighting strategy for this site shall be implemented in accordance with drawing number D-195408 rev 3 and the details of streetlighting columns and LUMA luminaires and thereafter maintained/retained.

7) The plant and machinery hereby approved shall be installed in accordance with the noise levels and mitigation measures as set out in the Environment Noise Assessment and supplementary Environment Noise Information prepared by Peter Ashford of Acoustic Associates South West Ltd dated 13 October 2015 and 4 April 2016 and thereafter retained in accordance with these approved details.

8) Means of suppressing and directing fumes and smells from the premises shall be installed in accordance with the details approved under application reference 16/00738/CONDPP dated 14 December 2016 and thereafter maintained/retained.

9) Deliveries and refuse collection to/from the premises shall only take place between the hours of 8am to 9pm.

11) The vehicle and cycle parking facilities shown on the approved plans shall be completed and made ready for use (other than during the customer opening hours of 0600 to 0700 when the Premises Noise Management Parking Scheme shall be implemented) and shall thereafter be retained solely for parking purposes, to be used by the occupiers of, and visitors to, the development only.

And

13) The acoustic fencing shown on the approved plans shall be retained and maintained in accordance with these details and as approved under application reference 16/00745/CONDPP dated 2 December 2016 for the duration of the operational life of the premises.”

22. In accordance with condition 1 the customer opening hours on the site reverted to 07:00 to 23:00 hours, 7 days a week, on 17 June 2026.
23. In January 2026, an application was approved to install 4no. EV chargers and ancillary equipment within the car park that will replace the existing 2no. chargers”, 25/00635/FULPP refers. This was implemented but not in accordance with the approved charging space layout.
24. Advertisement Consents for the application site/premises were granted in July 2016 for the

signage displayed at the application premises are as follows:-

- 16/00408/ADVPP : Display three sets of internally-illuminated letters, three internally-illuminated fascia signs and one internally-illuminated golden arch;
- 16/00409/ADVPP : Display a double sided internally illuminated totem sign (6.5 metres high); and
- 16/00410/ADVPP : Display one internally illuminated Gateway (height restrictor) sign, nine freestanding internally-illuminated signs, one freestanding non-illuminated sign, twenty non- illuminated traffic signs and one non-illuminated double sided banner unit.

25. In April 2020 a further advertisement consent was granted for the display of 3no. double digital freestanding signs, 1no. single digital freestanding sign and 1no. 15" digital booth screen to provide further signage within the drive-thru lane for customer ordering, 20/00130/ADVPP.

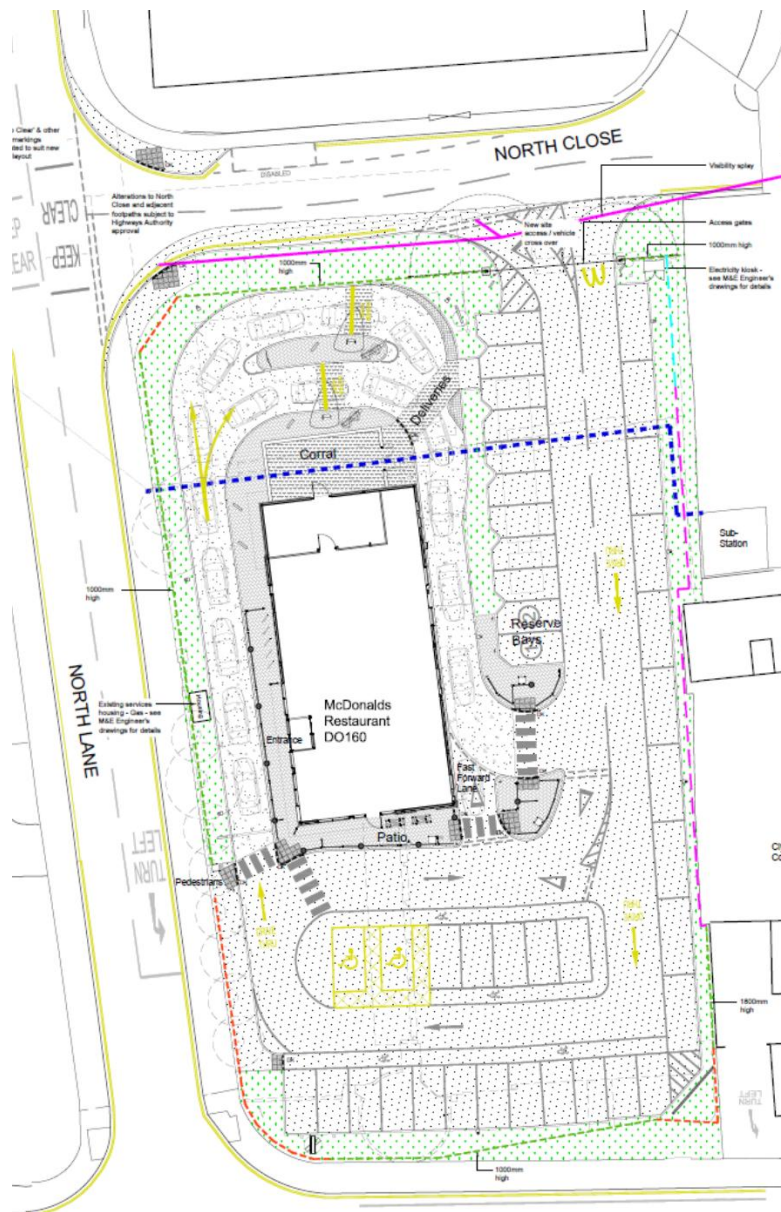


Figure 1: Approved Site Layout Plan P304 C: Note that the mini-roundabout at the junction of North Lane with North Close and Lower Newport Road is not shown on this plan since, at that time, the design was subject to approval by the Highway Authority (Hampshire County Council).

Consultee Responses

HCC Highways Development Planning	The proposed change of operating hours of the restaurant is not anticipated to result in a significant impact to the safety or operation of the highway network. The Highway authority therefore have no objections to the proposal.
Environmenta l Health Officer	I have reviewed the comments provided by my predecessor in relation to the temporary application (under planning ref 25/00117/REVPP) and note that we have not received any complaints about the matters highlighted in the objections by the neighbours for that application. We also report findings of our air quality monitoring annually in the local status report and this location has not been identified as requiring any specific measures in relation to air quality. Therefore Environmental Health have no objection to the proposal but request that the application is specifically conditioned to include implementation with the information submitted - this is to ensure, amongst other things, that the sound emissions from the COD (Communication Ordering Device or intercom as the rest of us might refer to it) are further reduced.
Environmenta l Health Officer comments on 25/00117/RE VPP	Comments provided by environmental health officer for 25/00117/REVPP: <i>The Noise Impact Assessment submitted under planning references 24/00117/REVPP and 21/00048/REVPP (Report No. 14-0167-79 R02, dated 16 March 2021) indicates that the predicted change in ambient noise levels for a change in hours to include the period 06:00 to 07:00 would be +0.4dB, which is imperceptible in acoustic terms. The report discusses noise from the Communications Operation Device (COD) and recommends the system at night (night-time hours traditionally considered 23:00-07:00) be reduced to a setting of 10. The Site Management Plan submitted in support of the current application proposes the COD settings be reduced to 7 between the proposed hours of 06:00 to 07:00. Appendix E of the Noise Impact Report discusses COD noise levels for different settings, with a COD setting of 7 reported to have a noise level at 1m from the COD of 63.7dB. If the nearest residential premises is 35m distant, then noise from the COD should be approximately 33dB, which will be significantly below the existing ambient background noise level at that location. Based on the available information, Environmental Health would have no objection."</i>

Neighbours notified

A site notice was displayed and 30 individual letters of notification were sent to properties on Ash Road, Lower Newport Road, Clyde Court and North Close.

Neighbour comments

Three representations were received from nearby properties in North Lane and Clyde Court objecting on the following grounds:

5 North Lane	Noise disturbance - Car doors, engines idling, delivery vehicles Customers gathering outside - boy racers Causing Broken sleep Increased vehicle movements at unsocial hours (Sunday). As the road is quieter than a weekday you can hear vehicles pulling into North Close & the drive thru, and on certain days the intercom can also be heard. If there is a queue you can hear the revving engines and sometimes the radios in their vehicles Congestion, illegal parking, blocking driveways Safety risks for pedestrians/cyclists crossing On going existing issues with rubbish & late night disturbance Bright signage & drive-thru lighting Early morning illumination (especially before sunrise in winter) Many photos and complaints sent previously to council
40 North Lane	We have had temporary hours installed in the area which has been absolutely disturbing the peace and the neighbourhood. We have teenagers hanging around being loud disruptive damaging property. We have had a larger presence of vehicles stopping unfortunately parking on pavements and in inappropriate places just to eat because the car park is blocked. The Tanoy's of the takeaway extremely loud can be heard by the neighbouring property properties and although we have raised these concerns previously it is disappointing that businesses are given priority over the local residents
Flat, Clyde Court	As adjacent neighbours we are already plagued enough by noise from car horns and loud car stereos without having to suffer it longer each day. We also have their customers using our bins or dumping their litter in our parking area

Policy and determining issues

26. The site is located within the built-up area of Aldershot. Policies SS2 (Spatial Strategy) DE1 (Design in the Built Environment), DE10 (Pollution) and IN2 (Transport) of the adopted Local Plan (2014-2032) are relevant and national policy and guidance in the National Planning Policy Framework (2024) and National Planning Policy Guidance.
27. The use of the application site as a McDonalds restaurant and takeaway premises incorporating a drive-thru, with the existing vehicular access from North Close, is lawful in planning terms; as are customer opening hours from 0700 to 2300 hours daily, subject to compliance with conditions.

28. The issues for determination for this application are the impacts of the extended opening hour on the amenity of neighbouring residential properties and on highway safety.
29. Given the planning history, there are three possible outcomes for the Council to consider in respect of the current application, which are that:-
- a) permission could be **granted** for a permanent extension of the proposed increased customer opening hour if the Council are satisfied that the mitigation measures proffered by the applicant and implemented over the trial period have proven to be sufficiently effective in managing impacts of the restaurant and reasonable to implement; or
 - b) permission could be **granted for a further temporary period** if it is considered appropriate and reasonable to allow to trial other measures or to continue assessing the efficacy of the applicant's mitigation measures; or
 - c) **permission could be refused** for the extended customer opening hours in the event that the Council considers that the impact of the additional hour has been unacceptable and the mitigation measures proffered by the applicant have been ineffective and there are no practical and enforceable improvements to these measures that are considered likely to be effective to mitigate material harm to the amenities/living environment of neighbours and on highway safety. In this event the authorised customer opening hours would remain 0700 to 2300 hours daily, 7 days a week under application 25/00117/REVPP.

Commentary

30. The Council considered the temporary extended hours of 06:00 to midnight, operated from July 2022 to July 2023, had resulted in unacceptable and undue additional noise and activity during anti-social hours that was considered to be harmful on residential amenity of adjoining properties. The neighbour impact mitigation measures were ineffective or unable to be implemented by staff.
31. Complaints raised from residents during the earlier trial and in representations to planning officers were:-
- Voices audible from the Customer Order Point tannoy inside, with windows open, and in front gardens
 - Disturbance to neighbours from customers talking in the car park and car doors shutting
 - Disturbance from noisy vehicles created by anti-social driving e.g. loud car stereos and cars driving to and around the site with derestricted exhausts
 - Customer litter bins being moved around waking residents up in the early morning
 - External lighting, including signage and menu boards, and internal lighting not being switched off at midnight or left on all night
 - An increase in customers using Clyde Court and other neighbouring driveways to dump rubbish

This was also witnessed by officers monitoring the site.

32. The question to consider with the current application is whether the new suite of mitigation measures in the Site Management Plan 1510 (SMP) and the Parking Plan P304A, implemented during the recent trial, have effectively mitigated the impact of the activity on the site to an acceptable level; have been practical to implement and have had no

unforeseen and detrimental side effects. The main mitigation measures implemented in the trial and proposed as part of this application are as follows (and the SMP is appended to the end of this report):-

- All of the parking spaces in the car park are cordoned off with a cone ahead of the 06:00 opening time, with the exception of the four most south-westerly bays and two disabled bays. Ten spaces near the building's east elevation are reserved for staff parking. A copy of the parking management plan is added at the end of this report.
 - A staff member mans the entrance barrier from 05:45 allowing staff in but lowering the gate until 06:00. All spaces on the site including the staff spaces, are coned from 06:00 to 07:00 hours.
 - CCTV will be reviewed by senior management on a regular basis to ensure the parking plan is implemented correctly. Staff will not slam car doors closed.
 - The drive through intercoms (CODs) are programmed to reduce automatically from Level 10 to Level 7 between 06:00 and 07:00 hours and to switch off automatically at 23:00, and noise outputs are available on request
 - The existing illuminated building signage and the lighting in the car park was approved when the restaurant opened at 07:00. The SMP confirms a staged switch on with fence post lighting coming on at 06:00 automatically and illuminated signage on the site turning on at 06:30. Lighting will be set automatically to turn off at 23:00. The top dining area will remain closed until 07:00.
 - Food delivery vehicles are not permitted before 07:00.
 - Staff will not move bins or complete any cleaning outside before 07:00
 - Conflict Management training for management and internal intercom and internal and external CCTV are used to assist addressing anti-social behaviour on site.
 - Contact details of restaurant management made available for complaints about on-site behaviour or non-compliances
33. The applicant asserts in their planning statement that the neighbour impact mitigation measures have been easy to implement during the and they have not had any negative feedback from residents.
34. Officers monitored the site on a weekday and weekend sample basis and observed that access and parking was being carried out in accordance with the SMP and Parking Plan restrictions.
35. The Noise Impact Assessment Report No. 14-0167-79 R02, dated 16 March 2021 models 38 car visits between 06:00 to 07:00 and officer observations matched this. The majority of visits were drive-through customers, and most customers arrive after 06:30, on both weekends and weekdays. No food delivery bikes were seen. Staff were quiet on site and mostly parked only in the staff parking areas. Commercial traffic on north lane grows steadily during the hour.

36. Whilst an objection has been raised that customers are parking on pavements during the morning hour to avoid cordoned off spaces officers did not observe this. There appear to be sufficient spaces for eat-in customers at this hour, and cones seem effective in deterring customers from parking in those spaces, in general.
37. The drive through intercoms were not audible from outside the site on the western side of North Lane, and on occasions faintly audible at the boundary with Clyde Court.
38. Building signage lighting did not come on until 06:30 or 07:00. No specific complaints were received about the intercoms in contrast to the trial period, with one complaint during the trial about lights left on all night
39. The Environmental Health officer states that they have not received any complaints about the operation of the restaurant's extended opening hours, since June 2025 and provided that the mitigation measures are conditioned as part of any further approval raises no objection.
40. The Noise Impact Assessment Report No. 14-0167-79 R02 submitted with application 21/00148/REVPP states that if parking spaces within 25 m from Clyde Court are not used during the extended morning hour, the impact to residential amenity from the overall people, plant and vehicle noise on neighbouring amenity would have 'no observable effect level' as set out in the Noise Policy Statement for England, given the prevailing sound conditions. Spaces within 25m of Clyde Court are now cordoned off (other than staff spaces) and the trial year has demonstrated that this can be achieved without causing undue disturbance. This is a material consideration in the determination of this application
41. The officer notified the start of the trial year to those who contributed to the application 25/00117/REVPP. The officer received 3 complaints with one pertaining to the extended hour about lighting left on. Three representations have been made to this application from properties nearest the site raising the issue that residents should be given some respite from the general noise and activity that is generated on the site during the hours of 07:00 to 23:00.
42. Whilst this has been taken into consideration, it is considered that the issues that arose from the first trial period have been overcome with the current mitigation measures, including closing to customers at 23:00 hours. This is also demonstrated by the reduction in the number of complaints during the trial year and officer observations.
43. Two EV spaces were approved in January 2026 in the spaces available to customers during the extended hour. The permission was implemented in March, but in breach of the approved layout 3 of the spaces became EV charging bays and a green pillar box installed in front of the fourth.
44. Officers observed some confusion during this time with some customers appearing reluctant to park in the EV spaces, or EV owners removing cones on cordoned off space. When this was raised with the applicants, the approved layout was implemented and the applicant has provided a revised site management plan that states all EV charging spaces will only be available and advertised as being available between 07:00 to 23:00 hours. This is considered to be an acceptable solution.
45. Paragraph 55 of the National Planning Policy Framework makes clear that planning conditions should be kept to a minimum, and, in respect of every condition under

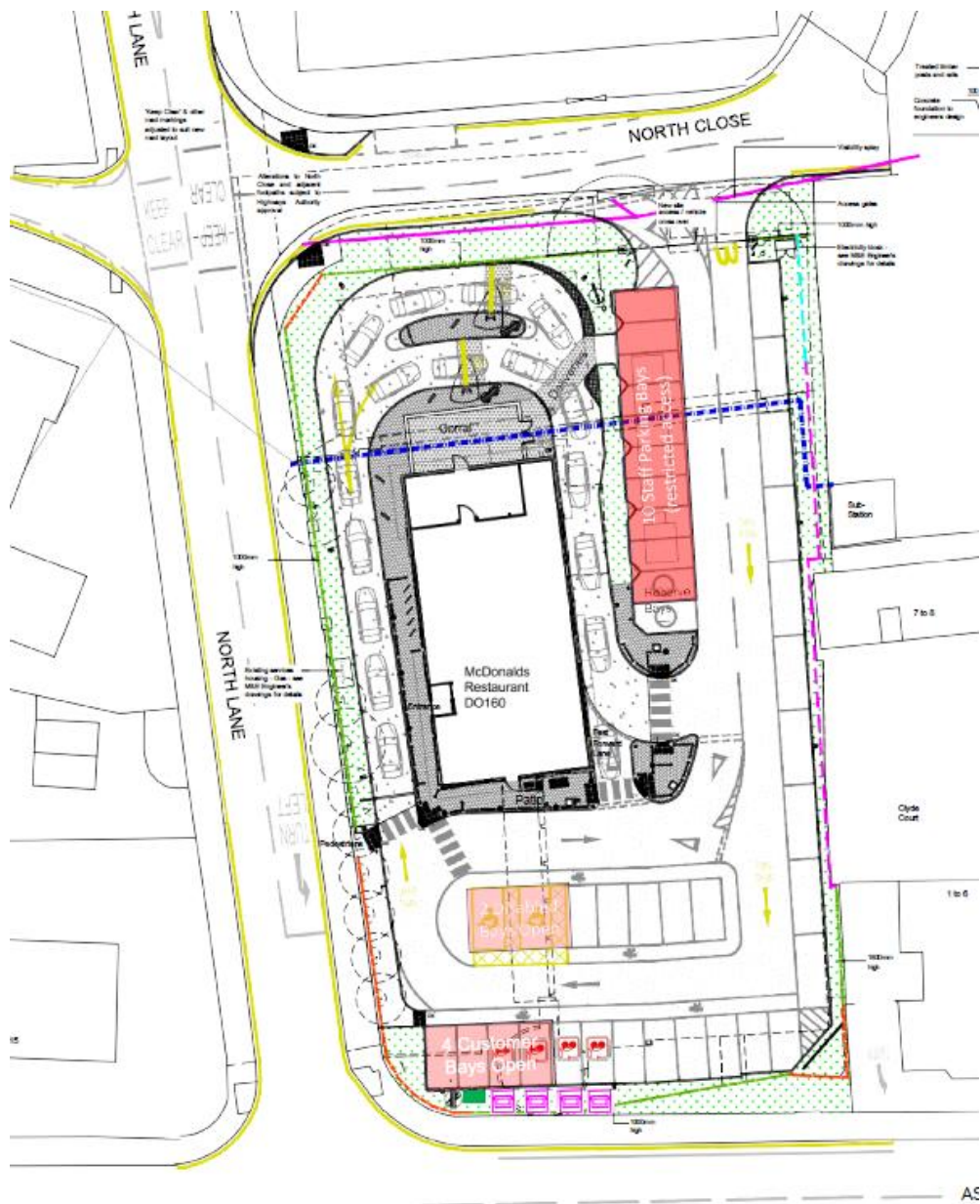
consideration, only used where they satisfy the following 6 tests

- necessary;
- relevant to planning;
- relevant to the development to be permitted;
- enforceable;
- precise; and
- reasonable in all other respects.

46. Further temporary permissions are not precluded by Government Practice Guidance, however, there is little change in the mitigation measures proposed in the current application, and therefore it would not be reasonable to grant permission for a further temporary period, given the results of the trial period and consistent application of the mitigation measures. Additional conditions that no building maintenance vehicles are permitted on site before 07:00, and that litter bins are not moved around the site before 07:00 or after 23:00 are recommended.
47. A mechanism is also proposed to allow the Site Management Plan to be reviewed at the request of either the applicant or the Council, ensuring that any future operational issues can be addressed in a proportionate and responsive manner.

Conclusion

48. Whilst the concerns of nearby residents regarding the cumulative impact of activity associated with the restaurant are acknowledged, it is considered that the evidence from the trial period demonstrates that the issues experienced during the earlier temporary permission have been satisfactorily addressed. Subject to conditions securing compliance with the Site Management Plan, Parking Management Plan and additional controls relating to building maintenance vehicles and litter bin movements, the proposed operating hours are not considered to result in unacceptable harm to the residential amenity of neighbouring occupiers.
49. Subject to conditions, the proposed extension of the customer opening hours would not result in harm to neighbouring amenity by way of noise or light pollution and any impacts are adequately mitigated and the application provides safe and convenient access and a suitable parking layout for all potential users. The application therefore complies with Policies SS1, IN2, DE1 and DE10 of the Rushmoor Local Plan



Full recommendation:

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

- 1 The permission hereby granted shall be carried out in accordance with the following approved drawings. 6485-SA-8085-P302A, P304 C, 6485-SA8986-P205 B elevation plans and 206A floor plans, Sign type 8, 161444-DR-0002 rev P04, 0003 rev P06 and 0004 rev P03, MK MCD ALD 01 (Rev D), 161444-HYD-XX-XX_DR-TP-001 Rev P2 and 0200 rev P2 and D195408 rev 3.

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

- 2 The restaurant/takeaway/drive through uses hereby permitted shall not be open to customers outside the hours of 06:00 to 23:00. Notwithstanding any of the details hereby approved, the site shall be operated in accordance with Site Management Plan 1510 Rev A 30 June 2026 and Site Management Parking Plan P304A dated 22 May 2026. Any changes or updates to the Site Management Plan shall not be implemented unless prior written approval has been given by the Local Planning Authority.

The Site Management Plan hereby approved shall be subject to review as appropriate for as long as the additional morning operating hour is used at the site in order to respond positively as appropriate to any complaints concerning the additional morning operating hour that may arise, in consultation with the Local Planning Authority.

Reason - To safeguard the amenities of neighbouring occupiers and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 3 With the exception of the proposed acoustic fencing, the boundary treatment as shown in the approved plans shall be implemented in full and thereafter retained/maintained.

Reason - To ensure a satisfactory external appearance.

- 4 The external materials of the development hereby permitted shall be completed and retained as approved under application reference 16/00767/CONDPP dated 2 December 2016

Reason - To ensure satisfactory external appearance.

- 5 Provision shall be made for services to be placed underground. Notwithstanding the provisions of the Town and country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no overhead electricity, telecommunications or service lines shall be erected or placed above the ground of the site without the express written consent of the Local Planning Authority.

Reason - To ensure the development makes an adequate contribution to visual amenity.

- 6 The vehicle and cycle parking facilities shown on the approved site plans shall be completed and made ready for use (other than when the site management parking plan P304A is in

place) and shall thereafter be retained solely for parking purposes, to be used by the occupiers of, and visitors to, the development only.

Reason - In the interests of highway safety and residential amenity.

- 7 The landscaping scheme hereby approved shall be implemented in full and shall be retained unless prior written approval is given by the Local Planning Authority. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs or similar size and species to those originally required to be planted.

Reason - To ensure a satisfactory external appearance and comply with Policies NE3 (Trees and Landscaping) and NE4 (Biodiversity) of the Rushmoor Local Plan 2014-2032.

- 8 The drainage strategy for this site shall be implemented in accordance with the details shown on drawing number 161444-DR-0002 rev P04 and thereafter retained.

Reason - To reflect the objectives of Policy NE6 of the Rushmoor Local Plan (2014-2032).

- 9 The lighting strategy for this site shall be implemented in accordance with drawing number D-195408 rev 3 and the details of streetlighting columns and LUMA luminaires and thereafter maintained/retained.

Reason - In the interests of visual and residential amenity.

- 10 The plant and machinery hereby approved shall be installed in accordance with the noise levels and mitigation measures as set out in the Environment Noise Assessment and supplementary Environment Noise Information prepared by Peter Ashford of Acoustic Associates South West Ltd dated 13 October 2015 and 4 April 2016 and thereafter retained in accordance with these approved details.

Reason - To protect the amenity of neighbouring occupiers.

- 11 Means of suppressing and directing fumes and smells from the premises shall be installed in accordance with the details approved under application reference 16/00738/CONDPP dated 14 December 2016 and thereafter maintained/retained.

Reason - To protect the amenity of neighbouring occupiers.

- 12 Deliveries and refuse collections to/from the premises shall only take place between the hours of 8am and 9pm.

Reason - To protect the amenity of neighbouring occupiers.

- 13 No service or maintenance of the building shall take place before 7am.

Reason - In the interests of protecting amenity of nearby residential properties

- 14 No litter bins shall be moved around the parking area between the hours of 6am to 7am or after 11pm.

Reason - To protect the amenity of neighbouring occupiers

- 15 The acoustic fencing shown on the approved plans shall be retained and maintained in accordance with these details and as approved under application reference 16/00745/CONDPP dated 2 December 2016 for the duration of the operational life of the premises.

Reason - To protect the amenity of neighbouring occupiers.

- 16 Unless shown on the approved plans no display or storage of goods, materials, plant, or equipment shall take place other than within the buildings.

Reason - To ensure the development makes an adequate contribution to visual amenity.

- 17 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 amenity of neighbouring occupiers.

- 18 Notwithstanding the details shown on drawing number 6485-SA-8986-P205 B, the first-floor windows in the east elevation shall be obscurely glazed to a minimum height of 1.7 metres above the internal floor level and so retained thereafter.

Reason - To protect the amenity of neighbouring occupiers.

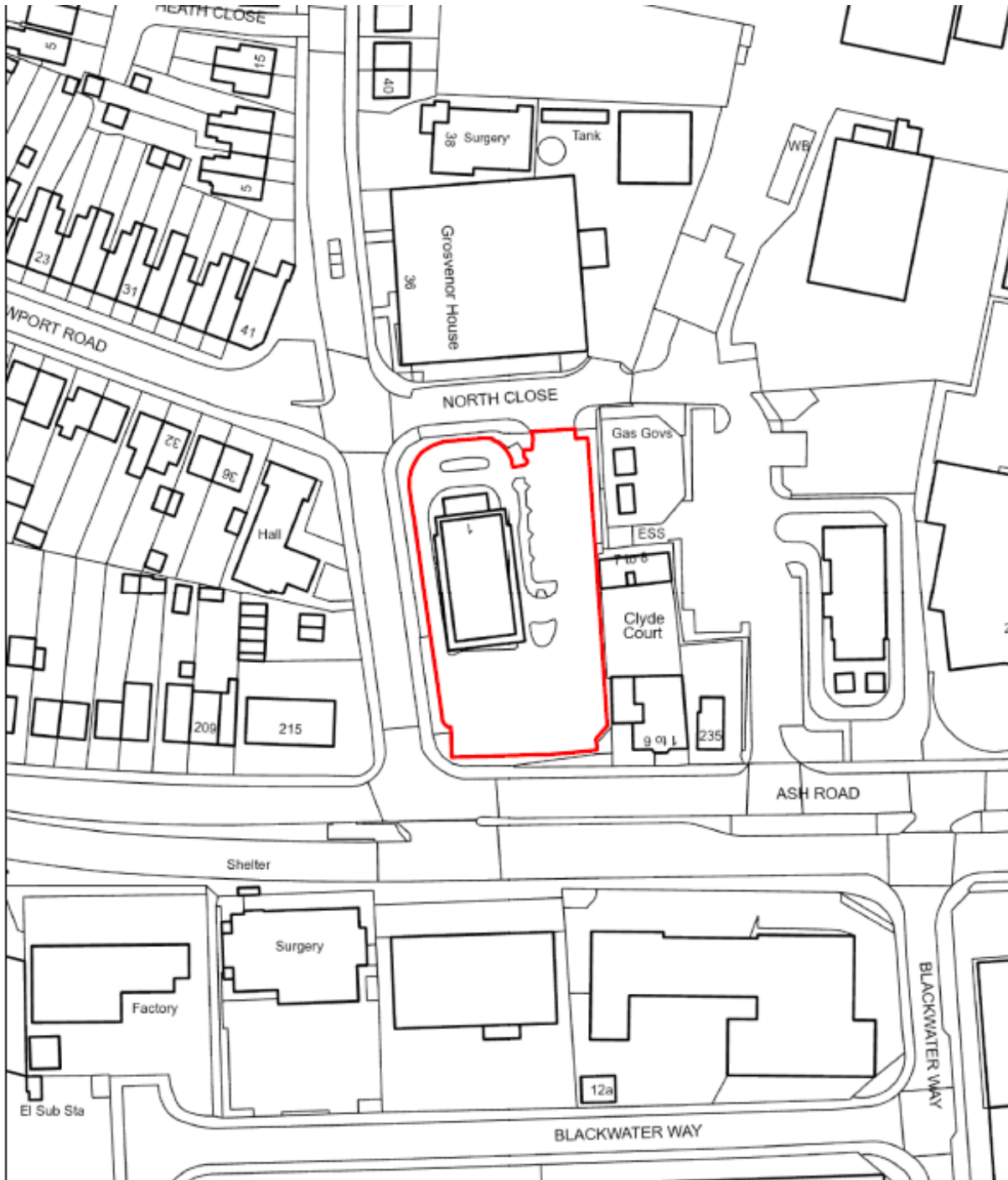
INFORMATIVES

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. **INFORMATIVE** - The Council has granted permission because it is considered that the proposed development would have an acceptable impact on the amenity of the adjacent and nearby residential occupiers, and would have an acceptable impact on the safety of the local highway network and in this regard the application complies with Policies DE1, DE10 and IN2 of the Rushmoor Local Plan.

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

3. **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

- 4 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.

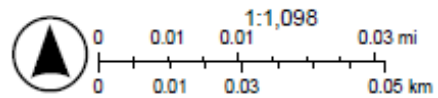


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Planning Application

Building

- Buildings
- <all other values>



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Site Management Plan

McDonald's Restaurant, 225 Ash Road, Aldershot GU12 4DD

30th June 2026 Reference 1510 Rev A

This Site Management Plan has been submitted in support of an application which seeks planning permission to develop land without compliance with Condition 1 of Planning Permission: to enable the restaurant to operate between the hours of 06:00 to 07:00; seven days a week. We have no plans to apply for extension beyond 23:00 and are focused solely on the hours of 06:00 – 07:00 trading.

The operator will use all reasonable endeavours to ensure that the provisions contained within this Management Plan are adhered to at all times.

1. Customer and Parking Management

Public parking for the vast majority of parking spaces will be cordoned off during the extended hours of operation (i.e. 06:00 – 07:00), with the exception of the four most south-westerly bays on-site and two disabled bays, as displayed on site map. These bays will remain in use by customers during the extended hours, to ensure that vehicles may exit the drive-thru and park whilst waiting to collect their orders and prevent cars from idling in the drive-thru lane unnecessarily.

As for staff parking, ten of the parking bays immediately adjacent to the drive-thru may be used exclusively by staff during the extended hours – any staff parking in these spaces will be parked in advance of 06:00 and staff starting after this time will use these spaces only. The spaces allocated have been detailed on the map, no other spaces will be used for staff parking. When parking staff will keep noise to a minimum, ensuring doors will not be slammed shut.

The parking map is currently being updated to include the additional EV chargers recently installed, moving to four charger when we previously had two. The addition of chargers will not change the parking layout and the parking management plan. During trading hours of 6am – 7am the charging spaces can be used for customer parking as well as charging. The chargers will not be in use between 6am – 7am, they will only be in use between the hours of 07:00 – 23:00. Additionally the car park barrier

will be in place from 23:00 – 06:00 so the chargers can only be used during trading hours.

Cones will be placed in the car park in order to prevent parking in these spaces at 23:00 to avoid any noise between 23:00 – 06:00. The cones remain in place to ensure that vehicles do not park in these spaces between 06:00 – 07:00.

The senior management team will review the CCTV on a regular basis to ensure the parking system is correct on all shifts and to check that any issues are noted in the incident log book.

In addition, staff will open the existing access barrier into the Site at 06:00, to ensure that all customer cars do not enter the site before 06:00. Staff will also manage the barrier to allow staff entry prior to 06:00. Staff parking bays of up to ten vehicles will be in place prior to 06:00 open.

Food Delivery services would start at 07:00, during 06:00 – 07:00 the restaurant would be open for Eat In, Take Out and Drive Thru customers only.

2. The Customer Order Display (COD) Unit

The COD unit has the ability to be set to the lower nighttime setting which automatically reduces the speaker volume from a set time of day. The COD will be programmed to reduce from Level 10 to Level 7 at 6am each morning. The restaurant management can provide the Council with evidence of the COD's reduction in noise output, if required.

The COD units will be programmed to automatically turn on at 06:00 and turn off at 23:00.

3. Conflict Avoidance Training

All McDonald's managers are required to complete conflict management awareness courses, managed by Maybo, the leading UK trainer in Conflict Management and certified by the Security Industry Authority (SIA). The training ensures that managers can deal effectively with any problems faced with by customers. All new shift managers undertake an online module which ensures that staff are able to deal more efficiently with any potential anti-social behaviour.

The staff Training Log can be supplied to the Council, upon request.

4. Security Measures

An internal intercom system is already in existence within the store which can be used to deter anti-social behaviour. The internal and external CCTV cameras are monitored by a third party, and they intervene via the intercom system by explaining that the offenders should leave the premises

otherwise emergency services will be called. The cameras will help to monitor any issues which may arise in respect of anti-social behaviour or littering, and they can record effectively any car registration plates which may be associated with any anti-social behaviour. The presence of CCTV discourages such behaviour taking place.

5. Lighting Strategy

All lighting of the Site will be operated in accordance with existing permission(s). External lighting will have a phased switch on, at 06:00 the fence post lighting will be turned on and at 6.30am the signage lights will be turned on, these will be set to automatically come on at this time and also automatically turn off at 11pm. For security reasons, internal lighting will remain in use during the opening period, at the restaurant's discretion. Top Dining Area would remain closed until 07:00 as part of the phased light strategy.

6. Signage

There is signage located around the car park, around the drive-thru and inside the restaurant, requesting that customers should be respectful of neighbours and keep noise to a minimum when leaving the premises. Signage will be maintained on-site as long as the restaurant remains in use.

7. Waste Collections

Waste collections from the Site will not take place before 8am on any day. Restaurant staff will not move waste bins or complete any cleaning outside within the Site before 7am to ensure that any risk of noise impact is mitigated.

8. Complaints Log Procedure

Any incidents of anti-social behaviour or other crime and disorder issues will be recorded within an Incident Logbook which will be regularly monitored, reviewed and where necessary, action can take place.

The senior management team will review the CCTV on a regular basis to ensure the parking system is correct on all shifts and to check that any issues are noted in the incident log book.

A soft copy of the logbook will be shared with Council, upon request, in phases to provide updates on how anti-social behaviour is addressed, if it occurs.

The restaurant management team will work closely with the police on all crime and disorder, anti-social behaviour and premises licensing issues. Residents near the site will be able to contact the store directly, either by phone 01252 330313 or email 01510@uk.mcd.com, in order to establish a point

of contact for community members to report any issues, concerns or feedback.

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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	David Stevens
Application No.	26/00333/RBCRG3
Date Valid	24th June 2026
Expiry date of consultations	23 rd July 2026
Proposal	Retention of 58-space hard surfaced pay & display car park operational 24 hours a day, 7 days a week
Address	Kings Moat Car Park Westmead Farnborough
Ward	Empress
Applicant	Rushmoor Borough Council
Agent	-
Recommendation	Planning permission be Granted .

Description

The Council-owned Kings Moat pay-and-display car park is located within Farnborough Town Centre. It contains 58 parking spaces including 3 disabled bays and operates 24 hours a day, 7 days a week. The vehicular entrance and exit is off the public highway at Westmead, opposite the Asda Supermarket service yard. The car park is situated adjacent to the Dukes Court flats to the north-west, the site of the former Farnborough Leisure Centre to the west, Farnborough Library to the south, and the Iceland Food Store to the east.

A succession of temporary permissions have been granted for the use of the site as a car park between 2007 (07/00737/RBC3PP) and 2023 (23/00186/FULPP). The 2023 permission allowed the use of the car park for a further 3 years, terminating on the 27 April 2026. However, overall, the land has been used continuously as a pay & display car now for 19 years.

The current proposal seeks permission for the permanent retention of the pay and display car park on a 24-hour basis; or until such time as the land is re-developed as part of the Farnborough Civic Quarter re-development.

Consultee Responses

RBC Regen. Team No comments received.

Neighbours notified

In addition to posting a site notice and press advertisement, 30 individual letters of notification were sent to all flats in Dukes Court, Farnborough Library and 96, 96A, 98 & 98a Queensmead, being the adjoining properties to the site and its access. The neighbour notification period in this respect expires on 16 July 2026; i.e. the day after the Committee meeting.

Neighbour comments

At the time of writing this report no comments have been received. An update will be provided at the meeting.

Policy and determining issues

The site is located within Farnborough Town Centre just outside the shopping core; and situated within an area allocated in the Local Plan for redevelopment. As such policies SS1 (The Spatial Strategy), SP2 (Farnborough town centre), SP2.3 (Farnborough Civic Quarter), IN2 (Transport), DE1 (Design in the Built Environment), DE6 (Open Space, Recreation and Leisure) of the adopted Local Plan 2014-2032 are relevant. The Council's Car and Cycle Parking Standards SPD, Farnborough Town Centre SPD, Civic Quarter SPD, and National Planning Policy Framework and Planning Practice Guidance are also relevant in the determination of this application.

Public Sector Equality Duty (PSED) : s149 of the Equality Act 2010 requires all public authorities to “*have due regard to*” (a) the need to eliminate discrimination, harassment and victimisation; (b) advance equality of opportunity; and (c) foster good relations between people with protected characteristics and those without as an essential element of their decision-making, which includes the consideration and determination of Planning Applications. ‘Protected characteristics’ are: age, disability, gender re-assignment, marriage/civil partnership, pregnancy/maternity, race, religion/belief, sex and sexual orientation. In the context of the current planning application it is considered that the primary PSED consideration that is identified is the need to have due regard to access for people with disabilities within the proposed development. In this respect, the car park provides 3 dedicated mobility parking spaces and is generally situated in a position providing convenient parking for the library and to the town centre without the need for roads to be crossed.

The main determining issues are considered to be:- 1. Principle; 2. Visual Impact; 3. Impact on neighbours; and 4. Highway considerations.

Commentary

Principle –

The application site is land allocated by Local Plan Policy SP2.3 for the development of the ‘Farnborough Civic Quarter’, for which the Council’s Development Management Committee resolved to grant outline planning permission subject to a s106 agreement and conditions at their 22 February 2023 meeting; 22/00193/OUTPP refers. In this respect, along with the Iceland building, the car park is identified as being Plot C within the proposed re-development.

The Kings Moat Car Park continues to be very popular with town centre shoppers and visitors to the library, and is particularly popular for customers that have mobility issues, as they do

not need to cross busy highways to gain access to the town centre. Even though the land forms part of the proposed Civic Quarter re-development it therefore makes no sense to cease the car parking use until the land is needed for the implementation of the relevant part of the proposed Civic Quarter re-development. Whilst it is now proposed to continue the use of the application site as a car park on a permanent basis, thereby avoiding the necessity for triennial renewals of temporary permission, it is considered that this is appropriate and that doing so would not prejudice the delivery of the wider Civic Quarter scheme and future redevelopment of the site when required. In this respect, the site is owned by the Council and prejudice to future development proposals usually arises when land is built on. However the application site in this case remains an open use of land. In the meantime, the retention of the car park continues to make the best use of the land and, indeed, to provide useful public parking adjacent to the Town Centre at a time when the nearby Queensmead Car Park has recently been taken out of use to be re-developed as the new Farnborough Pools & Fitness Centre.

On this basis it is considered that the proposed retention of the car park use on a permanent basis is compatible with the objectives of, and accords with, Local Plan Policy SP2.3 and the Farnborough Civic Quarter SPD. The proposal is therefore considered acceptable in principle.

2. Visual Impact -

The application land was previously used as public amenity land, albeit largely comprising a hard-surfaced concrete slab paved thoroughfare. The car parking use of this land necessitated the replacement of the concrete slabs with tarmac and the formation of the vehicular access, provision of signage and ticket machines etc. Nevertheless, this and the use of the land for parking purposes is not considered to have resulted in material harm to the visual character and appearance of the town centre area. Indeed, use of land in the vicinity of the town centre for parking is not considered to be at all unusual or unexpected. Whilst it is usual for temporary planning permissions to require reinstatement of the land once the use ceases, it has not been considered necessary to require the reinstatement of the land to its former condition in the circumstances of this particular case. It is considered that the same consideration applies in respect of the current proposed permanent retention until such time as the Council wishes to proceed with the Civic Quarter proposals in that event the land would simply be re-developed in any event.

3. Impact on neighbours -

The closest residents are on the upper floors of Dukes Court, located some 5 metres to the north of the site at the nearest point. The proposal seeks to continue the use of the car park on a 24 hour basis, 7 days a week. The car park has operated in such way since 2014 (i.e. a period of 12 years) without complaint. As a result, it is considered that the continued use of the car park in such way would not result in undue harm to the adjoining residential occupiers, in accordance with Policy DE1 of the Local Plan.

4. Highway considerations –

The access and egress arrangements for the car park remain as previously approved and have not given rise to any undue impacts on the safety and convenience of highway users. As a result, the proposal is considered acceptable in highways terms.

Conclusions –

The Kings Moat car park continues to be is an acceptable use of the land serving visitors to the town centre in advance of the re-development as part of the Civic Quarter scheme. The granting of a permanent planning permission at this juncture is not considered to conflict with the Council's long-term objectives for this part of Farnborough town centre, and does not have a harmful visual impact upon the character of the area, upon residential amenity, or highway safety. Therefore, the proposals are considered acceptable having regard to Policies SP2, SP2.3, IN2 and DE1 of the Rushmoor Local Plan (2014-2032) and the Council's adopted Car and Cycle Parking Standards SPD.

Full Recommendation

It is recommended that **SUBJECT** to no new and substantial objections being received before the expiry of the period of neighbour notification expiring on 16 July 2026 that the Executive Head of Property & Growth, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following condition and informatives:-

1. The permission hereby granted shall remain in accordance with the following approved drawing – PARKING LAYOUT DWG KMoatCP_17.

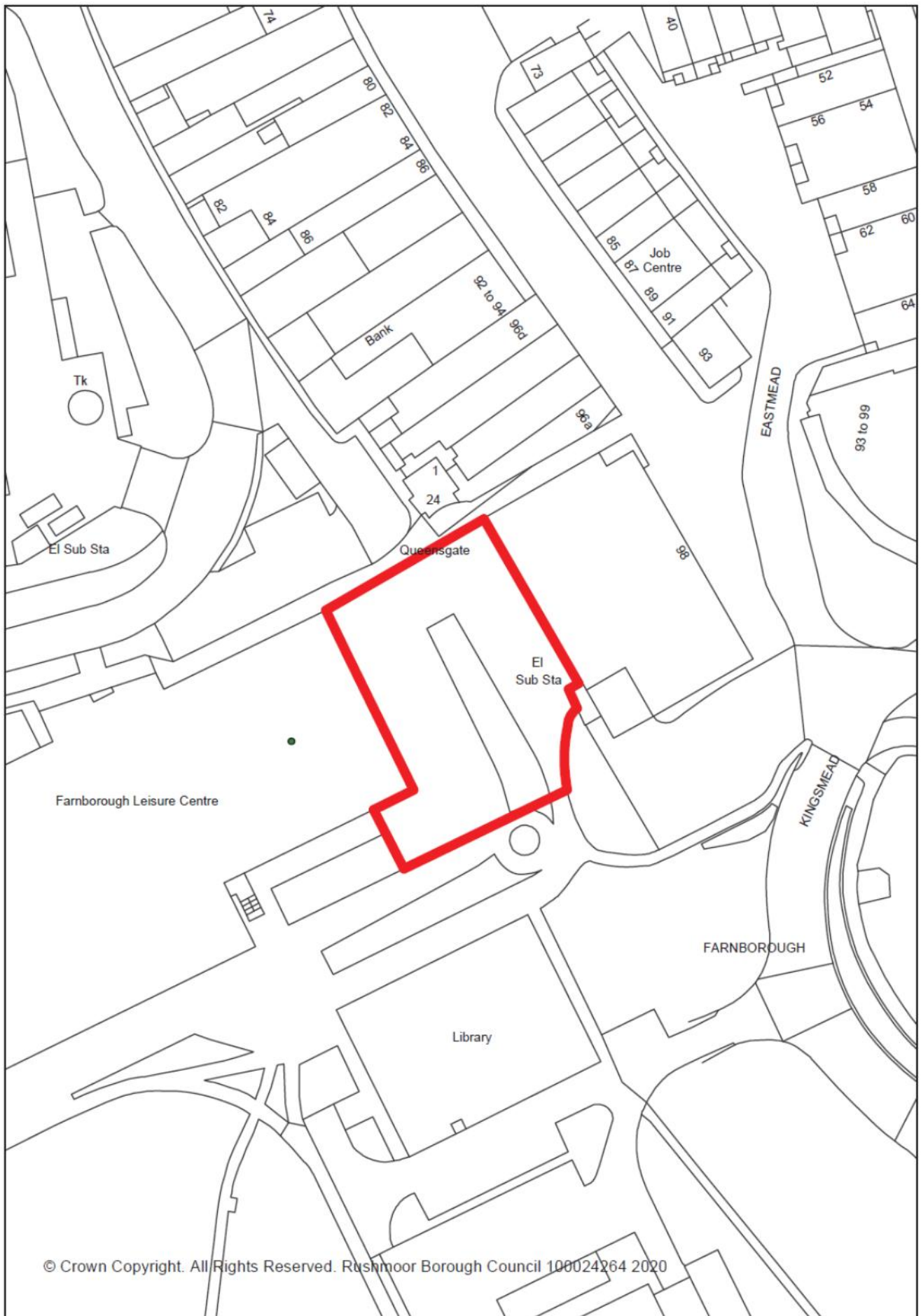
Reason - To ensure the development continues in accordance with the permission granted.

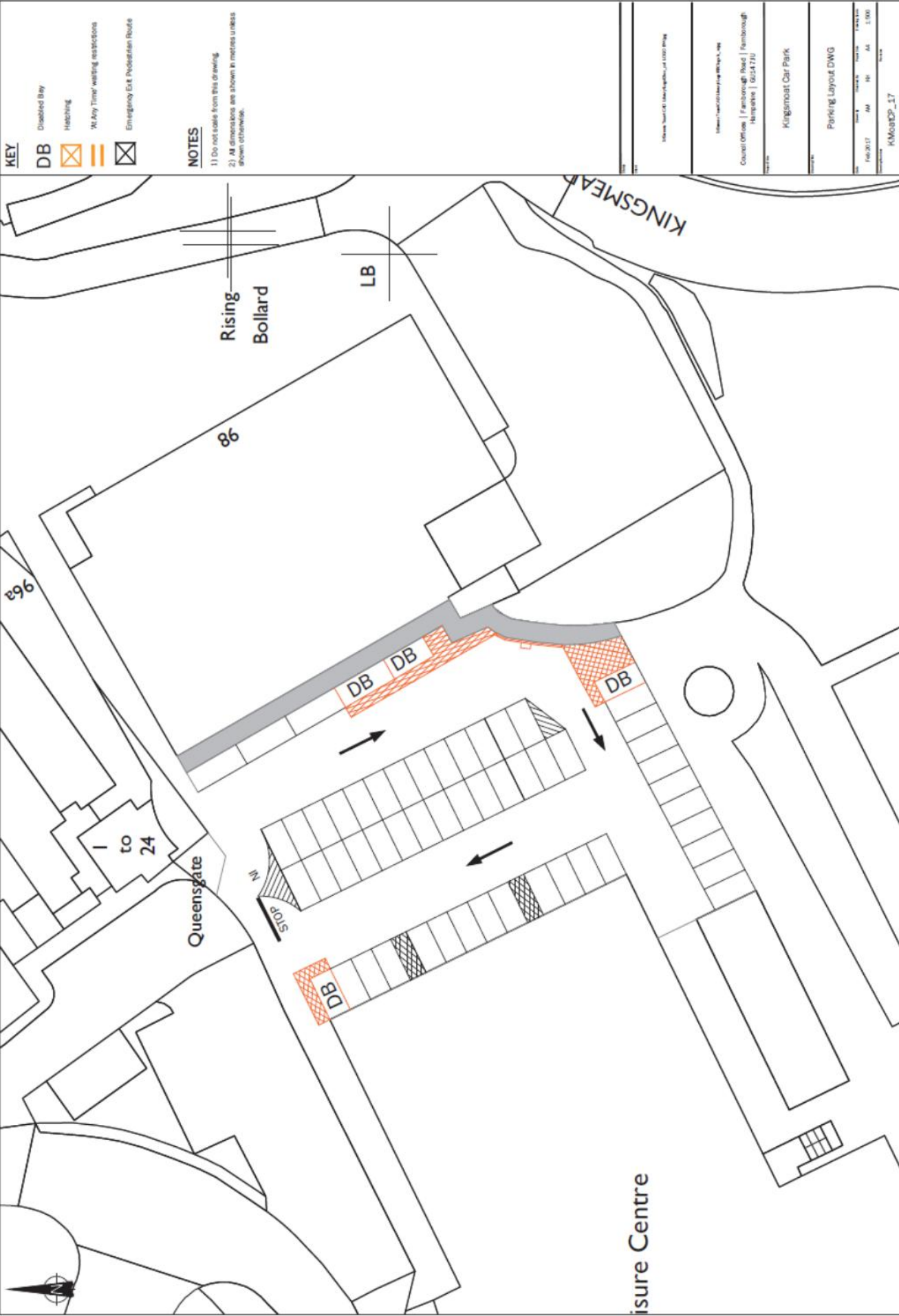
Informatives:

1. **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted permission because the development is considered to be an acceptable short-term measure to provide car parking to serve the town centre in advance of the redevelopment of the site and is not considered to conflict with the Council's long-term objectives for this part of Farnborough town centre. Therefore, the proposals are considered acceptable having regard to Policies SP2, SP2.3, IN2 and DE1 of the adopted Rushmoor Local Plan (2014-2032) and the Council's adopted Car and Cycle Parking Standards SPD.

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, that 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.

2. **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.





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	25/00217/FULPP	Ward: Knellwood
Applicant:	Farnborough College of Technology	
Decision:	Permission Granted	
Decision Date:	12 June 2026	
Proposal:	Erection of thirteen air source heat pumps and two water source heat pumps to the northern side of the Main Building	
Address	Farnborough College Of Technology Boundary Road Farnborough Hampshire GU14 6SB	

Application No	25/00584/FULPP	Ward: St Mark's
Applicant:	Mr and Mrs Swain	
Decision:	Permission Granted	
Decision Date:	05 June 2026	
Proposal:	Erection of a single storey rear extension, extension of roof to facilitate a loft conversion with a dormer within the rear roof slope and 3 roof lights in the front roof slope, erection of new porch roof and erection of outbuilding	
Address	23 Morris Road Farnborough Hampshire GU14 6HJ	

Application No	26/00090/CONDDP	Ward: Knellwood
Applicant:	Mr Oliver Alexander	
Decision:	Permission Granted	
Decision Date:	26 June 2026	
Proposal:	Submission of details pursuant to Condition No.16 (Parking for emergency vehicles) of planning permission 25/00058/REVPP dated 16 May 2025 for Demolition of existing garage and partial demolition of existing front boundary walls and erection of two storey side extensions to 7 and 10 Church Circle, single storey side extension to 8 Church Circle and a part single part two storey link extension with alterations to access, parking and front boundary walls	
Address	Park View Residential Home 7 - 10 Church Circle Farnborough Hampshire GU14 6QH	

Application No	26/00111/FULPP	Ward: Manor Park
Applicant:	The Arch Company Properties Limited	
Decision:	Permission Granted	
Decision Date:	18 June 2026	
Proposal:	Change of use from nil-use to mixed commercial, retail and storage use (sui generis), and associated retention of mobile structures and generator (Retrospective)	
Address	Storage Land East Station Road Aldershot Hampshire	

Application No	26/00122/FULPP	Ward: Empress
Applicant:	Dr. Deepak Goyal	
Decision:	Permission Granted	
Decision Date:	25 June 2026	
Proposal:	Erection of two-storey front, side and rear extensions and a single-storey side extension with alterations to roof including insertion of two rear dormer windows along with changes to the fenestration and demolition of existing detached garage and erection of a two-storey garage with ancillary room behind	
Address	Robins End 24 Revelstoke Avenue Farnborough Hampshire GU14 8NQ	

Application No	26/00134/FULPP	Ward: Aldershot Park
Applicant:	Mr Harjinder Sangera	
Decision:	Permission Granted	
Decision Date:	24 June 2026	
Proposal:	Single storey rear extension following demolition of existing conservatory and kitchen extension. New side window to dining room. (Amended Plans to show changes in footprint)	
Address	192 Lower Farnham Road Aldershot Hampshire GU12 4EN	

Application No	26/00191/FULPP	Ward: Aldershot Park
Applicant:	Mr Shafqat Ullah Humayun	
Decision:	Permission Granted	
Decision Date:	02 July 2026	
Proposal:	Erection of a single storey front extension	
Address	130 Morland Road Aldershot Hampshire GU11 3SG	

Application No	26/00195/FULPP	Ward: Aldershot Park
Applicant:	Mr Hashem Ahmed Khan	
Decision:	Permission Granted	
Decision Date:	23 June 2026	
Proposal:	Erection of a single storey front extension and a single storey side and rear extension	
Address	132 Morland Road Aldershot Hampshire GU11 3SG	

Application No	26/00197/TPO	Ward: West Heath
Applicant:	Mrs Kathy Williams	
Decision:	Permission Refused	
Decision Date:	05 June 2026	
Proposal:	Remove one Oak as per submitted application form (part of group G1 of TPO 121A)	
Address	6 Stuart Close Farnborough Hampshire GU14 8PW	

Application No	26/00210/FULPP	Ward: Wellington
Applicant:	C/o Agent	
Decision:	Permission Granted	
Decision Date:	18 June 2026	
Proposal:	Removal of an existing fuel pump, creation of charging zone, erection of EV chargers, sub-station enclosure, LV panel, meter cabinet and associated works.	
Address	Service Station 5 Westgate Aldershot Hampshire GU11 1WG	

Application No	26/00213/FULPP	Ward: Knellwood
Applicant:	Mrs Rekha Maharaj	
Decision:	Permission Granted	
Decision Date:	24 June 2026	
Proposal:	Use of premises as a 4 bedroom dwellinghouse	
Address	145 Alexandra Road Farnborough Hampshire GU14 6RR	

Application No	26/00214/TPOPP	Ward: St Mark's
Applicant:	Ms Gabrella Roma	
Decision:	Permission Granted	
Decision Date:	22 June 2026	
Proposal:	T1 Oak as per submitted plan, reduce overhang lateral branches by no more than 4 metres to appropriate growth points. T3 Oak reduce lateral limbs growing over the building by no more than 4 metres to appropriate growth points. T4, T5, T6 & T7 3 Oaks and 1 Yew crown lift to no more than 5 metres from ground level. Remove T8 Supressed Oak. Remove T9 Mature Oak. T10 Oak crown lift to no more than 5 metres from ground level. Remove T11 Oak. Remove T12 Supressed Oak. T13 Oak reduce over extended lateral limbs growing over the boundary by no more than 4 metres to appropriate growth points. T2 Oak no work required. All trees are within group G1 of TPO 366	
Address	Land Affected By TPO 366 - At Yeovil Close And Bruntile Close And Pegasus Court Rivers Close Farnborough Hampshire	

Application No	26/00217/FULPP	Ward: Knellwood
Applicant:	Mr Oliver Alexander	
Decision:	Permission Granted	
Decision Date:	02 July 2026	
Proposal:	Removal of a dormer window	
Address	Park View Residential Home 7 - 10 Church Circle Farnborough Hampshire GU14 6QH	

Application No	26/00221/FULPP	Ward: St John's
Applicant:	Mr Neville Tubuoh	
Decision:	Permission Granted	
Decision Date:	11 June 2026	
Proposal:	Erection of single-storey rear and side extensions, and loft conversion including the erection of a rear dormer and installation of two front rooflights	
Address	4 Melrose Close Farnborough Hampshire GU14 9US	

Application No	26/00224/REVPP	Ward: St John's
Applicant:	Mr and Mrs Cheeseman	
Decision:	Permission Granted	
Decision Date:	18 June 2026	
Proposal:	Variation of condition 3 (approved drawings) of planning permission 25/00656/FULPP for a single storey rear extension and flue, to allow the depth of the extension to be 6m from the main rear elevation	
Address	20 Nightingale Close Farnborough Hampshire GU14 9QH	

Application No	26/00226/TPOPP	Ward: West Heath
Applicant:	Mr Mclean	
Decision:	Permission Granted	
Decision Date:	09 June 2026	
Proposal:	T006 Oak as per submitted plan (T1 of TPO 229V) crown reduce by no more than 1.5 metres to suitable growth points and crown lift to a height of no more than 4 metres from ground level also remove deadwood greater than 25mm in diameter	
Address	12 Douglas Place Farnborough Hampshire GU14 8PE	

Application No	26/00227/FULPP	Ward: Cherrywood
Applicant:	Jennifer Ashton	
Decision:	Permission Granted	
Decision Date:	24 June 2026	
Proposal:	Proposed facade alterations and garage conversion	
Address	1 Scholars Walk Farnborough Hampshire GU14 8UL	

Application No	26/00229/TPOPP	Ward: St John's
Applicant:	Ms Janet Richardson	
Decision:	Permission Granted	
Decision Date:	09 June 2026	
Proposal:	One Pine T1 on submitted plan (part of group G11 of TPO 358V) remove lowest limb nearest property and crown reduce by no more than 3 metres	
Address	32 The Birches Farnborough Hampshire GU14 9RP	

Application No	26/00237/COND	Ward: Empress
Applicant:	Rushmoor Borough Council	
Decision:	Conditions details approved	
Decision Date:	23 June 2026	
Proposal:	Submission of details pursuant to Condition Nos. 4 (Levels Details), 13 (Site Investigation), 17 & 18 (Surface & Foul Water Drainage Details) and 21 (Construction Environmental Management Plan) of planning permission 25/00583/FULPP dated 20 April 2026	
Address	Proposed New Farnborough Leisure Centre Queensmead Car Park Kingsmead Farnborough Hampshire	

Application No	26/00238/TPOPP	Ward: Fernhill
Applicant:	Mrs Twigg	
Decision:	Permission Granted	
Decision Date:	09 June 2026	
Proposal:	One Yew T1 on submitted plan (T2 of TPO 299V) reduce canopy using suitable growth points to create no more than 2 metre clearance from the property. Reduce lower canopy on North ,East and South aspects by no more than 1 metre using suitable growth points to reduce weight loading on over extended sections	
Address	Manor Lodge North Fernhill Lane Blackwater Camberley Hampshire GU17 9HA	

Application No	26/00239/FULPP	Ward: St Mark's
Applicant:	Mr & Mrs D Kahkonen	
Decision:	Permission Granted	
Decision Date:	05 June 2026	
Proposal:	Demolition of detached garage and erection of a single storey side/rear extension	
Address	100 Osborne Road Farnborough Hampshire GU14 6AS	

Application No	26/00242/FULPP	Ward: Wellington
Applicant:	Mr Rajesh Sampathkumar	
Decision:	Permission Granted	
Decision Date:	23 June 2026	
Proposal:	Replacement of existing soft landscaping (plants/soil) with a resin-bound water-permeable surface on a small parcel of the front garden	
Address	5 Kempt Lane Wellesley Aldershot Hampshire GU11 4AU	

Application No	26/00243/TPOPP	Ward: Fernhill
Applicant:	Mr Chris Davis	
Decision:	Permission Granted	
Decision Date:	15 June 2026	
Proposal:	Remove one leaning Birch tree as per submitted plan (part of group G10 of TPO 357V)	
Address	33 The Potteries Farnborough Hampshire GU14 9JR	

Application No	26/00244/FULPP	Ward: Knellwood
Applicant:	Mr Nic Belcher	
Decision:	Permission Granted	
Decision Date:	02 July 2026	
Proposal:	Conversion of garage to a habitable room and erection of porch to front elevation	
Address	6 Whitby Close Farnborough Hampshire GU14 6TR	

Application No	26/00246/FULPP	Ward: Rowhill
Applicant:	Mr & Miss Benjamin & Hollie Sargent & N	
Decision:	Permission Granted	
Decision Date:	19 June 2026	
Proposal:	Erection of a single storey rear extension and erection of a detached garage	
Address	244 Weybourne Road Aldershot Hampshire GU11 3NF	

Application No	26/00247/FULPP	Ward: Manor Park
Applicant:	Mr Yogesh Rai	
Decision:	Permission Granted	
Decision Date:	25 June 2026	
Proposal:	Proposed installation of replacement shop front and fitting of external roller shutter	
Address	145 Victoria Road Aldershot Hampshire GU11 1JW	
Application No	26/00252/FUL	Ward: Knellwood
Applicant:	Mr John Christensen	
Decision:	Permission Granted	
Decision Date:	11 June 2026	
Proposal:	Erection of a single storey rear extension	
Address	8 Sycamore Road Farnborough Hampshire GU14 6PG	
Application No	26/00254/FULPP	Ward: Rowhill
Applicant:	Mr and Mrs Jamieson	
Decision:	Permission Granted	
Decision Date:	25 June 2026	
Proposal:	Erection of a two storey side extension following demolition of a garage and associated external alterations to the existing dwelling	
Address	57 Rowhill Avenue Aldershot Hampshire GU11 3LP	
Application No	26/00255/REXPD	Ward: Manor Park
Applicant:	Mrs Bishnu Rana	
Decision:	Prior Approval Required and Granted	
Decision Date:	15 June 2026	
Proposal:	Erection of a single storey rear extension measuring 5.7 metres from the rear wall of the property, 2.8 metres to the eaves and 2.8 metres overall height	
Address	96 St Georges Road Aldershot Hampshire GU12 4LJ	

Application No	26/00256/TPOPP	Ward: Fernhill
Applicant:	Mr Attila Czegledy	
Decision:	Permission Granted	
Decision Date:	16 June 2026	
Proposal:	T1 Oak as per submitted plan closest to the house, reduce the crown by no more than 2 meters and remove any deadwood and lift canopy by removing epicormic growth from stem to no more than 7 meters from ground level. T2 Oak, reduce lateral limb going towards the house by no more than 3 meters and reduce the lower limbs going towards the garages/ parking area by no more than 3 meters and remove all deadwood. Both trees are part of group G27 of TPO 357V	
Address	24 The Potteries Farnborough Hampshire GU14 9JR	

Application No	26/00258/FULPP	Ward: Knellwood
Applicant:	Mr and Mrs Hodgson	
Decision:	Permission Granted	
Decision Date:	08 June 2026	
Proposal:	Erection of single storey side extension following demolition of existing garage	
Address	3 Manor Road Farnborough Hampshire GU14 7EX	

Application No	26/00262/FULPP	Ward: West Heath
Applicant:	Mr Yam Gurung	
Decision:	Permission Granted	
Decision Date:	08 June 2026	
Proposal:	Construction of single storey rear extension containing a ground floor bedroom with accessible shower facility	
Address	24 Stubbs Moor Road Farnborough Hampshire GU14 8RH	

Application No	26/00265/FULPP	Ward: Knellwood
Applicant:	Mr & Mrs Peter	
Decision:	Permission Granted	
Decision Date:	02 July 2026	
Proposal:	Replacement solid conservatory roof to existing rear conservatory	
Address	Easby 159 Sycamore Road Farnborough Hampshire GU14 6RF	

Application No	26/00268/TPOPP	Ward: St John's
Applicant:	Mrs Alex Shafii	
Decision:	Permission Granted	
Decision Date:	15 June 2026	
Proposal:	T1 Beech as per submitted plan (part of group G24 of TPO 358V) located in the rear garden, thin the inner canopy by no more than 20% and crown lift to no more than 4 metres above ground level and remove deadwood throughout the canopy	
Address	10 The Birches Farnborough Hampshire GU14 9RP	

Application No	26/00275/CONDPP	Ward: Wellington
Applicant:	Mr Jarrod Spencer	
Decision:	Permission Granted	
Decision Date:	03 July 2026	
Proposal:	Submission of details pursuant to Condition 7 (Balustrade) of listed building consent ref: 24/00504/LBCPP dated 11/04/2025.	
Address	Zone L - Neighbourhood Centre Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	26/00276/CONDPP	Ward: Wellington
Applicant:	Mr Jarrod Spencer	
Decision:	Permission Granted	
Decision Date:	03 July 2026	
Proposal:	Submission of details pursuant to Condition 5 (Materials) of listed building consent ref: 24/00504/LBCPP dated 11/04/2025.	
Address	Zone L - Neighbourhood Centre Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	26/00277/CONDPP	Ward: Wellington
Applicant:	Mr Jarrod Spencer	
Decision:	Permission Granted	
Decision Date:	03 July 2026	
Proposal:	Submission of details pursuant to Condition 5 (Materials) of reserved matters application ref: 24/00517/REMPP dated 11/04/2025.	
Address	Zone L - Neighbourhood Centre Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	26/00278/FULPP	Ward: Rowhill
Applicant:	Mr Fletcher	
Decision:	Permission Granted	
Decision Date:	26 June 2026	
Proposal:	Erection of a single storey side extension	
Address	25 Lansdowne Road Aldershot Hampshire GU11 3ER	

Application No	26/00279/FULPP	Ward: Rowhill
Applicant:	Mr Dane Lewington	
Decision:	Permission Granted	
Decision Date:	19 June 2026	
Proposal:	Demolition of conservatory and attached garage and erection of single storey rear extension, two storey side extension and front porch	
Address	63 Rowhill Avenue Aldershot Hampshire GU11 3LP	

Application No	26/00280/TPOPP	Ward: Fernhill
Applicant:	Mr Paul Coulton	
Decision:	Permission Granted	
Decision Date:	22 June 2026	
Proposal:	T1 Oak closest to the road as per submitted plan, crown reduction of no more than 2 metres. Six Oak trees (T1-6) as per submitted plan, (all trees are part of the group G4 of TPO 367V) epicormic shoots crown lifted to no more than 8 metres from ground level. Sever Ivy at base of trees and remove any dead wood	
Address	Land Affected By TPO 367V - On Land And Roads In And Around Back Lane Footpath Farnborough Hampshire	

Application No	26/00281/FULPP	Ward: West Heath
Applicant:	Mr N Hart	
Decision:	Permission Granted	
Decision Date:	19 June 2026	
Proposal:	Erection of a detached garage	
Address	134 Fernhill Road Farnborough Hampshire GU14 9DY	

Application No	26/00285/TPOPP	Ward: St Mark's
Applicant:	Mr Tony Williams	
Decision:	Permission Granted	
Decision Date:	22 June 2026	
Proposal:	One Oak (T1 of TPO 333) as per submitted plan, crown reduce by no more than 4 metres	
Address	61 Whites Road Farnborough Hampshire GU14 6PB	

Application No	26/00289/FULPP	Ward: Empress
Applicant:	Bruce Rathod	
Decision:	Permission Granted	
Decision Date:	26 June 2026	
Proposal:	Two storey rear extension, single storey rear extension. Raising of the ridge with side facing dormer and rooflights. Door and windows in side elevation	
Address	18 Union Street Farnborough Hampshire GU14 7QB	

Application No	26/00293/TPOPP	Ward: Empress
Applicant:	Laura Jeal	
Decision:	Permission Granted	
Decision Date:	01 July 2026	
Proposal:	Sycamore T1 on submitted plan (T11 of TPO 362) crown thin by no more than 15% and canopy lift to no more than 5 metres from ground level. Oak T2 (T10 of TPO 362) crown thin by no more than 15% and canopy lift to no more than 5 metres from ground level	
Address	31 Newton Road Farnborough Hampshire GU14 8BN	

Application No	26/00294/NMAPP	Ward: West Heath
Applicant:	Mr Rashid Ali	
Decision:	Permission Granted	
Decision Date:	05 June 2026	
Proposal:	NON MATERIAL AMENDMENT: Further amendments to fenestration and door of extensions approved by Planning Permission 23/00560/FULPP as amended by Planning Permission 24/00600/FUL	
Address	26 Chestnut Road Farnborough Hampshire GU14 8LD	

Application No	26/00299/TPOPP	Ward: Empress
Applicant:	Rev Michael Vican	
Decision:	Permission Granted	
Decision Date:	02 July 2026	
Proposal:	Remove one Beech tree , tree 3 on submitted plan (T6 of TPO 192V)	
Address	St Michaels Abbey 280 Farnborough Road Farnborough Hampshire GU14 7NQ	

Application No	26/00302/TPOPP	Ward: St John's
Applicant:	Mr Mark Hayle	
Decision:	Permission Granted	
Decision Date:	02 July 2026	
Proposal:	T1 Oak tree located in rear garden on left hand side as per submitted plan (part of group W1 of TPO 365V) crown reduce by no more than 2 metres all round	
Address	32 Chestnut Tree Grove Farnborough Hampshire GU14 9UQ	

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