



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 14th October, 2026 at 7.00 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 Fouzia Khan

Cllr Dhan Sarki
Cllr Nicky Slater
Cllr Ivan Whitmee

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
Cllr Becky Williams

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 - 18)

To confirm the Minutes of the meeting held on 15th July (copy attached).

3. PLANNING APPLICATIONS – (Pages 19 - 130)

To consider the Executive Head of Property and Growth's Report No. PG2618 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	26/00163/FULPP	Discovery Place, Columbus Drive, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
viii	27-65	26/00182/FULPP	Warwick House, Lakeside Road, Farnborough	Grant subject to a s106 agreement
ix & x	67-86	26/00300/REVPP & 26/00301/FULPP	Columbia House, No. 1 Apollo Rise, Farnborough	Grant

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

4. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 131 - 136)**

To consider the Executive Head of Property and Growth's Report No. PG2619 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **APPEALS PROGRESS REPORT – (Pages 137 - 138)**

To consider the Executive Head of Property and Growth's Report No. PG2620 (copy attached) on the progress of recent planning appeals.

6. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY – (Pages 139 - 146)**

To receive the Executive Head of Property and Growth's Report No. PG2621 (copy attached) which updates on the Performance Indicators for the Development Management Section of Planning, and the overall workload for the Section for the period 1st April 2026 – 30th June 2026.

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, 15th July, 2026 at the Concorde Room, Council Offices, Farnborough at 6.30 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 Dhan Sarki
Cllr Nicky Slater
Cllr Ivan Whitmee
Cllr Becky Williams

Apologies for absence were submitted on behalf of Cllr Tom Day.

Cllr Sarah Spall attended the meeting as a Standing Deputy.

Non-Voting Member

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

5. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declarations of interest were made. All Members who had or believed that they had any interest under Rushmoor Borough Council's Councillor Code of Conduct, adopted in April 2021, in any matter to be considered at the meeting disclosed that interest at the start of the meeting or as soon as possible thereafter and took the necessary steps in light of their interest as to any participation in the agenda item:

Member	Application No. and Address	Interest	Action
Cllr Calum Stewart	26/00211/REVPP – MacDonald's, No. 1 North Close, Aldershot	Personal and Professional	Cllr Stewart did not take part in the meeting during the discussion and voting thereon

6. MINUTES

The Minutes of the Meeting held on 17th June, 2026 were approved and signed as a correct record of proceedings.

7. REPRESENTATIONS BY THE PUBLIC

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

Application No.	Address	Representation	In support of or against the application
26/00211/REVPP	McDonald's No. 1 North Close, Aldershot	Dan Brooks (applicant)	In support

8. PLANNING APPLICATIONS

RESOLVED: That

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

*	26/00211/REVPP	McDonald's, No. 1 North Close, Aldershot
	26/00333/RBCRG3	Kings Moat Car Park, Westmead, Farnborough

- (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. PG2614, 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

* The Executive Head of Property and Growth's Report No. PG2614 in respect of these applications was amended at the meeting.

NOTE: For Planning Application No. 26/00211/REVPP, the Vice Chair, Cllr Steve Masterson, chaired the meeting whilst the Chair, Cllr Calum Stewart, excused himself from proceedings as a result of his Declaration of Interest. Cllr Stewart retook the chair once the item had been determined.

9. FARNBOROUGH AIRPORT APPLICATIONS

Tim Mills, Executive Head of Property and Growth, gave a verbal update regarding the Farnborough Airport applications, which were listed as Future Items.

For Planning Application No. 25/00615/REV, Farnborough Airport notified the Council that they were planning, at the end of the agreed extension of time period, to appeal on the grounds of non-determination. Therefore, the application had been updated to note the appeal.

Regarding Planning Application No. 23/00794/REVPP, which sought 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, the Council agreed a further extension of six months. The decision was made on the basis that some of the matters that would be determined within Planning Application No. 25/00615/REV were relevant to Planning Application No. 23/00794/REVPP.

The meeting closed at 7.16 pm.

CLLR CALUM STEWART (CHAIR)

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Development Management Committee

Appendix “A”

Application No. & Date Valid:	25/00688/FULPP	24th December 2025
Proposal:	Demolition of existing building, excluding the original façade to Devereux House which is to be retained, and construction of part two/three storey building with accommodation in the roof space to provide a care home (Use Class C2) together with parking, landscaping and associated development. at Devereux House 69 Albert Road Farnborough Hampshire	
Applicant:	Barcroft (Farnborough) Ltd	
Conditions:	1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. 2 The permission hereby granted shall be carried out in accordance with the following approved drawings: - Location Plan Drawing Ref: B500-06-L01 Rev B - Existing Site Plan Drawing Ref: B500-06-E01 Rev B - Existing Ground & First Floor Plan showing demolition Drawing Ref: B500-06-E02 Rev C - Existing Second Floor Plan showing demolition Drawing Ref: B500-06-E03 Rev B - Existing Elevations showing demolition Drawing Ref: B500-06-E04 Rev B - Existing Elevations showing demolition Drawing Ref: B500-06-E05 Rev B - Proposed Site Plan Drawing Ref: B500-06-PA01 Rev C - Proposed Ground Floor Plan Drawing Ref: B500-06-PA02 Rev B - Proposed First Floor Plan Drawing Ref: B500-06-PA03 Rev B - Proposed Second Floor Plan Drawing Ref: B500-06-PA04 Rev B - Proposed Third Floor Plan Drawing Ref: B500-06-PA05 Rev B	

- Proposed Roof Plan Drawing Ref: B500-06-PA06 Rev B
- Proposed Elevations Drawing Ref: B500-06-PA07 Rev B
- Proposed Elevations Drawing Ref: B500-06-PA08 Rev B
- Proposed Site Sections Drawing Ref: B500-06-PA10 Rev B
- Proposed Refuse Store Drawing Ref: B500-06-PA12 Rev B

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

- 3 No development above ground floor slab level shall commence until a schedule (or samples upon request) of the materials to be used in the following elements of the building have been submitted to, and approved in writing by, the Local Planning Authority.

- External walls
- Roofing materials (including fascias and soffits)
- Window frames
- Rainwater goods

The development shall be carried out in complete accordance with the details so approved and thereafter retained.

Reason - To ensure satisfactory external appearance.*

- 4 No development above ground level shall take place until full details of both hard and soft landscape proposals (including details of boundary treatments) have been submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details prior to first occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason - To ensure a satisfactory landscaping setting for the development, in accordance with Local Plan Policy DE1.*

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

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

- 6 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and include the following:- a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works; b) the arrangements to be made for the delivery of all building and other materials to the site; c) the provision to be made for any storage of building and other materials on site; d) details and location(s) of temporary site accommodation; e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; f) measures to prevent mud and debris from being deposited on the highway; g) any necessary pollution prevention methods; h) measures to minimise noise and vibration during the construction period; i) measures to ensure/maintain pedestrian access through the site during the construction period; j) responsible persons and lines of communication; k) measures to protect wildlife species that may resort to, or traverse, the site during the construction period; and l) use of protective fences, exclusion barriers and warning signs; and m) measures to control the use of cranes.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason - To ensure a satisfactory development and the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework. *

- 7 Prior to the first occupation of the development hereby permitted, the Roll of Honour memorial board shall be installed within the building in a location that has first been agreed in writing with the Local Planning Authority. Access to the Roll of Honour shall thereafter be available for members of the public between the hours of 09.00 and 17.00 on any day. The Roll of Honour shall be permanently retained at the site unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure that the Roll of Honour is retained at the site and kept available for public viewing, to comply with Policy HE1 of the Local Plan.*

- 8 No demolition or development shall commence until a façade retention scheme, prepared by a suitably qualified structural engineer, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in full during demolition and construction works.

Reason - To ensure that the original façade of Devereux House is safely retained during construction works and is incorporated into the new development, to comply with Policy HE1 of the Local Plan.*

- 9 The development shall be carried out in accordance with the Arboricultural Report (08 December 2025) prepared by Andrew Day. No development shall commence until a pre-commencement site meeting has been held between the main contractor and the appointed arboriculturalist to ensure tree protection measures have been adequately installed to protect existing trees and hedges on and adjoining the application site which are to be retained. The agreed tree protection measures shall thereafter be retained and adhered to for the duration of the construction works.

With the exception of any trees specifically shown on the approved plans to be felled or pruned, or as may be otherwise agreed in writing by the Local Planning Authority, no tree, or hedge within the application site shall be lopped, topped, felled, destroyed or damaged.

Reason - To ensure that existing trees are adequately protected and to preserve their amenity value.

- 10 No development (including demolition) shall commence unless and until the local planning authority has been provided with either:
- a) A licence issued by Natural England pursuant to Regulation 55 of Conservation of Habitats and Species Regulations 2017, as amended authorising the specified activity / development to go ahead; or
 - b) A statement in writing from Natural England to the effect that it does not consider that the specified activity / development will require a licence

Reason - To ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework.*

- 11 Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting, to accord with the recommendations of the approved Preliminary Ecological Appraisal, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting shall be installed in accordance with the approved details, and permanently retained thereafter.

Reason - To ensure a satisfactory lighting scheme that does not result in a net increase in external lighting, in the interests of the protection of wildlife (bats) and nature conservation in accordance with the National Planning Policy Framework.*

- 12 The development shall not commence until an appropriately detailed Landscape and Ecological Management Plan (LEMP) has been prepared in accordance with the approved Biodiversity Gain Plan and associated Statutory Metric and mapping, and has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include details of:

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

(b) the management measures to maintain habitat distinctiveness and condition in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development, including details of contingencies and/or remedial action;

(c) the monitoring methodology and frequency in respect of the created, restored or enhanced habitat to be submitted to the Local Planning Authority;

(d) the roles and responsibilities of the people or organisation(s) delivering the proposed landscaping and LEMP; and

e) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the

developer with the management body(ies) responsible for its delivery.

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

A completion report, evidencing the completed landscape planting shall be submitted to, and approved in writing by the Local Planning Authority.

The landscape planting shall be managed and maintained in accordance with the approved LEMP.

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

- 13 Prior to the installation of any solar panels, full details including their design, materials, finished appearance and precise location, together with a glint and glare study, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason - in the interests of aviation safety given the proximity of the site to Farnborough Airport.*

- 14 Prior to the development being brought into use, a Refuse Collection Management Plan shall be submitted to and approved in writing by the Local Planning Authority to include details on the proposed refuse vehicle size and the use of a banksman to assist with manoeuvring through the site. The development shall operate in accordance with the Refuse Collection Management Plan for the lifetime of the development, unless otherwise agreed in writing by the Local Authority.

Reason - To ensure suitable refuse collection arrangements in the interests of highway safety.*

- 15 Before the development is brought into use, the means of vehicular access to the site shall be constructed in accordance with the approved plan and no structure,

erection or planting exceeding 0.6m in height shall thereafter be placed within the visibility splays shown on the approved plans.

Reason - To ensure a suitable access and layout in the interests of highway safety.

- 16 Prior to occupation the area shown on the approved plan for the parking and turning of vehicles shall be provided and reserved for these purposes at all times.

Reason - To ensure that vehicles parked on the site are able to enter and leave in forward gear.

- 17 Prior to the operational use of the vehicle accesses, in / out signage shall be installed in accordance with details that have first been submitted to agreed in writing by the Local Planning Authority. The signage shall thereafter be retained in accordance with the approved details.

Reason - To ensure that suitable enforcement signage is provided and avoid vehicles from accessing or egressing the site via the wrong access.*

- 18 No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for - 1) The parking of site operatives and visitors vehicles. 2) Loading and unloading of plant and materials. 3) Management of construction traffic and access routes. 4) Storage of plant and materials used in constructing the development. 5) Wheel washing facilities.

Reason - In the interests of highway safety.*

- 19 No development (excluding demolition) shall begin until a detailed surface water drainage scheme for the site, has been submitted and approved in writing by the Local Planning Authority.

The submitted details should include:

a. A technical note demonstrating adherence to the drainage hierarchy, confirming key parameters of the

drainage design and highlighting any changes to the design from that previously reviewed.

b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.

c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.

d. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

Reason - To ensure that satisfactory surface water drainage measures are secured in accordance with Local Plan Policies NE7 and NE8.*

- 20 Prior to the first occupation, the following information, shall be submitted to and approved in writing by the Local Planning Authority:

a. As-built drawings of the completed drainage system and a GIS shapefile of the red line boundary.

b. A verification report containing as-built plans, invert levels and size of control structures and pipes, CCTV drainage survey in accordance with WRC MSCC5, commentary on any variation from approved designs and photographs of surface water drainage assets in situ to demonstrate correct construction has taken place.

c. Maintenance Plan setting out the long-term maintenance arrangements including maintenance schedules for each drainage feature type, ownership, easements, the purpose of the system and restoration needs post flooding.

Reason - To ensure that satisfactory surface water drainage measures have been implemented in accordance with Local Plan Policies NE7 and NE8.*

- 21 The rating level of sound emitted from any fixed plant associated with the development shall not exceed 36dB LAr at the nearest noise sensitive premises).

All measurements shall be made in accordance with the methodology of BS4142 (2014+A1:2019) (Methods for rating and assessing industrial and commercial sound). Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise

levels at the nearest sound sensitive property in accordance with the British Standard.

Upon completion of the installation of the ventilation and heating equipment, the use hereby permitted shall not be carried on until a report has been submitted to the satisfaction of the Local Planning Authority demonstrating that the above sound levels have been achieved and stating the conditions under which the plant was operated. Compliance must be demonstrated at a position or positions that are representative of the receivers or where this is not possible by measurement and calculation.

Reason - To protect the amenities of nearby residents and comply with policy DE10 of the Local Plan.*

- 22 No deliveries shall be made to, or waste collection made from the site, between the hours of 18:00 to 08:00.

Reason: To safeguard the amenities of the neighbouring properties and comply with policy DE10 of the Local Plan.

- 23 No development shall commence above slab level until a Noise Insulation Scheme has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be informed by a Noise Impact Assessment that considers current and forecast aircraft noise exposure and shall demonstrate how the development will achieve the following:

The building envelope, glazing, ventilation and any other mitigation measures shall ensure that the indoor ambient noise levels in all noise sensitive rooms (bedrooms, living rooms, dining rooms) do not exceed the following criteria.

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living Room	35 LAeq, 16hour	-
Dining	Dining Room / Area	40 LAeq, 16hour	-
Sleeping (daytime resting)	Bedroom	35 LAeq, 16hour	30 LAeq, 8hour
45 LAfmax			

Notes

(a) Source: LAeq derived from BS 8233:2014.

(b) LAfmax derived from W.H.O. 2009

(c) The notes to Table 4 of BS8233:2014 apply to the interpretation of the above figures.

Where compliance with internal noise limits requires windows to remain closed, the scheme shall specify an appropriate alternative means of ventilation that meets relevant building regulations while controlling noise ingress from aircraft operations. Note that windows are not to be sealed shut.

The approved Noise Insulation Scheme shall be fully implemented prior to first occupation of the dwellings.

Reason: To protect the health and wellbeing of the future occupiers and comply with policy DE10

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

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

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

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

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

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

- 25 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

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

- 26 Before the development hereby permitted is first occupied the following windows shall be fitted with obscure glazing in accordance with details that have first been approved in writing by the Local Planning Authority:

- o The lower sections of the standard (non-oriel type) bedroom windows in the first and second floors of the eastern elevation facing the flank wall of No. 73 Albert Road
- o Secondary bedroom windows and stairwell windows at first and second floor level in the southern and eastern elevations
- o All Stairwell windows in the eastern elevation at first and second floor level

The windows shall thereafter be permanently retained in accordance with the approved details.

Reason - To reduce the potential for undue overlooking and loss of privacy, in accordance with Policy DE1 of the Local Plan.*

- 27 Before the substation is first brought into use an enclosure shall be installed in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The enclosure

shall thereafter be retained in accordance with the approved details.

Reason - To ensure a satisfactory external appearance and adequate noise attenuation in accordance with Policy DE1 of the Local Plan.*

- 28 There shall be no overnight sleeping of staff members at any time.

Reason - To ensure no adverse impact upon the Thames Basin Heaths Special Protection Area, in accordance with Local Plan Policy NE1.

- 29 The on-site parking hereby permitted (with the exception of the three parking spaces identified for the use of 69a and 69b Albert Road) shall be used only by members of staff and visitors. No parking shall be made available for residents of the care home.

Reason - To ensure no adverse impact upon the Thames Basin Heaths Special Protection Area, in accordance with Local Plan Policy NE1.

- 30 Before the development is first occupied, cycle parking shall be installed in accordance with the approved details and shall be permanently retained thereafter.

Reason - To ensure that sufficient cycle parking is provided in accordance with the adopted Car and Cycle Parking Standards SPD.

- 31 Before the development is first occupied, active and passive Electric Vehicle Charging Points shall be installed in accordance with the approved details and shall be permanently retained thereafter.

Reason - To ensure that sufficient active and passive EV charging capacity is provided in accordance with the adopted Car and Cycle Parking Standards SPD.

- 32 The development shall achieve a water efficiency standard of 110 litres/person/day to be achieved by compliance with the Building Regulations.

Reason - to accord with Policy DE4 of the Local Plan.

- 33 Demolition shall not start on site before a contract for the carrying out of the redevelopment work that is facilitated

by the planning permission hereby granted has been made, signed and completed and evidence of that contract has been provided to the Local Planning Authority.

Reason - To ensure that the redevelopment will proceed within a reasonable and agreed timescale as required by Policy HE2 of the Local Plan."

- 34 Prior to the commencement of development hereby permitted (excluding demolition) a Skills & Employment Plan to cover both the construction and operational phases of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved Skills & Employment Plan shall be implemented in full and the measures introduced retained thereafter.

Reason - To maximise opportunities for associated of skills and employment in the local area. *

- 35 No development shall commence unless and until a confirmatory deed pursuant to S106 of the Town and Country Planning Act 1990 (as amended) has been validly entered into and evidence of such has been provided to the Council.

Reason - To ensure that an appropriate mechanism is in place to secure the planning obligations that are required to make the development acceptable in planning terms, to comply with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended)

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**Development Management
Committee
14th October 2026**

**Executive Head of Property
& Growth
Report No. PG2618**

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 lodged an

		appeal against non-determination on 20th July 2026. The appeal was started on 19th August 2026 and is scheduled to be heard at a Public Inquiry, starting on 11th May 2027. Officers have submitted a Statement of Case to the Planning Inspectorate, which presents the Officer views on the merits of the appeal as matters currently stand. The intention is for Officers to write a report and for the matter to be considered by the Development Management Committee at a future meeting, for the Council to formalise its position on what the determination would have been, had the appeal not been submitted.
vi	26/00163/FULPP	Erection of a building for Class B8 Use (storage and distribution) with associated infrastructure Discovery Place Columbus Drive Farnborough The re-consultation comments of the Highway Authority have yet to be received and the re-consultation comments of the Council's Environmental Health Team have only just been received. Accordingly, this application is not ready for Committee consideration.
vii	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 The Applicants wish to undertake further discussions with the Council following the receipt of re-consultation comments from the Council's Environmental Health Team. Accordingly consideration of this application is not yet ready for Committee consideration.

Section B

Petitions

Item	Reference	Description and address
		None

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

Case Officer	David Stevens
Application No.	26/00182/FULPP
Date Valid	7th April 2026
Expiry date of consultations	6th May 2026
Proposal	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
Address	Warwick House Lakeside Road Farnborough
Ward	St Mark's
Applicant	Copper Warwick & Geneva Propco Limited
Agent	Mr Stephan Vargas-Pritchard
Recommendation	Granted subject to s106 Agreement.

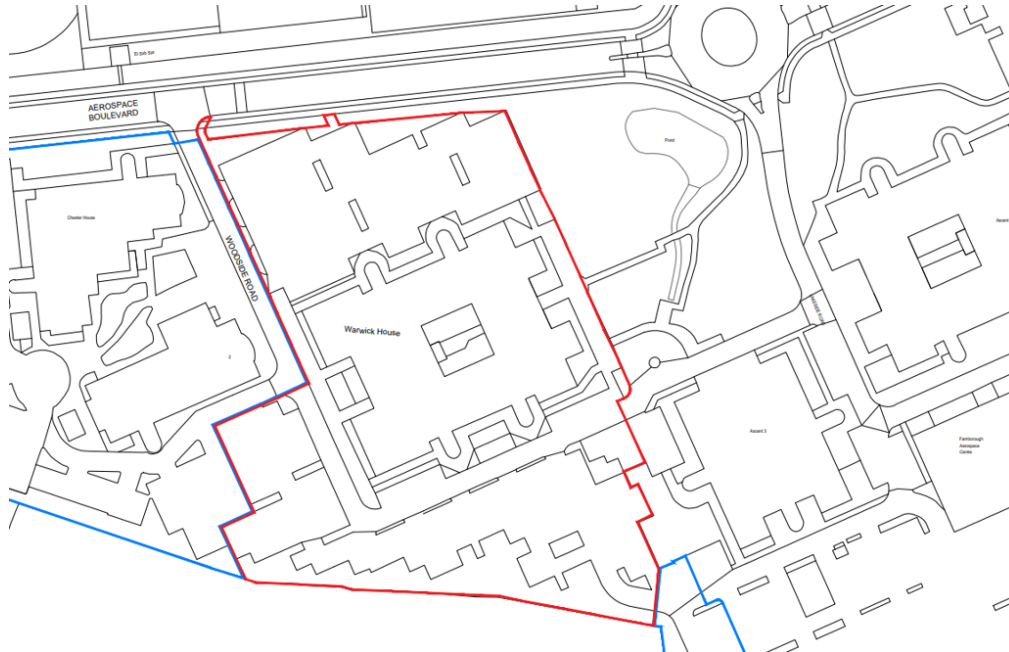
Description

The application site is now a cleared site enclosed with temporary hoardings following the demolition of Warwick House and the clearance of the site earlier this year. Warwick House was an office building comprising 3,600sqm of floorspace over 3 floors and provided with approximately 180 parking spaces, but had been unlet and unoccupied for some time.

The site is located on the south side of Aerospace Boulevard west of the roundabout with Dingley Way and Lakeside Road. The site previously contained both the building itself central within the site, but also the block-paved parking areas associated with it to the north, south and west; and also some areas of mature landscape planting. To the east beyond the site is an area of communal landscaping incorporating a pond adjacent to the roundabout. Vehicular access into the Warwick House site is via a side road off Lakeside Road to the east, but also via Woodside Road to the west. Whilst the red-line for the current application site excludes some of this road up to its junction with Aerospace Boulevard from the site, it is situated within a blue line denoting land that is also within the ownership and/or control of the applicants. A separate further area of blue-lined land is situated south of the site comprising an area of parking connected to the larger expanse of parking to the south of Accent 3 and Farnborough Aerospace Centre.

The site lays adjacent to existing office blocks to the west (Chester and Brennan Houses on

the west side of Woodside Road – also within the blue line), south-east (Accent 3), and further away to the east (Accent 2). The south side of the site abuts part of the north side of the Army Golf Course which is wooded at this point. To the north the site has a frontage onto Aerospace Boulevard.



Warwick House Site before demolition and clearance : Not to Scale.

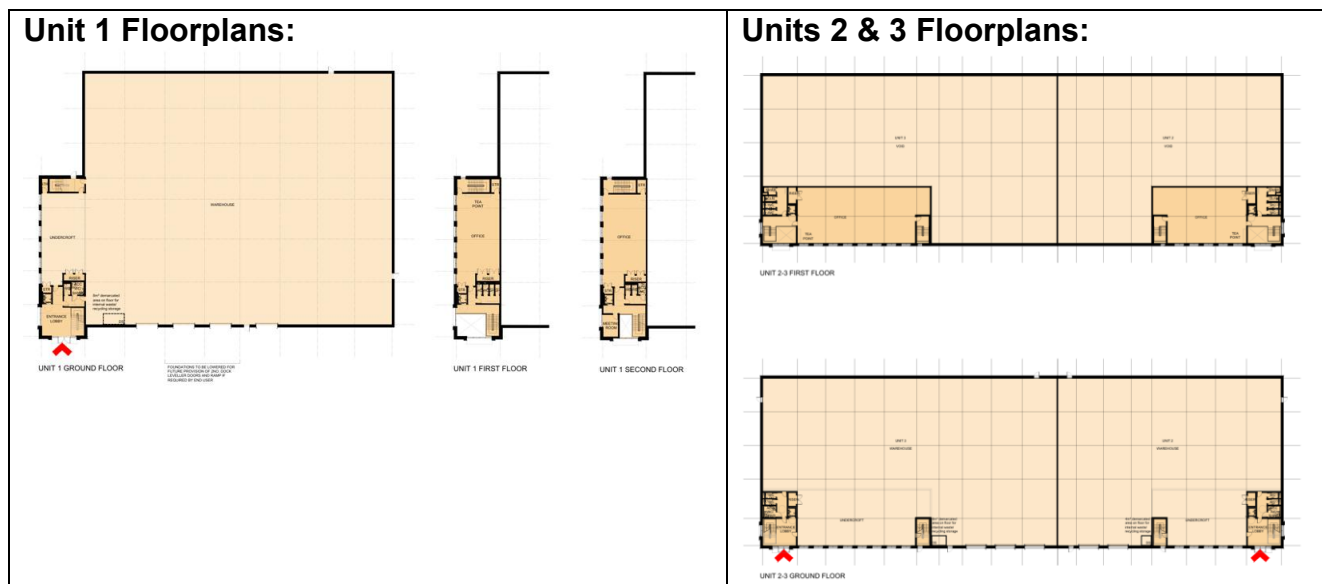
The proposal is for the re-development of the site with the erection of new commercial floorspace of a total of 8,013 sqm for flexible use falling within Use Classes E(g) (Office, Research & Development, and Light Industrial), B2 (general industrial) or B8 (Storage & Distribution). This would be provided by two new buildings, one comprising a single unit of 3,510 sqm, with ancillary offices (Unit 1) located towards the front of the site. This would be sited backing onto the east boundary of the site with the communal amenity area with the pond; and this unit would face south-west towards Woodside Road. The second proposed building would provide 4,316 sqm of floorspace in total comprising two units (Units 2 & 3) of 1,946 sqm and 2,557 sqm respectively, also each with ancillary offices, situated backing onto the rear boundary of the site with the Army Golf Course. The proposed site layout plan is shown below:-



Warwick House Site : Proposed Site Layout. Not to Scale

The proposed development would require the erection of some retaining walls along the east boundary of the site and, as a result, vehicular access to and from the development would be solely to Woodside Road to reach Aerospace Boulevard. Although the parking areas around Warwick House were also accessible from Lakeside Road, this access would be closed-up and not used for the proposed development. Nevertheless, a pedestrian link from the eastern amenity area through the site towards Brennan and Chester Houses would be retained. An HGV lorry turning area is shown to be provided on-site between the south side of Unit 1 and Unit 3. The following table summarises the main dimensions and quanta for the proposed development:-

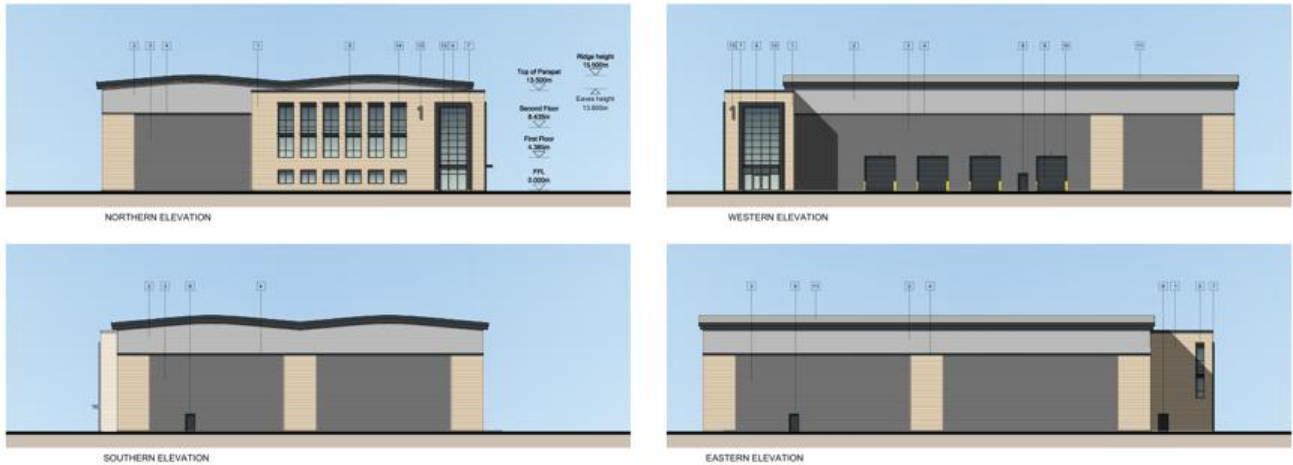
	Unit 1	Unit 2	Unit 3	Totals
GEA Floorspace (sqm)	3,510 of which 519 ancillary offices over 2 floors.	1,946 of which 312 ancillary offices.	2,557 of which 409 ancillary offices.	8,013
Building Footprint (width X depth) (metres)	51 X 59; plus 8 x 32 ancillary offices to north side	108 x 35 combined		
Building Height (metres AGL)	15.5 at ridge; 13.6 at eaves	11.6 at ridge; 9.2 at eaves		
Parking Spaces	42 cars of which 2 disabled; 12 bicycle spaces.	23 of which 2 disabled; 8 bicycle spaces.	29 of which 2 disabled; 10 bicycle spaces.	94
HGV Lorry Loading Bays	4	2	3	9



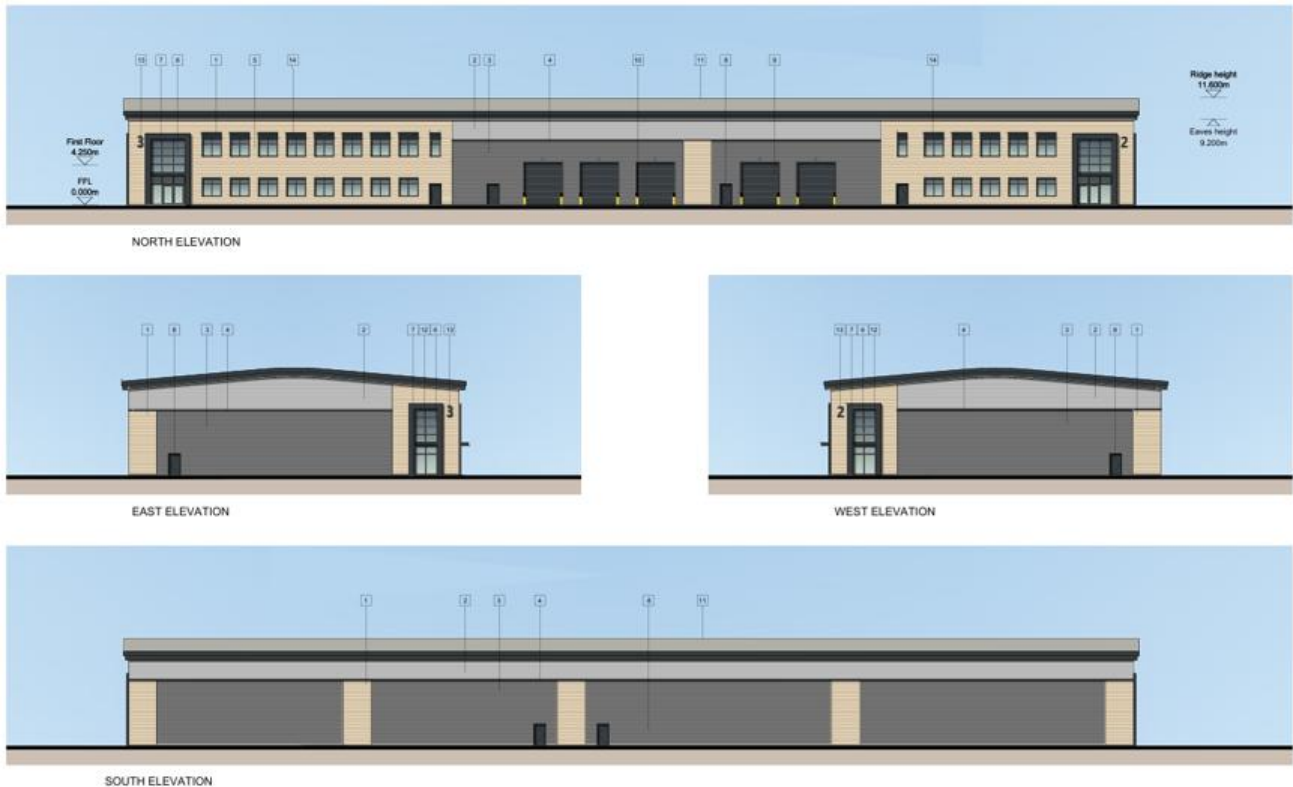
Not to Scale

Each building would be finished externally by a common palette of profiled metal sheet cladding panel material of a colour scheme intended to emulate the visual appearance and colour of external materials used in the surrounding Farnborough Aerospace Park buildings : see elevation plans overleaf.

Unit 1 Proposed Elevations:



Units 2 & 3 Proposed Elevations:



The application is accompanied by an Air Quality Assessment, Arboricultural Impact Assessment, Design & Access Statement, Employment Needs Assessment, Preliminary Ecological Appraisal, Preliminary Bat Roost Assessment, Great Crested Newt Habitat Suitability Index Assessment, Shadow Habitats Regulation Assessment, Energy & Sustainability Strategy, Flood Risk Assessment, Ground Investigation Report, External LED Lighting Assessment Report, Noise Impact Assessment, Aviation Impacts Assessment, Biodiversity Statement & Metric Assessment, BNG Metric spreadsheet, Glint & Glare Assessment, Bird Hazard Management Plan, BNG Statement Form, Planning Statement, Framework Travel Plan, BREEAM Pre-assessment, Transport Statement, and Agent's Covering Letter.

Further submissions and revised plans have been made in response to consultee comments as follows:-

- HCC Highways : Revised Transport Statement submitted 26 May 2026; and, responding to HCC Highways comments of 9 June 2026, further material comprising some amended proposed site layout plans and a Response Note to HCC Consultation Comments and a Full Travel Plan received on 28 July 2026.
- HCC Lead Local Flood Authority : Technical Information Note Response to HCC LLLFA Drainage Consultation dated 10 June 2026 received on 15 June 2026.
- RBC Env. Health Team : Response to EH Consultation comments of 2 June 2026 received on 22 July 2026 comprising a geotechnical Desk Study Appraisal.
- Ecology : Response to RBC Ecology Team comments of 26 May 2026 received 28 July 2026 incorporating some revised plans; and also revised External LED Lighting Assessment Report and Arboricultural Impact Assessment.

Following the consultation response of the Highway Authority (Hampshire County Council), the Applicants are understood to have begun the process of entering into a s106 Legal Agreement with Hampshire County Council in respect of transport contributions, including Travel Plan requirements.

Relevant Planning History

Outline planning permission was granted in for *“Establishment of a Business Park comprising 45,830 sqm of gross floorspace and a General Aviation Area comprising 21,687 sqm of gross floorspace, together with full permission for the construction of Government House Road [which was dualled] and The Boulevard”* in November 1988 (RSH05399 refers). The Business Park element of this commercial development was originally described as the Civil Enclave and occupied almost entirely by BAE Systems (BAE). The General Aviation Area was known as Farnborough Aerospace Park (FAP). The outline permission split the site north and south with 45,830 sqm of floorspace within the 9.3 hectares of the Business Park to the south and 21,687 sqm of accommodation in the 10.9 hectares of the General Aviation Centre to the north closest to the airfield. This permission was subject to conditions and a legal agreement that, inter alia, restricted the uses that could be undertaken in both the Business Park and General Aviation Area to ensure that aviation uses in and around the airfield would be safeguarded and to ensure that appropriate support uses could also be accommodated in the vicinity. In this respect, the Business Park was restricted by Condition No.4 to being for uses falling within Use Class B1 only.

In September 1990 detailed permission was granted for the Civil Enclave with *“erection of nine buildings comprising 54,312.7 sqm for general aviation, aircraft and avionics design, research and development and ancillary catering uses together with roads, car parks and associated infrastructure and landscaping”* that was subsequently implemented, of which Warwick House was a part, RSH07050. Condition No.3 of this permission continued to restrict uses to Use Class B1 only.

BAE vacated the Civil Enclave some years ago and it was opened-up to other tenants. Other areas of land were subsequently added to FAP north of Aerospace Boulevard opposite the current application site at Voyager Park, Dingley Way comprising a denser mix of flexible commercial units; and also much smaller commercial units at Hercules Way. A Deed of Variation to the original s106 Agreement was agreed in November 2006 in order to allow the removal of the restriction on B1 uses within Farnborough Aerospace Centre.

In respect of the additional commercial development north of Hercules Way, hybrid outline planning permission (05/00426/OUT) was granted in October 2005 for *“Demolition and redevelopment to provide up to 32,515 sqm of Class use B1 floorspace and associated access,*

internal roads and landscaping (showing details of phase 1)."

Voyager Park, Dingley Way was originally granted planning permission in May 2016 for "Development of 14,489sqm (GIA) of industrial/warehouse units with ancillary offices within B1c/B2 and/or B8 Use Classes with associated car/cycle parking, service areas and landscaping"; 16/00007/FULPP.

Prior Approval for demolition of Warwick House (also including the general clearance of the site) was granted in November 2025, 25/00554/DEMOPP. This confirmation of permitted development was subsequently implemented in the late spring of 2026.

In April 2026 the Council formally confirmed that the proposed development is not EIA development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. This was on the basis of the conclusion that the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location; 26/00141/SCREEN.

Consultee Responses

HCC Highways Development Planning	#2 Response (27 Aug 2026) : No highway objections subject to conditions and the prior completion of a s106 Legal Agreement as follows:- <u>s106 Agreement</u>: to secure a Full Travel Plan along with HCC's approval fees (£1,500) and monitoring fees (£15,000) and a cash deposit covering the anticipated cost of the Full Travel Plan (plus 10%); <u>Conditions</u>: 1. <i>No development shall take place until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the LPA. The approved plan shall include scaled drawings illustrating the provision for:</i> • <i>The parking of site operatives and visitors vehicles;</i> • <i>Loading and unloading of plant and materials;</i> • <i>Management of construction traffic and access routes;</i> • <i>Storage of plant and materials used in constructing the development;</i> & • <i>Wheel washing facilities.</i> <i>Reason: In the interests of highway safety.</i> 2. <i>No development shall take place until a Servicing Management Plan (in line with the draft Servicing Management Plan) has been submitted to, and approved in writing by, the LPA. Thereafter the development should operate in accordance with the agreed Servicing Management Plan.</i> <i>Reason: In the interest of highway safety.</i> 3. <i>In the event that the uses on the site are 100% Research and Development use then the alternative parking layout as shown in drawing 11718-PRC-PL_231 Rev C should be considered the approved layout.</i> <i>Reason: To avoid overspill parking on the local highway network.</i>
RBC Env. Health	#2 Response (26 Aug 2026) : No objections subject to conditions: Contaminated Land: I previously requested a copy of "Crossfield Consulting Limited (November 2025) Aerospace Boulevard, Farnborough, Desk Study Appraisal Report No. CCL03929.CX27". This has been provided and it relates to two sites [both the Geneva and Warwick House sites]. For clarity and to

allow efficient consideration of the application a site-specific assessment ought to be submitted. This is not good practice.

Therefore, in light of the information we have no objection to the development on this ground but **recommend that standard conditions 56EH & 57EH are applied to any permission given.** Please make clear that a composite report for other sites will not be approved and that the desk study appraisal needs to be separated out for that purpose.

#1 Response (2 Jun 2026) : **More information requested in respect of Site Investigation.** Otherwise:-

Noise: No objection subject to Noise Management Plan Condition. I have reviewed the report titled "Employment Use Development Noise Impact Assessment Warwick House, Aerospace Boulevard". The report highlights that it is difficult to know the precise operation of the site: "For employment use development of this nature, exacting operational information has been considered to remain largely unknown given the potential variation between future operators. Some level of reasonable assumption has therefore been necessary in forming noise impact assessment for the employment use scheme. The noise impact assessment method applied to the proposed development has been based on techniques used for similar employment use development granted planning approval."(page 3 section 2.2)

As the noise impact assessment is reliant on assumptions about operation of the site therefore I consider it appropriate that a condition requiring a noise management plan, as approved in writing by the local authority, to be implemented. This must include provision that should the actual operations vary from those modelled the noise management plan is reviewed and adapted.

Lighting: No objections. I have reviewed the report titled "External LED Lighting Assessment Report for Aerospace Boulevard, Farnborough, Warwick House" dated March 2026, Revision 3. I have no objection to the lighting proposal and design.

Air Quality: No objection subject to condition to secure stated mitigation as set out in Section 7 of the submitted Air Quality Assessment. I have reviewed the report titled "Warwick House, Aerospace Boulevard, Farnborough GU14 6XP, Air Quality Assessment" dated 4 March 2026, revision 1.0. I have no objection to the development on air quality grounds subject to condition.

RBC Ecology
Team

#2 (28 Sep 2026) : **More Information Required** : I note that the applicant has submitted further supporting documentation in relation to the above proposal as follows:-

External LED Lighting Assessment Report, Warwick House, author MBAConsultants, dated June 2026.

Arboricultural Impact Assessment Warwick House, author Middlemarch Environmental Ltd, dated July 2026.

Some inconsistencies remain between the submitted BNG submissions and Arboricultural Report such that it is not currently possible to determine the final figure for the number of BNG units required +10% as BNG compensation.

[Officer Note: Clarification and updated BNG submissions are being sought from the Applicants in this respect] However, the BNG submissions to date are otherwise correctly formulated and completed in accordance with good

practice and take account of trees removed alongside the site clearance and demolition of Warwick House.

Advice also provided in respect of Great Crested Newts and Bats; and it is recommended that a Construction Environmental Management Plan be required by condition. The CEMP should be secured by planning condition and include, but not be limited to:

- a) *Map showing the location of all ecological features including retained trees and Watts Common SIN;*
- b) *Risk assessment of the potentially damaging construction activities;*
- c) *Practical measures to avoid and reduce impacts during construction;*
- d) *Location and timing of works to avoid harm to biodiversity features;*
- e) *The times during construction when specialist ecologists need to be present on site to oversee works;*
- f) *Responsible persons and lines of communication; and*
- g) *Use of protected fences, exclusion barriers and warning signs.*

See Ecology & BNG sub-section of the Commentary section of this report for details.

RBC
Arboricultural
Officer

No comments received.

[Officer Note: the site has been cleared in accordance with prior approval for demolition granted with 25/00554/DEMPP, which also involved the loss of significant trees within the site. The principal issue with tree loss is now related to BNG considerations : see Ecology Officer comments.]

Neighbourh'd
Policing
Team

No comments received.

Natural
England

No objection : Based on the plans submitted, NE considers that the proposed development will not have significant adverse impacts on designated sites and has no objection. A lack of objection does not mean that there are no significant environmental impacts. NE advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted.

Environment
Agency

We have no comments to make in respect of the proposed development.

Thames
Water

No objection subject to conditions:

Waste Comments: With the information provided, Thames Water has been unable to determine the Foul and Waste water infrastructure needs of this application. Thames Water request that the following condition be added to any planning permission:

No development shall be occupied until confirmation has been provided to the Local Planning Authority, in consultation with Thames Water, that either:-

- 1. Foul and/or surface (waste) water drainage capacity exists off site to serve the development; or*
- 2. A development and infrastructure phasing plan has been agreed with the*

Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or

3. All Foul and/or surface water drainage network upgrades required to accommodate the additional flows from the development have been completed.

Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:-

Informative - A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Water Comments: With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, Rocfort Road, Snodland, Kent, ME6 5AH, Tel: 01444-448200

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

undertaken. From the information provided we cannot ascertain the point of connection to the Thames Water Networks.

Lead Local
Flood
Authorities

#2 (16 Sep 2026) : **No objections subject to conditions:**

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

- a) A technical summary highlighting any changes to the design from that within the Flood Risk Assessment.*
- b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations. Amenity and biodiversity benefitting drainage features to be clearly labelled.*
- c) Detailed drainage calculations demonstrating the proposed brownfield runoff rates are no greater than either 5 times the greenfield rate and there is sufficient attenuation for storm events up to and including 1:100+ climate change.*
- d) Interception storage assessment with an Interception feature and contributing area plan, interception design details and calculations as appropriate demonstrating compliance with National Standards*
- e) Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. This must include site level information.*

Reason: To ensure that the surface water drainage system is appropriately designed to prevent onsite flooding and ensure that offsite flood risk is not increased in line with the National Standards for Sustainable Drainage Systems and Local Plan Policy.

2. Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the commercial floorspace hereby approved. The submitted details shall include:

- a) Maintenance schedules for each drainage feature type and ownership*
- b) Details of protection measures*
- c) Identification of easements,*
- d) A description of the purpose of the system for the owner*
- e) Restoration needs post flooding.*

Reason: To ensure the drainage system functions effectively and prevents increased flood risk throughout the development's lifetime.

A Technical Information Note received from the applicants 15 June 2026, re-consultation of LLFA undertaken and a response awaited.

#1 (28 May 2026) : More information required.

Active Travel
England
(ATE)

Following a high-level review of the above planning consultation, Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application. Our standing advice can be found here: <https://www.gov.uk/government/publications/active-travel-england-sustainable-development-advice-notes>

ATE would like to be notified of the outcome of the application through the receipt of a copy of the decision notice, in addition to being notified of committee dates for this application.

Scottish & Southern Energy	No comments received.
RBC Employment & Skills	No comments received.
Farnborough Airport (Safeguarding Officer)	No objection in principle, however we cannot fully approve the use of PV arrays as the attached glint and glare study refers to Geneva House application number 26/00181/FULPP only. If this can be corrected and sent for review we will carry out further assessment and comment accordingly. <i>[Officer Note: the Applicants are aware of this comment and, at the time of writing this report a response is awaited, however imposition of a condition in respect of this matter would suffice in the alternative]</i>
Hampshire Fire & Rescue Service	No comments received.
Southern Gas Network (Formerly TRANSCO)	No comments received.
MOD Safeguarding	No comments received.
Hampshire Constabulary	No comments received.
RBC Regeneration Team	No comments received.

Neighbours notified

In addition to posting a site notice and press advertisement, 10 individual letters of notification were sent to properties in Aerospace Boulevard, Lakeside Road, Dingley Way and Laffans Road (the Army Golf Club), including all properties adjoining the application site.

Neighbour comments

No comments have been received as a result of neighbour notifications and other usual planning application publicity

Policy and determining issues

The application property, together with the whole of Farnborough Aerospace Park is a Strategic Employment Site situated within the defined built-up area of Farnborough, albeit the

Warwick House site abuts the boundary of the urban area with land designated as ‘countryside. Policies SS1 (Presumption in Favour of Sustainable Development), SS2 (Spatial Strategy), IN2 (Transport), IN3 (Telecommunications), DE1 (Design in the Built Environment), DE4 (Sustainable Water Use), DE10 (Pollution), PC1 (Economic Growth & Investment), PC2 (Strategic Employment Sites), PC8 (Skills, Training & Employment), NE3 (Trees & Landscaping), NE4 (Biodiversity), NE6 (Managing Fluvial Flood Risk), NE7 (Areas at Risk of Surface Water Flooding) and NE8 (Sustainable Drainage Systems) of the adopted Rushmoor Local Plan (2014-2032) are relevant. Also relevant are the Council’s adopted Supplementary Planning Documents (SPDs) “*Car and Cycle Parking Standards*” (March 2024) and “*Biodiversity*” (April 2024).

The new National Planning Policy Framework (NPPF) (August 2026) [which has replaced the previous version dated December 2024]; and also national Planning Policy Guidance (PPG) are also relevant. The new NPPF sets out the Government’s policies for plan making and for making decisions on development proposals in England and it is stated at Para.1 to be “...a material consideration of critical importance in both contexts.” Para.3 then qualifies this by stating “*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan.*”

The following National decision-making policies (NDMPs) are considered particularly pertinent to the consideration of the current proposals:-

“L2: Making effective use of land

1. *Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following: [inter alia]*
- b. *Making better use of vacant and underutilised land and buildings..... redeveloping underutilised retail and business sites.”*

NDMPs L3: ‘Achieving appropriate densities’; P3: Living conditions and pollution; and DM7: Relationship with other regulatory regimes are also potentially relevant.

“S4: Principle of development within settlements

1. *Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.*
2. *In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would: [inter alia]*
- c. *Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.”*

In this respect, NDMPs “**TR2: Local parking standards**” and “**TR6: Assessing transport impacts**” are also considered relevant and are considered in the following Conclusions section of this report under the Highway Considerations sub-heading.

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. Whilst sex, sexual orientation and gender re-assignment could potentially have implications for the provision of appropriate toilet and changing facilities within the proposed development these are not determining issues for planning applications since they are internal details not subject to planning control. Due regard will be had to these matters in the consideration of the application.

In the above context, it is considered that the main determining issues are:-

1. The Principle of the Proposals;
2. Visual Impact;
3. Impact on Neighbours;
4. Highways Considerations;
5. Ecology & BNG;
6. Flood risk & Drainage; and
7. Access for People with Disabilities.

Commentary

1. Principle –

As a general principle, and within reason, as currently reinforced by NDMP L2, it is an objective of the planning system to seek to make the most efficient use and re-use of existing developed land and property. This is supported by the Council’s past, present and likely future Development Plan policies.

The site is located within the defined urban area of Farnborough. There are no statutory Listed Building(s) and/or locally-listed Buildings of Local Importance situated in the immediate vicinity of the application site; and the site is not situated within a Conservation Area. The site is located within a defined Key Employment Area and has a long history of being identified as appropriate for employment development.

Local Plan Policy PC2 states that land/property within a Strategic Employment Site are to be afforded the highest protection and safeguarding against loss to non-B-class employment uses *“by protecting them for B-class uses”*. Furthermore, of particular relevance to the current Enquiry proposals: *“Where possible and appropriate, the redevelopment and regeneration of these sites [Strategic Employment Sites] will be supported to provide B-class employment floorspace that meets the needs of the market.”*

The references within Policy PC2 to B-Class uses shows the relative age of the adopted Local Plan, which pre-dates the deletion of Use Class B1 (offices, research & development and light industrial) and the creation of a direct replacement for Use Class B1 within a new Use Class E in 2020, specifically as Use Class E(g). Both Use Classes B2 (General Industrial) and B8 (Storage & Distribution) remain intact, as they were prior to the 2020 Use Classes Order amendments. The Council accepts that the terminology used in Policy PC2 must now be considered to include uses now described as Use Class E(g), alongside other remaining B-Class uses, namely Use Classes B2 and B8. Accordingly, it is considered that the proposed re-generation to create a flexible mix of employment premises falling within Use Classes E(g), B2 and B8 are subject to the support of Policy PC2.

It is assumed that the proposed development, although identifying Use Class B8 as part of the proposed flexible mix, is not envisaging that this could include data centres - which are currently a large growth area in the commercial property market. In this respect, the layout of the proposed development does not suggest that this is the case – data centres usually require their own secure sites with space for back-up generators and other resilience measures that the proposals do not appear able to accommodate and provide. In the event that it is decided that planning permission should be granted, it is considered appropriate to impose a condition to specify that data centres are not permitted. Similarly, it is also considered that B8 Cash & Carry outlets or the provision of significant trade counters would also have the potential to give rise to undue stresses on parking provision within and around the proposed development and, as such, these should also be excluded by condition.

Ground contamination is always potentially an issue of principle with planning applications for re-development of existing developed sites, albeit it is rarely in the Council's experience a matter that will preclude a site entirely from development. This is especially so with commercial developments since there are generally fewer risks of 'sensitive receptors' (i.e. people, usually) coming into contact with contaminated ground. Furthermore, in this case, the proposed development plots have already been comprehensively re-developed in the last 35 years and, as such, it is to be expected that any ground contamination that may have been found when the business park was re-developed in the 1990s has already either been removed or neutralised. Nonetheless, the Council's Environmental Health Team recommend the imposition of the Council's usual standard conditions in respect of Site Investigation and any remediation and monitoring required as necessary, and also unforeseen contamination. Subject to these conditions the Council's Environmental Health Team consider that ground contamination issues would be adequately addressed.

The mix of former and current B-class uses proposed, supported by ancillary office accommodation, and the mix of size of units, is supported in principle by adopted Local Plan Policies as it provides choice and flexibility for future occupiers. It is considered that the proposal will make a valuable contribution to the supply and flexibility of employment floorspace in the Borough of a type that would meet a range of current commercial needs, and will thereby support future economic growth. As such the principle of development is considered to be acceptable subject to the consideration of the detailed matters as set out in the following sections of this Report.

2. Visual Impact -

The proposed development is located within an established business park development. Previous additions to the business park, such as the 2005 Dingley Way development north of Aerospace Boulevard, have already introduced a different pattern and form of development to FAP. Although the proposals would increase the density and height of development, the proposed new buildings would be finished externally with materials that would mimic the appearance of the surrounding original buildings.

Although the demolition and clearance of the site has resulted in the loss of a number of early mature trees planted with the original Civil Enclave development, none were the subject of a Tree Preservation Order and have been removed lawfully. However, the proposals involve the retention and bolstering of some of the original planting along the Aerospace Boulevard frontage, and also the rear boundary of the site shared with the Army Golf Club. In this respect, some replacement tree planting is proposed as part of the BNG mitigation and the adjoining area of the Golf Course is a wooded area that would not be impacted by the proposed

development. It is considered that the proposed planting, which can be secured with standard conditions, would help soften the appearance of the proposed development in its surroundings.

Accordingly, it is considered that the proposed development would not appear out of place nor unsympathetic to the commercial visual character and appearance of the area and the proposals are acceptable in visual terms.

3. Impacts on Neighbours –

Policy DE10 of the Local Plan permits development where it does not give rise to, or would be subject to, unacceptable levels of pollution. In relation to this site, ‘pollution’ includes noise and impact upon air quality. Policy DE1 of the Local Plan requires that development does not cause harm to the proposed, existing and/or adjacent users by reason of noise, vibration or air pollution.

There are no residential occupiers in proximity to this proposed development site, with the nearest residential properties being within the Queensgate development adjoining Government House Road. It is long-standing Government policy and guidance that the various impacts of the demolition and construction phases of development cannot be taken into material account in determining planning applications.

The proposed uses are not considered to give rise to undue and unacceptable material Planning impacts in terms of noise and disturbance to adjoining commercial occupiers and the Golf Club to the extent that this could prevent their continued operation subject to the conditions as set out in the Full Recommendation section of this Report having regard to the recommendations to this effect from the Council’s Environmental Health Team.

It is considered that the potential impact of glint and glare issues from possible roof-mounted solar PV panels affecting Farnborough Airport can be adequately addressed through the imposition of a suitably-worded condition to require the submission of a glint and glare assessment in the event that any solar PV panels are proposed to be installed. It is also considered appropriate that the Construction Environmental & Transport Management Plan (CETMP) for the proposed development considers height safeguarding in the context of any cranes or other tall temporary structures that may be required on site during the construction period; albeit there is a separate licencing system operated with the Airport in respect of this matter.

It is considered that there would be no material and adverse impacts on neighbours.

4. Highways Considerations -

A Transport Assessment (TA) has been submitted with this application which considers the likely trip generation associated with the proposed development and the likely impact of the development on the surrounding road network. It also discusses the availability of other modes of transport including public transport and pedestrian/cycle facilities.

The proposals have been the subject of discussions between the applicants, their highway consultants and local highway authority (Hampshire County Council : HCC). Following an initial consultation response received on 9 June 2026 requesting more and amended information, the Applicants submitted the necessary amended and additional information on 28 July 2026 and HCC Highways were re-consulted. Subsequent to this HCC Highways has concluded, by

consultation response letter dated 27 August 2026, that the proposals are now acceptable in transportation and highways terms subject to conditions and a legal agreement.

NPPF NDCPs TR2 and TR6 are particularly relevant to the consideration of the highway considerations of the current planning application:-

“TR2: Local parking standards

1. Development plans should set local parking standards for residential and non-residential development, across the plan area or for specific sites or sub-areas, in a way which aligns with the transport vision for the plan and opportunities to promote sustainable transport.

2. Maximum standards for car parking should be set where they will support efforts to encourage the use of sustainable transport modes and shared transport, optimise the density of development in well-connected locations, or where they are necessary for managing the local road network.

3. Parking standards should take into account:

a. The connectivity of development in different locations by different modes of transport, especially in terms of access to employment and day-to-day services;

b. Opportunities for improvements in walking, wheeling, cycling and public transport;

c. Local car ownership levels and travel trends, and opportunities to promote car sharing and other schemes which may reduce vehicle parking requirements;

d. Providing sufficient spaces for electric vehicle charging, blue badge holders, pedal and electric cycles and e-scooters, considering likely future demand and the need for associated infrastructure; and

e. The appropriateness of setting different standards for the type and mix of development, including to address specific business requirements where commercial standards are being set; and of using ranges where a degree of flexibility is desirable.”

In the case of Rushmoor, the Council has an up-to-date local Parking Standards policy document in the form of an adopted “Car and Cycle Standards” Supplementary Planning Document (SPD) (2024).

“TR6: Assessing transport impacts

1. Development proposals that are likely to generate significant amounts of movement should be supported by:

a. A transport statement or transport assessment (depending on the extent and significance of the transport issues involved), which is proportionate to the nature and scale of the development, so that the likely impacts of the proposal for transport can be assessed and monitored; and

b. A travel plan, which indicates how sustainable transport objectives will be delivered, monitored and managed over time.

2. Transport assessments and statements, and travel plans, should reflect the transport vision for the development and the transport strategy for the area in which it is located, and how these are intended to be achieved (including, in the case of travel plans, identifying fallback options if initial measures do not deliver the expected outcomes).

3. In assessing movement patterns and potential impacts, including whether they are considered to be severe, reasonable future scenarios should be considered, taking into account impacts at relevant times of the day, potential cumulative impacts, multimodal trip generation and the promotion of sustainable modes of travel, and realising the transport vision for the development itself. Development proposals should be considered having regard to these potential impacts and the other policies in this Framework which are relevant (including TR3, TR4 and DP3(2)(d)).

4. Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.

Proposed Means of Access to the Development : The means of access via Woodside Road onto Aerospace Boulevard is a minor modification of the existing established access onto an existing private road within the to the Business Park and, as such, is not adopted public highway. The adopted public highway begins at the junction of Aerospace Boulevard with Government House Road. On this basis HCC has not raised any technical objections to the Woodside Road access or, indeed, required any modifications to it or its forward visibility site-lines despite considering that an HGV cannot access the site if there is a car waiting adjacent to the centre line of the access. However this arrangement is not unusual; and, given the slow speeds of traffic at this point, that the HGV could simply wait for the junction to clear in the event that this scenario were to arise. The Applicants are aware of this matter and are at liberty to make a change to the junction markings and/or signage to address this issue.

Traffic Impact/Trip Generation : Following HCC Highways' initial consultation response, the Applicants has submitted a trip generation assessment for the potential worst-case scenarios in terms of trip generation, with an assessment of the likely trip generation that would arise if the development were completed and occupied solely as Use Class E(g) or B2 or B8 uses. The assessments show that, in each case, the level of daily trips at the site would be less than would have arisen with the previous office use. The 100% B8 use scenario, resulting in the highest trip numbers of the scenarios considered, would result in an additional 100 HGV trips across the day (and 8-9 trips in each peak traffic period), however HCC Highways do not consider that this would result in a significant impact on the operation of the local highway network given that overall trip numbers for the site would be reduced by over 500 movements across the day compared with the previous office use. The robustness of these findings has been confirmed by TRICS assessment, which indicates that the figures used in the assessment of trip generation for the proposed development are higher than those of found at other business parks on the TRICS database. An assessment has also been undertaken of a scenario where the proposed development includes 30% parcel distribution centre use, but this also demonstrates that the trip generation for the proposed development that would be lower than the previous office use of the site. HCC Highways therefore consider the trip generation assessment to be acceptable.

As a consequence of these findings, HCC Highways do not request any Transport Contribution in this case, since these are only justified in circumstances where there would be an increase in traffic generation arising from the proposals.

Travel Plan : An amended Framework Travel Plan has been submitted (received 28 July 2026) and is a further way in which vehicular traffic demand as a result of the proposed development would be managed by encouraging usage of non-car travel modes. In this respect, HCC Highways has advised that some further work is needed with this framework document before it can be approved by HCC, however this is not unusual with Travel Plans The finalised version of the Travel Plan, and associated approval and monitoring fees, is to be secured as a planning obligation within the s106 Agreement and the associated fees payable to HCC.

Active Travel : Active Travel England has been consulted in respect of this application because the criteria for consultation with this statutory consultee is a development comprising more than 7,500 sqm of floorspace : the proposed development is for 8,013 sqm of floorspace.

FAP is located in a position on the margin of the Farnborough urban area approximately 3.5 km from Farnborough Town Centre by road and 4 km from Farnborough Main railway station. The most direct route is via Farnborough Road (A325). This is on the No.1 bus route, providing frequent (12-minute frequency) buses between Aldershot, Farnborough, Frimley, Camberley from 0430 to midnight weekdays. FAP is relatively well-connected to Farnborough Road by combined footpaths and cycleways. The proposals would incorporate and maintain existing pedestrian and cycle permeability with the remainder of FAP, thereby maintaining easy movement across the business park. It is considered that there is room within the site to provide covered bicycle parking and a planning condition can be imposed to require this provision.

In the circumstances of this case there is no justification for the developer to make a Transport Contribution towards highway improvements or the enhancement of active travel measures, such as through securing additional funding for the Local Cycling Walking Improvement Schemes (LCWIPs) - and HCC Highways does not seek such contributions as a result. Nevertheless, it is considered that the site would maintain and not prejudice existing active travel connections.

Parking Provision : The proposed development seeks a flexible commercial floorspace that could be used for a range of uses with a range of employment densities. The overall parking provision for the proposed development is 1 space/88 sqm of floorspace (GEA), which HCC Highways consider to be sufficient given the most likely mix of Class E(g), B2 and B8 uses that would arise. However, at the request of HCC Highways, the Applicants have submitted some alternative site layouts that would liberate an additional quanta of on-site car parking spaces in the event that the mix of use were to be biased towards more employment dense uses, such as Class E(g) research & development. Indeed, where the proposed development to be 100% comprised research & development uses, a site layout has been submitted demonstrating the provision of a total of 154 on-site parking spaces, an increase of 60 spaces over the original submitted layout (see plan overleaf), which is achieved by re-purposing HGV lorry parking spaces. HCC Highways has requested the imposition of conditions requiring (a) the alternative enhanced parking layout to be adopted in the event that a 100% research & development use occupied development were to arise; and (b) the adoption of a Service management Plan for the development in order to seek to accommodate the possible variations in employment density that may arise within the development over time. Bicycle parking provision within the scheme is also considered to be adequate.

Internal Layout Design and Refuse Collection & Servicing : HCC Highways are satisfied that the internal layout design and geometry of the proposed development and the refuse and servicing arrangements would be acceptable. It is considered that suitably-worded conditions can be imposed to ensure that these provisions are maintained and not, for example, degraded by use of external areas for storage of materials.

Construction Traffic : It is long-standing Government policy and guidance that the various impacts of the demolition and construction phases of development cannot be taken into material account in determining planning applications. However, it is not considered unreasonable for the Council to have some influence on the conduct of the implementation stages of the more significant developments within the Borough in order to encourage considerate behaviour and working practices. In terms of potential highways impacts, it is



Drawing PL-231 REV.C with alternative layout with increased car parking spaces. Not to Scale.

considered that demolition and construction traffic relating to the proposed development would be relatively limited given that, although a relatively large development in this case, it is situated on a private road, the demolition phase has already been completed, and the construction phases is not considered to be particularly complicated. In this respect, although HCC Highways would normally request imposition of a condition requiring a Construction Traffic Management Plan (CTMP) for the development, it is noted that they have not done so in this case, presumably for these reasons. Nonetheless, it is considered that it remains appropriate for Rushmoor BC to require a CTMP, which is combined with other construction management measures required to deal with environmental and ecological impacts arising from the construction phases to create a Construction Environmental Transport Management Plan (CETMP).

Conclusions of the Highway Considerations - Subject to the various s106 provisions and conditions that have been identified, it is considered that the proposed development would have an acceptable impact upon the safety and convenience of highway users and is acceptable in highways terms.

5. Ecology & BNG -

Site-Specific Ecology

The site lays adjacent to the Army Golf Course, which occupies a significant proportion of Watts Common, being land designated as a Site of Importance for Nature Conservation (SINC), a local nature conservation designation.

Great Crested Newts and all species of bat and their roosts are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017, as amended. They are afforded additional protection under the Wildlife and Countryside Act 1981, as amended, making it an offence to kill, injure or disturb an individual; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is an offence, regardless of whether a bat is present at the time of roost removal. The Local Planning Authority should also be aware of its legal duty under Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017, as amended which states that *"a competent authority in exercising any of its functions, must have regard to the requirements of the Directives so far as they may be affected by the exercise of those function"*.

Ecology - Protected Species : Great Crested Newts (GCN) : A GCN Habitat Suitability Index Assessment Report has been submitted with the application as a result of the identification of the presence of a water-body with 'good' habitat suitability for GCN within the adjacent Army Golf Course. The application site is located within a 250m of this pond. GCN are known to be present within ditch-lines on the Golf Course approximately 270m south-west of the application site as a result of survey reports undertaken in support of a recent planning application at the Golf Course. 500m is generally understood to be reasonable distance for migration of GCN in terrestrial habitats adjacent to their breeding locations. Accordingly, the presence of GCN within reasonable distance to the south-west and the presence of a waterbody with suitable habitat to the northwest gives rise to the possibility that GCN could migrate into the application site, notwithstanding that the application site itself offers sub-optimal terrestrial habitat due to the extensive hardstanding, significantly reducing the likelihood of presence, albeit it cannot be discounted. On this basis, the GCN Habitat Suitability Index Assessment report recommended works proceed only in accordance with a reasonable avoidance measures working strategy and provision of GCN resurvey should development not commence before Spring 2030.

However, as a result of the initial consultation comments of the Council's Ecology Officer, additional surveys have been undertaken within adjacent land at the Army Golf Course that have since confirmed the likely absence of a GCN population at present. The long hot summer and drought conditions may have resulted in GCN retreating into wetter areas of land. Although the current likely absence does not constitute confirmed absence, the Ecology Officer has therefore confirmed in the circumstances that it would be unduly onerous at present to impose a condition requiring the Applicants to submit and implement a GCN Reasonable Avoidance Measures Strategy. Nevertheless, the Applicants' are aware of the potential for GCN and are therefore advised to keep a watch for them during the construction of the development. Should an individual be found, all works should stop and the applicant should contact their Ecological advisor and/or Natural England to establish if a protected species licence is required to facilitate works in accordance with protected species statutory obligations. An Informative to be included with the planning permission decision notice to this effect is also considered appropriate.

Ecology - Protected Species : Bats : Nocturnal species including bats are known to be present at or near the development site - common pipistrelle and noctule bats were identified in surveys submitted in support of the building demolition. Extensive optimal bat foraging and commuting habitat is present to the south of the development site within the Army Golf Course. These species are sensitive to any increase in artificial lighting of their roosting and foraging places and commuting routes.

National Planning Policy Framework NDMP P3e. requires that development proposals "*Limit any adverse impact from artificial light on ...Nature*". The Council's Ecology Officer has,

therefore advised that the proposed development be required to ensure no net increase in external artificial lighting within primary bat foraging and commuting routes adjacent to the south margin of the development site in order to comply with above referenced legislation and the recommendations in BCT & ILP (2023) Guidance Note 08/23. Bats and artificial lighting at night. Bats and the Built Environment. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby. In this respect, they also advise that compliance requires the use of the warm white spectrum of maximum 3000/2700K and light levels at or below 1.0 lux at mature vegetation - especially the mature vegetation of the southern border of the application site behind and to the sides of proposed Units 2 & 3. It is advised that compliance with this best practice guidance be secured through a Sensitive Lighting Management Plan submitted to the Local Planning Authority for approval in writing prior to commencement of development. [Officer Note: see comments in respect of External Lighting below.]

External Lighting : The original External LED Lighting Assessment Report submitted with the application proposed that all exterior lighting would have a blue-white colour-temperature (4000 Kelvin) and included wall-mounted lights along the southern boundary edge of the site (to the rear of Unit 2 & 3). Furthermore, the isolux plan submitted within this original report indicated that light levels along this southern vegetated boundary would therefore be above 1.0 lux. Accordingly, the Ecology Officer advised that, in these respects, the proposed development would fail to comply with best practice for maintaining appropriate conditions for bat foraging and commuting.

However, an amended External LED Lighting Assessment Report submitted on 28 July 2026 provided isolux plans indicating reduced light spill primarily at or below 1.0 lux at the location of adjacent woodland boundaries. This is welcome. Nevertheless, the specification details within the report still appear to propose a majority of the external lighting lights within the proposed development be within the blue-white light spectrum (4000K) when, to be less disturbing to nocturnal wildlife, lights with a colour-temperature of less than 3000K or below should be used. At the time of writing this report a response is awaited from the Applicants on this matter, nevertheless, it is considered that this matter can be left for the submission of details pursuant to condition.

Construction and Environmental Management Plan (CEMP) : Protected habitats (SINC) and species (bats, GCN, breeding birds) are present either within or adjacent to the proposed development site. There is therefore a risk of ecological harm resulting from construction activities. Accordingly, it is considered appropriate that a condition be imposed to require the submission (prior to the commencement of development) of an appropriately detailed CEMP to be submitted to and approved by the Local Authority in writing. In this instance this is recommended to be combined with management measures in respect of construction traffic and environmental management measures to create a Construction Environmental and Traffic Management Plan (CETMP).

Biodiversity Net Gain

The Environment Act 2021 has introduced a statutory basis for securing measurable net gains for biodiversity, requiring a 10% minimum uplift post-development that came into formal effect in early 2024. Accordingly, it is necessary with the current application to consider BNG on a formal statutory footing if it is applicable.

The BNG Regulations require developers to measure habitat value using the DEFRA Statutory Biodiversity Metric (this is a tool which is used to assess habitat type, condition, distinctiveness, and location to calculate biodiversity unit value for existing and proposed situations to calculate

the BNG units required) and secure enhancements to reflect the habitat categories in the BNG Metric for at least 30 years. Developers are, before first implementation of development, required to submit a Biodiversity Gain Plan detailing how the 10% increase is to be achieved. BNG loss compensation can be delivered on-site or off-site. In specifying their proposals for BNG delivery developers must follow a hierarchy, starting with seeking to avoid habitat loss in the first instance, followed by compensating for habitat loss on site, before, only then, being able to opt for off-site compensation, first adjacent to or near the application site and secondly more remote compensation sites that must be registered as such. Irreplaceable habitats, by their nature, cannot be compensated for and, as such, it is expected that the developers' proposals would seek to retain such habitat. Proposed habitat loss of higher distinctiveness is also subject to stricter consideration of whether or not this can be feasibly and adequately compensated for off-site. If actual appropriate habitat loss compensation cannot be achieved on- or off-site following the hierarchy, a developer can then proceed to purchase statutory biodiversity credits instead.

The submitted BNG documents identify a 65.9% net loss in biodiversity units as a result of development with a shortfall of 8.92 biodiversity units. The majority of biodiversity loss arises from the felling of urban trees that were removed legally as part of the site clearance undertaken with the building demolition earlier this year. Although this work pre-dates the submission of the application, the Applicants correctly include this loss in the BNG calculations. It is proposed that the biodiversity loss is partially compensated for through on-site planting of 56 new trees. While this new tree planting is welcome, they will necessarily be significantly smaller at planting and take some time to mature, although the spatial and time delay between planting and reaching maturity is taken into account within the spatial multiplier of the Statutory Metric. Nevertheless, a significant habitat unit deficit remains that the Applicants propose to compensate for via purchase of area habitat units from a third party habitat bank. The habitat bank identified (Woodbanks Farm) is located approximately 35 miles north of the Borough. The habitat bank is therefore not in the same National Character Area, but an adjacent NCA (located in Thames Valley NCA). Units purchased from this habitat bank must therefore be purchased at spatial multiplier of 1.5 units purchased for each unit lost.

The Council's Ecology Officer confirms that the submitted BNG Statement Form is appropriately completed in line with Council requirements; and all habitat surveys are comprehensive and undertaken in accordance with best practice. The Statutory BNG Metric is also appropriately completed. However, they have identified an inconsistency between the BNG and Arboricultural submissions made with the application which means that, although the basic methodology for calculating the BNG requirements is correct, the final figure is not. This appears to have arisen because the Arboricultural Report indicates the further loss of a small number of trees not removed during the site clearance that will need to be removed to accommodate the construction of the proposed development; or are simply identified for removal because they are poor quality trees, possibly compromised by other trees as they have matured and competed with each other for light, water and growing space. This discrepancy is not considered to be a fatal error, simply a matter that needs to be corrected in order to finalise the final BNG requirements. The Applicants are aware of this matter and have undertaken to submit corrected BNG documents, that may be received prior to the Meeting. Accordingly, an update will be provided on this matter at the meeting as appropriate.

Subject to the satisfactory resolution of this matter, it is considered that the proposed development would appropriately meet its BNG obligations.

6. Flood Risk & Drainage Issues -

The application site is previously developed land, indeed the site of existing substantial development, that already has drainage systems and connections to off-site drainage systems and networks. Since the proposed development is for employment uses that are classified as “Less Vulnerable,” this means that the development is appropriate in principle in terms of flood risk considerations and does not require application of the Flood Risk Exception Test.

The site is relatively flat and level and, even taking into account climate change, is land located within Flood Risk Zone 1 and, as such, is land at lowest risk of fluvial flooding. However, the land in the roads directly adjoining the proposed development site is indicated to be at risk of surface water flooding, albeit to a shallow depth. The proposed development is to be constructed on land that is largely existing hard-surface and, as such, the proposals should not significantly, or at all, change the overall drainage characteristics of the site - albeit it is possible that the existing hard-surfaced condition of the site contributes to the surface water flooding issue in the adjoining road. It is indicated that the site would be drained into existing sewers in Aerospace Boulevard to the north; and as such, the site would not drain southwards into the Golf Course. Indicative on-site attenuation features are shown to be provided comprising a large sub-surface water storage tank underneath the parking and manoeuvring area between Units 1 and 3.

The making of new or altered drainage connections to a development, and the technical details and specifications in this respect, are subject to licencing (with Thames Water) that are subject to entirely separate consideration and regulation under other legislation. These are not matters for direct and technical consideration by the Council with a planning application. Nevertheless, Local Plan Policy NE8 (Sustainable Drainage Systems) requires that developments include the implementation of integrated and maintainable Sustainable Urban Drainage Systems (SUDS) in all flood zones for both brownfield and greenfield sites. This is in order to seek to control surface water run-off and to return surface water drainage as close as possible to greenfield run-off rates.

In this respect, consultation responses from drainage consultees following their careful assessment of the proposals, including the submitted Flood Risk Assessment & Drainage Strategy concludes that flood risk issues can be managed appropriately and that the development will not increase flood risk on-site or elsewhere. The HCC Lead Local Flood Authority (LLFA) have responded to consultation to confirm that they are content that the principles identified with the Drainage Strategy are acceptable in principle and form a sound basis on which to design a detailed drainage scheme. Accordingly, the LLFA raises no objections subject to conditions requiring submission of fully-detailed surface water drainage scheme. Thames Water also raise no objections subject to conditions and informatives.

In the circumstances, subject to the imposition of appropriately-worded conditions as requested by the drainage authorities, it is considered that the proposals would meet the requirements of adopted Local Plan Policy NE8.

7. Access for People with Disabilities -

The proposed development would provide a larger quantum of new commercial floorspace on an existing commercial site. However, there is no reason to consider that the proposed development would prejudice or compromise the provision of appropriate means and measures of access for people with disabilities required under the Building Regulations and Equalities legislation.

8. Other Issues –

Sustainability : Criterion b. of Policy DE1 requires new developments to “promote designs and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy”. Criterion n. then requires that “All development proposals will demonstrate how they will incorporate sustainable construction standards and techniques.” And: Major commercial developments over 1,000 sqm gross floorspace will be required to meet BREEAM ‘very good’ standard overall (or any future national equivalent) and BREEAM ‘excellent’ standard for water consumption (or any future national equivalent).” In this respect, the application is supported by a. Energy & Sustainability Strategy describing how it is intended to target achieving a BREEAM ‘Excellent’ rating, involving the incorporation of renewable energy generation into the building design in the form of air-source heat pumps and solar photo-voltaic panels for building heating, cooling and ventilation.

Local Plan Policy DE4 also requires new non-residential development of 1000 square metres gross external area or more to provide evidence on completion of achievement of the BREEAM ‘excellent’ standard for water consumption. This can typically be achieved by undertaking measures such as the installation of water fittings with restricted flow rates.

It is indicated that the scheme would meet appropriate energy efficiency and other sustainability requirements and conditions are recommended to secure BREEAM compliance, water efficiency measures and provision of the indicated EV charging points.

Employment & Skills : The Council holds National Skills Academy for Construction status and works in partnership with the construction industry to generate skills, training and employment opportunities on large development sites in the Borough. In addition to benefitting local employment opportunities, this initiative also benefits employers, especially where there are skill shortages that make it difficult to find appropriately skilled staff. Where it is considered appropriate to do so, early engagement with developers is fostered, often through commencing a dialogue with developers even when planning applications are still under consideration : consequently this process must operate outside of the planning system and the consideration of planning applications. In this case, given the scale of the proposed development, it is considered appropriate to require the submission of an Employment & Skills Plan be required by condition in order to help encourage a long-term working partnership with the Council as the proposed development is implemented and brought into use and beyond.

Conclusions –

It is considered that the proposals are acceptable in principle and in highway terms; to have an acceptable impact on the visual character and appearance of the area; to have no material or adverse impact on neighbours; no significant impact upon land subject to nature conservation designations. The proposals are also considered acceptable in terms of trees, flood risk & drainage, air quality, ecology & biodiversity, sustainability and access for people with disabilities. The proposals are thereby acceptable having regard to the requirements of Policies SS1, SS2, IN1, IN2, IN3, DE1, DE4, DE10, PC1, PC2, PC5, PC8, NE1, NE2, NE3, NE4, NE5, NE6, NE7, and NE8 of the adopted New Rushmoor Local Plan (2014-2032); adopted Car and Cycle Standards SPD (2024); adopted Biodiversity Net Gain SPD (2024); and the advice contained in the National Planning Policy Framework and National Planning Practice Guidance.

Full Recommendation

It is recommended that **SUBJECT** to:-

1. The receipt of the awaited amended/updated BNG submissions and no objections being raised by the Council's Ecology Officer;
2. The completion of a satisfactory tri-partite Legal Agreement with both Rushmoor Borough Council and Hampshire County Council as signatories under Section 106 of the Town and Country Planning Act 1990 by 30 October 2026 or such later date as agreed by an extension of time to secure:-
 - (a) a Full Travel Plan along with HCC's approval fees (£1,500) and monitoring fees (£15,000) and a cash deposit covering the anticipated cost of the Full Travel Plan (plus 10%); and
 - (b) requirements for the management and monitoring of the biodiversity improvements to be provided with the proposed development for a minimum period of 30 years, including provision of an appropriate BNG monitoring fee;

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

However, in the event that a satisfactory s106 Agreement is not completed by 30 October 2026 and no further/continuing Extension of Time has been agreed, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not secure statutory biodiversity net gain and a Travel Plan to mitigate the highways impacts of the proposed development.

Suggested Conditions:

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers: 11718_PL_200; -PL_201 REV.A; -PL_202 REV.A; -PL_203 REV.A; -PL_204; -PL_205; -PL_206; -PL_207; -PL_208; -PL_209; -PL_210; -PL_220 REV.A; -PL_221 REV.A; -PL_222 REV.A; -PL_230 REV.D; & -PL_231 REV.C; and:

Supporting Documents: Air Quality Assessment, Arboricultural Impact Assessment Rev.A, Design & Access Statement, Employment Needs Assessment, Preliminary Ecological Appraisal, Preliminary Bat Roost Assessment, Great Crested Newt Habitat Suitability Index Assessment, Shadow Habitats Regulation Assessment, Energy & Sustainability Strategy, Flood Risk Assessment & Drainage Strategy, Ground Investigation Report, Crossfield Desk Study Appraisal (Nov2025), Revised External LED Lighting Assessment Report, Noise Impact Assessment, Noise Commentary : Technical Memorandum received 22 July 2026, Aviation Impacts Assessment, Biodiversity Statement & Metric Assessment, BNG Metric spreadsheet, Glint & Glare Assessment, Bird Hazard Management Plan, BNG Statement Form, Planning

Statement, Revised Transport Statement received 26 May 2026, Full Travel Plan received 28 July 2026, BREEAM Pre-assessment, Agent's Covering Letter, Response to LLFA comments received 15 June 2026, Response to EHO Comments received 22 July 2026, Response to RBC Ecology Comments received 28 July 2026, Response to HCC Highways Comments received 28 July 2026.

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

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

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

- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building(s) shall not be used as a B8 Cash and Carry or B8 Data Centre. Furthermore, no commercial unit hereby permitted shall contain a trade counter.

Reason - To accord with the nature of the development sought and to enable the Local Planning Authority to retain planning control over the nature of the flexible use in the interests of the safety and convenience of highway users.

- 5 Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); section 55 (2A) of the Town and Country Planning Act 1990 (as amended); no internal operations increasing the floor space available within the building(s) hereby permitted shall be carried out. Furthermore, there shall be no sub-division of the commercial units hereby approved.

Reason: To enable the Local Planning Authority to retain planning control over the provision of additional floor space in order to sustain an adequate overall level of parking provision and servicing on the site.

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

Reason - To ensure satisfactory external appearance.

- 7 Prior to the commencement of the development, there shall be submitted to and

approved in writing by the Local Planning Authority a Construction Environmental & Traffic Management Plan (CETMP). The CETMP shall include but not be limited to the following content:-

- (a) responsibility(ies) for the implementation and operation of the CETMP, including responsible persons and lines of communication;
- (b) risk assessment of the potentially damaging construction activities and practical measures to avoid and reduce impacts during construction
- (c) the parking of vehicles of site operatives and visitors;
- (d) the routing of HGV deliveries to the site;
- (e) loading and unloading of plant and materials;
- (f) storage of plant and materials used in constructing the development;
- (g) details and location(s) of temporary site accommodation;
- (h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (i) wheel washing facilities;
- (j) measures to control the emission of dust, dirt and other emissions during construction;
- (k) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- (l) measures to minimise noise and vibrations during construction and demolition;
- (m) measures to ensure/maintain vehicular and/or pedestrian access to any adjoining and nearby properties at all times during the demolition and construction period;
- (n) communication with the neighbours/local community to deal with any issues that arise as a result of the construction period;
- (o) a map showing the location of all ecological features including retained trees and the Watts Common SIN;
- (p) Location and timing of works to avoid harm to biodiversity features;
- (q) the times during construction when specialist ecologist(s) need to be present on site to oversee works; and
- (r) use of protected fences, exclusion barriers and warning signs.

The Construction Environmental & Traffic Management Plan shall be adhered to as may be approved by the Local Planning Authority for the duration of the construction period of the development hereby approved.

Reason - To ensure that the proposal does not result in harm to highway network and to mitigate impacts upon neighbours and wildlife.

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

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

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

i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology.

This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

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

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

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

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

- 10 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

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

- 11 No occupation or use of the development hereby approved shall take place until a scheme of provisions for the control of noise emanating from the site has been implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The provisions shall include:-
- Details for the attenuation of sound generated within the buildings hereby permitted;
 - Details for the control of noise emitted by any building servicing plant and machinery (including mechanical ventilation) to be installed within the development; and
 - A Noise Management Plan (NMP) for the control of noise emissions from the development site.

The approved noise mitigation measures shall be retained and maintained as approved at all times for the lifetime of the development hereby permitted.

The NMP as may be approved shall be reviewed, updated and maintained as

appropriate to reflect changes to working practices, processes undertaken, transfer to individual Unit operators, complaints and plant and equipment for the lifetime of the development hereby permitted in accordance with details that shall be incorporated into the NMP as originally approved. For the avoidance of doubt the NMP shall apply at all times that the development hereby permitted is in use. The NMP shall include but not be limited to the following:-

- A short description of the site;
- Summary of planning requirements
- Hierarchy of control measures;
- Management structure and person(s) responsible for overall control of managing noise;
- Training of site personnel;
- Communication protocols;
- Physical Control Measures to control noise emissions;
- Site specific measures;
- The review procedure including the trigger and/or frequency for reviews; and
- General rules to minimise noise emissions from the site.

Reason - To protect the amenity of neighbouring occupiers. *

- 12 No sound reproduction equipment, conveying messages, music, or other sound which is audible outside the premises shall be installed on the site.

Reason - To protect the amenity of neighbouring property.

- 13 No development shall begin until a detailed Surface Water Drainage Scheme for the site/development has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
- a) A technical summary highlighting any changes to the design from that within the Flood Risk Assessment.
 - b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations. Amenity and biodiversity benefitting drainage features to be clearly labelled.
 - c) Detailed drainage calculations demonstrating the proposed brownfield runoff rates are no greater than either 5 times the greenfield rate and there is sufficient attenuation for storm events up to and including 1:100+ climate change.
 - d) Interception storage assessment with an Interception feature and contributing area plan, interception design details and calculations as appropriate demonstrating compliance with National Standards
 - e) Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. This must include site level information.

Reason: At the requested of Hampshire County Council as Lead Local Flood Authority to ensure that the surface water drainage system is appropriately designed to prevent on-site flooding and ensure that off-site flood risk is not increased in line with the National Standards for Sustainable Drainage Systems and Local Plan Policy.

- 14 Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the commercial floorspace hereby approved. The submitted details shall include:

- a) Maintenance schedules for each drainage feature type and ownership
- b) Details of protection measures
- c) Identification of easements,
- d) A description of the purpose of the system for the owner
- e) Restoration needs post flooding.

Reason: At the requested of Hampshire County Council as Lead Local Flood Authority to ensure the drainage system functions effectively and prevents increased flood risk throughout the development's lifetime.

- 15 No development shall be occupied until confirmation has been provided to the Local Planning Authority, in consultation with Thames Water, that either:-
1. Foul and/or surface (waste) water drainage capacity exists off site to serve the development; or
 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
 3. All Foul and/or surface water drainage network upgrades required to accommodate the additional flows from the development have been completed.

Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

- 16 No development shall take place until a Servicing Management Plan (in line with the draft Servicing Management Plan) has been submitted to, and approved in writing by, the LPA. Thereafter the development should operate in accordance with the agreed Servicing Management Plan.

Reason: At the request of the Highway Authority (Hampshire County Council) in the interest of highway safety.

- 17 In the event that the uses on the site are 100% Research and Development use then the alternative parking layout as shown by drawing 11718-PRC-PL_231 Rev.C should be considered the approved layout.

Reason: At the request of the Highway Authority to avoid overspill parking on the local highway network.

- 18 The development hereby approved shall not be occupied until the on-site car and lorry parking facilities shown on the approved plans have been completed, marked-out and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes to be used by the occupiers of, and visitors to, the development. *

Any Electric Vehicle Charging Point installations shown to be provided on the plans hereby approved shall be installed and made operational and available to occupiers of the development prior to the car parking area(s) in which they would be located being first brought into use and shall be retained thereafter.

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

- 19 Prior to the first occupation of the building, covered cycle parking facilities shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The covered cycle parking facilities so approved shall thereafter be permanently retained and maintained for the parking of cycles in connection with the development.

Reason - To ensure the provision and availability of adequate cycle parking within the development in the interests of Active Travel.

- 20 Unless the provisions of Condition No.17 are invoked, the development hereby approved shall not be occupied until the lorry loading bay areas have been completed, marked-out and made ready for use by the occupiers. The lorry loading areas shall be thereafter retained solely for lorry parking and loading/unloading purposes. *

Reason - To ensure the provision and availability of adequate lorry parking within the development in the interests of the safety and convenience of highway users.

- 21 No display or storage of goods, materials, plant, or equipment shall take place other than within the buildings.

Reason - In the interests of visual amenity and to ensure that on-site parking and manoeuvring spaces remain available at all times.

- 22 Prior to the occupation of the development, details of all external lighting including the design, position, orientation, colour temperature, management to minimise unnecessary external lighting use, and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

Reason - To ensure no unnecessary illumination is used; and to ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework. *

- 23 The existing trees and hedges on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the following:-

a. stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of the trees/hedges as identified in the Tree Survey Report submitted with the application hereby approved;

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

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

d. care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.

These measures shall be put in place before any excavation, construction, vehicle parking or storage of building materials commences in the vicinity of the trees or hedges.

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

- 24 Prior to first occupation of the development hereby approved, an appropriately detailed landscape and planting scheme including ecological enhancement, shall be first submitted to and approved in writing by the Local Planning Authority. All landscaping shall be implemented only in strict accordance with the approved scheme and retained and maintained thereafter.

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

- 25 No development shall take place until a Landscape and Ecological Management Plan (LEMP), including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority for the lifetime of the development. The scheme shall include the following elements:
- Details of maintenance regimes;
 - Details of management responsibilities.

Reason - To ensure the amenity and biodiversity value of retained and/or planted trees shrubs and landscaped areas are maintained. *

- 26 No new premises hereby permitted shall be occupied and brought into use until the refuse/recyclable bin storage and collection measures indicated on the approved plans have been implemented and these facilities shall be maintained and retained thereafter in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason - To safeguard the amenities of the area.

- 27 The development shall be designed to achieve the BREEAM 'excellent' standard for water consumption (or any national equivalent) to be confirmed by the submission to the Local Planning Authority of a post-construction BREEAM certificate.

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

- 28 No occupation or use of the development hereby approved shall take place until the mitigation measures identified at Section 7 "Mitigation Measures" of the submitted Air Quality Assessment hereby approved have been implemented. The mitigation measures shall subsequently be retained for the lifetime of the development.

Reason – To ensure good air quality is maintained.

- 29 Prior to the first commencement of the use hereby permitted a Skills & Employment Plan to be implemented shall be submitted to and approved in writing by the Local Planning Authority. The approved Employment & Skills Plan shall be implemented in full and the measures introduced retained thereafter.

Reason - To maximise opportunities for associated skills and employment in the local

area. *

- 30 In the event that any solar photo-voltaic panels are to be installed within the development hereby permitted a Glint and Glare Report assessing the impact of this/these installation(s) upon the operation of the nearby Farnborough Airport shall first be submitted to, and approved in writing by, the Local Planning Authority. No solar photo-voltaic panels shall be installed unless and until they are confirmed to be acceptable in terms of their impact upon the operation of Farnborough Airport and shall be retained thereafter at all times as approved.

Reason – In the current absence of a Glint & Glare Report relating to the proposed development to ensure that the proposed development does not adversely impact the operations of Farnborough Airport.

BNG DEEMED CONDITION

1.1 Development may not be begun unless:

a biodiversity gain plan has been submitted to the planning authority; and

The planning authority has approved the plan.

Key Requirements

1.2 The biodiversity gain plan must include:

information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and any other habitat;

the pre-development biodiversity value of the on-site habitat;

the post-development biodiversity value of the on-site habitat;

any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

any biodiversity credits purchased for the development; and

any such other matters as the Secretary of State may by regulations specify.

Informatives

- 1 INFORMATIVE - The Council has granted permission because:-

It is considered that the proposals are acceptable in principle and in highway terms; to have an acceptable impact on the visual character and appearance of the area; to have no material or adverse impact on neighbours; no significant impact upon land subject to nature conservation designations. The proposals are also considered acceptable in terms of trees, flood risk & drainage, air quality, ecology & biodiversity, sustainability and access for people with disabilities. The proposals are thereby acceptable having regard to the requirements of Policies SS1, SS2, IN1, IN2, IN3, DE1, DE4, DE10, PC1, PC2, PC5, PC8, NE1, NE2, NE3, NE4, NE5, NE6, NE7, and NE8 of the adopted New

Rushmoor Local Plan (2014-2032); adopted Car and Cycle Standards SPD (2024); adopted Biodiversity Net Gain SPD (2024); and the advice contained in the National Planning Policy Framework and National Planning Practice Guidance.

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.

- 2 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require either the submission and approval of details, information, drawings etc. by the Local Planning Authority BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 3 INFORMATIVE - This permission is subject to a tripartite planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) between the developer, Hampshire County Council and Rushmoor Borough Council.
- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Operational Services for advice.
- 6 INFORMATIVE - Future occupiers of the development should be made aware that aircraft approaching and departing Farnborough Airport could be seen, and (dependent on weather conditions and ambient noise from other sources) heard from the application site.
- 7 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.

- 8 **INFORMATIVE** - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.
- 9 **INFORMATIVE** - A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 10 **INFORMATIVE** - From the information provided Thames Water cannot yet ascertain the point of connection to the Thames Water networks. Accordingly, a drainage strategy should contain the points of connection to the public sewerage system as well as the anticipated flows (including flow calculation method) into the proposed connection points. This data can then be used to determine the impact of the proposed development on the existing sewer system. If the drainage strategy is not acceptable Thames Water will request that an impact study be undertaken.
- 11 **INFORMATIVE** - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Operational Services.
- 12 **INFORMATIVE** - Great Crested Newts and all species of bat and their roosts are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017, as amended. They are afforded additional protection under the Wildlife and Countryside Act 1981, as amended, making it an offence to kill, injure or disturb an individual; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is an offence, regardless of whether a bat is present at the time of roost removal. The grant of planning permission does not supersede the statutory requirements of the following legislation and any unauthorised works could constitute an offence. If great crested newts or bats or signs of either are encountered at any point during development then all works must stop immediately and you should contact Natural England in order to avoid breach of the following referenced legislation. This is to ensure compliance with The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

- 13 INFORMATIVE - Water Efficiency : the applicants can find out how to achieve BREEAM 'excellent' standard for water efficiency by going to the Building Research Establishment Ltd website BREEAM - BRE Group.
- 14 INFORMATIVE - The Applicants are reminded of the consultation comments from Farnborough Airport concerning safeguarding etc in proximity to Farnborough Airport.
- 15 INFORMATIVE - The Applicants are reminded that the control of display of advertisements is subject to separate controls within the Planning system. Please contact the Council's Development Management Team if any advice is required concerning this matter at: plan@rushmoor.gov.uk.
- 16 INFORMATIVE - The Applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 17 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.

Statutory Biodiversity Net Gain Informative

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Rushmoor Borough Council [until 30 April 2028 and North Hampshire Council from 1 May 2028].

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - iv) the application for planning permission was made before 2 April 2024;
 - v) planning permission is granted which has effect before 2 April 2024; or
 - vi) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2 Development below the de minimis threshold, meaning development which:
 - iii) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - iv) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
 - 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
 - 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
 - 4.5 Self and Custom Build Development, meaning development which:
 - i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

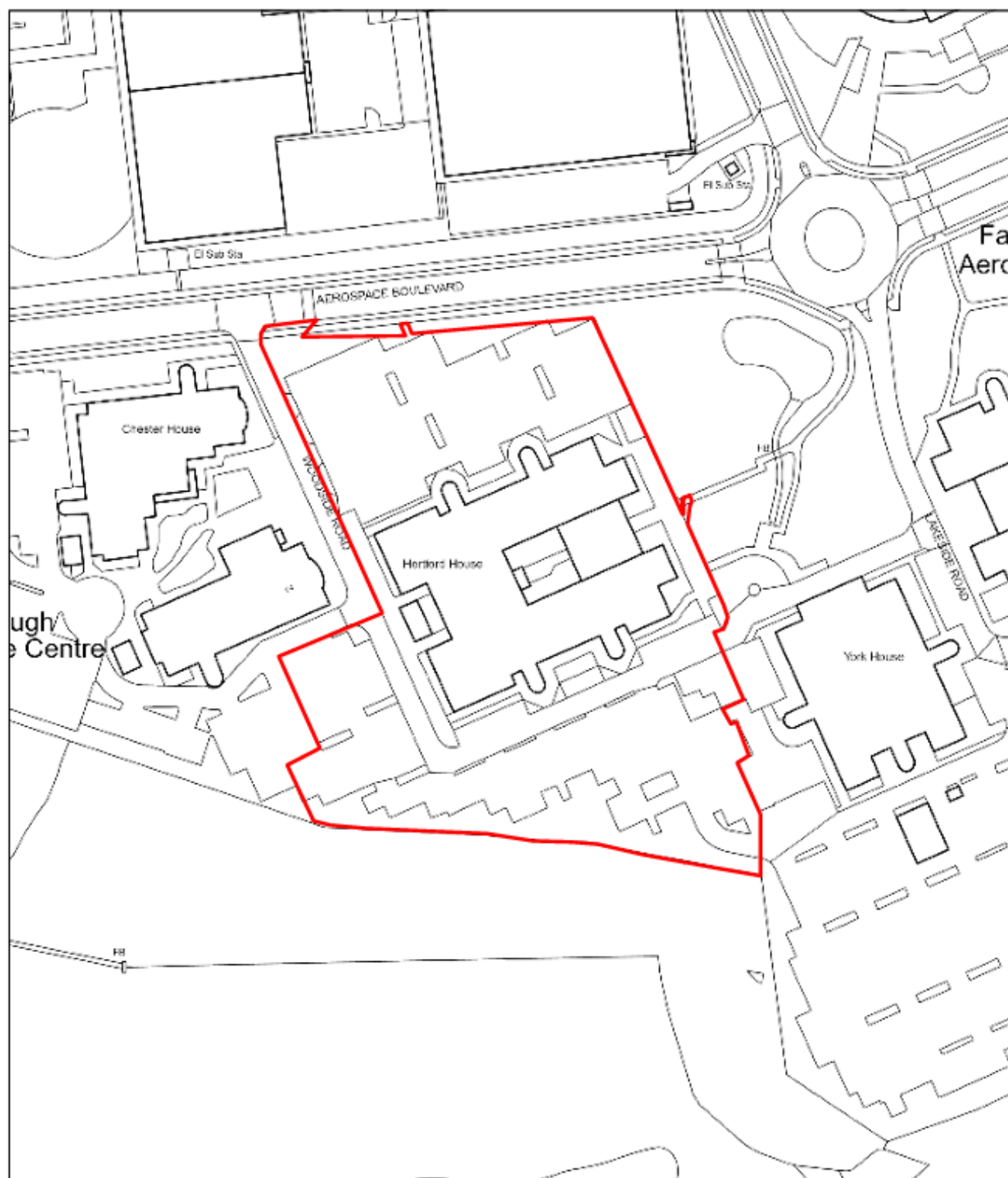
The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

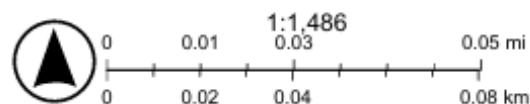
Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.



01/10/2026, 11:04:22

Planning Application



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.

Application A:

Application No.	26/00300/REVPP
Date Valid	12th June 2026
Expiry date of consultations	23rd July 2026
Proposal	Removal of Condition 10 relating to hours of operation attached to planning application Ref: 96/00464/FUL dated 8 November 1996 to allow 24-hour operations
Recommendation	Grant

Application B:

Application No.	26/00301/FULPP
Date Valid	12th June 2026
Expiry date of consultations	23rd July 2026
Proposal	Erection of 2.57m high free standing acoustic fence within the HGV yard
Recommendation	Grant

Case Officer	David Stevens
Address	Columbia House 1 Apollo Rise Farnborough
Ward	Cove & Southwood
Applicant	Crossbay II (UK) Propco 2 Limited
Agent	Savills

Description:

Columbia House is an existing light industrial/warehouse building with ancillary two-storey

offices attached. It is situated within the commercial development sector of Southwood partially opposite the junction of Summit Avenue with Links Way (and the Morrisons supermarket) on the north side of Summit Avenue; with Unit B18 Armstrong Mall to the east; and Apollo Rise (which has a junction with Summit Avenue) to the west. To the north are Units B11 & 12 Armstrong Mall; and also Voyager House (Farnborough Centre for Health), an NHS health facility. The nearest residential neighbours are situated to the south of Summit Avenue at Stanley Drive and Regiment Close, both off Gleneagles Drive.



The Columbia House Site. Not to Scale.

The Columbia House site (see plan above) is essentially divided into three main elements : the central portion of the site is the warehouse building itself; to the west beside Apollo Rise is the attached ancillary offices block and staff/visitor parking; and to the east the service yard lays opposite the junction of Summit Avenue with Links Way. Vehicular access to the site is from

To the west of the application site, beyond Apollo Rise, is the One Discovery Place site. This site is currently vacant with previously existing office buildings demolished in preparation for re-development. In this respect planning permission was granted in December 2023 for *"Demolition of existing buildings and the construction of a single building for Class E(g)(iii), B2 and B8 with associated infrastructure"*; 22/00849/FULPP. However, this adjacent commercial site is the subject of another planning application currently under consideration by the Council for an alternative development for this site : *"Erection of a building for Class B8 Use (storage and distribution) with associated infrastructure"*; 26/00163/FULPP.

Two planning applications have been submitted simultaneously in respect of the application property:-

Application A (26/00300/REVPP) : relates to the whole of the Columbia House site with the red-line of the application being as shown on the previous plan. This application seeks the removal of Condition No.10 of the original planning permission that approved the Columbia House development, 96/00464/FUL, dated 8 November 1996. This condition states:-

"10. In the event that any part of the southern building [i.e. Columbia House, the current application property] should be used solely for storage and distribution use (Use Class B8

of the Town & Country Planning (Use Classes) Order 1987) there shall be no deliveries to or from the premises and no loading or unloading outside the hours of 0630-2300 Mondays to Fridays, 0830-1800 Saturdays and 1000-1400 on Sundays and Bank or Statutory Holidays.”

The cited reason for the imposition is this condition is **“In the interests of the amenities of adjoining residents.”**

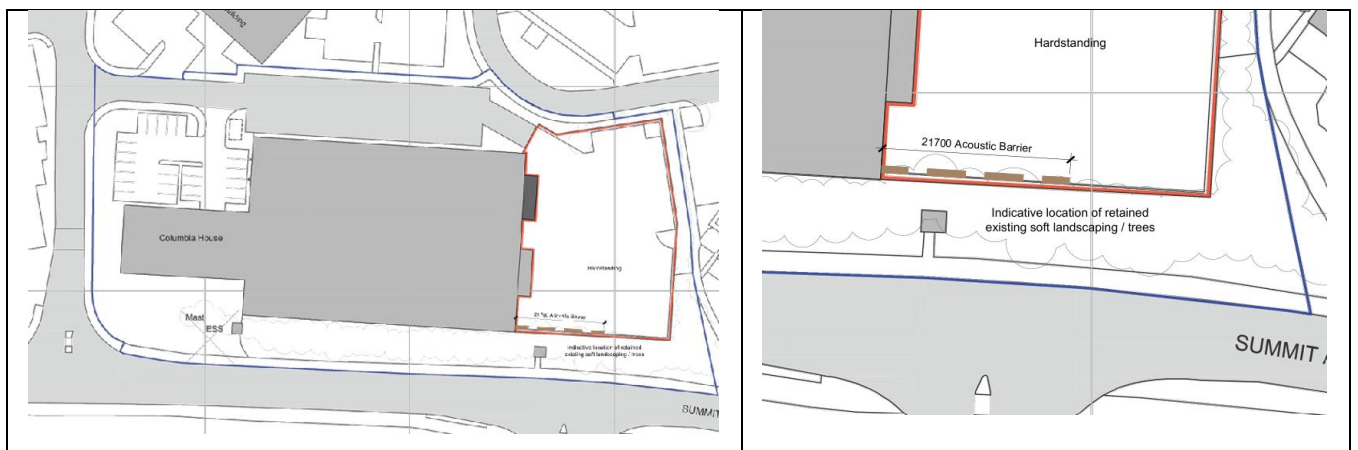
It is proposed that Condition No.10 be removed in order that the premises, presumably if in B8 (storage & distribution) use, can receive or despatch deliveries and undertake loading or unloading operations between 2300-0630 hours. In this respect, the application is accompanied by a Supporting Statement in the form of an Agents’ Covering Letter; together with a Noise Assessment Report and an HGV Trip Generation Note.

Application B (26/00301/FULPP) :This application, has a red-line encompassing just the service yard area, but with the remainder of the overall site outlined in blue, denoting land also within the ownership and control of the Applicants.



Site Location Plan for Application B : 26/00301/FULPP : Proposed Acoustic Fence.

This application proposes the *“Erection of a 2.57 metre high free-standing acoustic fence within the HGV yard”* in the location shown by the plan overleaf. This is a length of fencing of 21.7 metres of fence projecting from the south-east corner of the warehouse building along part of the southern boundary of the service yard.



**Location of Proposed 2.57 metre high acoustic fence to part of south boundary of existing service yard.
Not to Scale.**

In addition to the Site Location and Proposed Layout Plans, the latter showing the position of the proposed fence as above, the application is also accompanied by elevational details for the proposed acoustic fence, which is specified to be constructed with 'Jakoustic'™ interlocking tongue & groove planed timber boards fixed to galvanised metal I-beam posts. The timber boards would be pressure-treated, 3.4 cms thick by 13.4 cms deep by up to 4.8 metres long laid horizontally; and have a planed finish and natural timber colour.

Relevant Planning History:

Planning permission was granted on 8 November 1996 for *"Erection of two storey building for flexible light industrial/storage & distribution use (Class B1 (c)/Class B8 and two storey office building (Class B1(a)) with landscaping access and parking"*; 96/00464/FUL. In this respect, the B1(c)/B8 building is now known as Columbia House and is the subject of the current application for the removal of Condition No.10; and the B1(a) building is now Voyager House, the Farnborough Centre for Health, but was subsequently permitted as an office building as a result of a later planning permission, 97/00181/FUL dated May 1997.

A s106 Legal Agreement is attached to planning permission 96/00464/FUL also dated 8 November 1996, that imposes an enduring restriction on the buildings permitted with planning permission 96/00464/FUL to the effect that they be used only for Class B1(c) (Light Industrial) or B8 (Storage & Distribution) use with ancillary offices, currently corresponding to Use Classes E(g)(iii) and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Consultees

RBC
Environmental
Health

No objections subject to conditions:

Permission 96/00464/FUL granted Class B1(C) and Class B8 use for flexible light industrial /storage and distribution. That application restricted hours of use to protect amenity of the neighbours. This was set out in condition 10. This application seeks to remove the restriction.

[Officer Note: the restriction imposed by Condition No.10 only applies in the event that the use of the premises was within Use Class B8 (storage & distribution); and only in respect of deliveries to and from the site and loading/unloading activity at the site.]

Pre-application advice for this development was sought and Environmental Health comments were supplied on 18 May 2026. Following receipt of the full application, Environmental Health commented in the memo of the 19 August 2026. This note included reference to air quality, noise and lighting and inconsistencies with information. The reason for mentioning the latter is because if the development is approved as per the application, it is unclear as to what is actually approved and therefore can make permission requirements unenforceable. The memo went on to recommend that the application be refused stating: *"This is on the grounds of information adequacy and consistency; and that for noise it is believed that the development (with mitigation as proposed) will have an unacceptable effect on amenity of the residential premises."*

Following this I have received a response in relation to noise but not lighting nor air quality. The response in connection with noise was contained under cover of a technical note dated 26 August 2026. This technical note did not satisfactorily address the issues raised in my memorandum of the 19th August and I explain that below.

I remain concerned about the activities in the yard including vehicle movements and use of the docking bays. The [proposed] barrier is intended to provide a control for this. The consultant states that the barrier has a 10dB reduction based on professional judgement. I am similarly qualified and am happy to confirm that that is the general maximum reduction that can be achieved with a noise barrier but that is dependent on the factors associated with the barrier, it cannot be assumed. Unfortunately, the supplementary noise modelling provided in the technical note shows that the barrier at the height proposed would have no effect whatsoever on noise transmission during the day or night. Barrier performance is dependent on the proximity to the noise source, mass, height and length. The barrier needs to be increased in height and extended and returned to ensure that noise emissions from activities within the yard are adequately controlled.

As the noise from the loading bays has been modelled, enclosed dock bays should also be considered as mitigation.

With respect to vehicle movements in the yard these will have different characteristics to vehicles passing on the road and therefore while some sounds might be similar, others will not. I have experience of other sites where complaints have arisen due, for example, to reversing alarms; testing of HGVs predeparture (including horns); unloading and moving items around in the yard whilst loading, and on board refrigeration units running.

The performance of the building structure and the nature of the activities that may occur within it are unknown. Hence, we consider it reasonable to propose that for the night period that noise from within the building should be inaudible at the residential premises. I understand the criticism of the suggestion, however, it still has merit. The decision to make this suggestion was based on the information supplied, I may not have required one if information had been submitted that had provided me with necessary reassurance.

Regarding the comments that followed inaudibility from noise within the premises and stating *“the aim is to determine whether a significant adverse impact will occur as set out in the NPPF.”* The requirement of the NPPF and the Noise Policy Statement for England is much broader:

Noise Policy Aims : Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- avoid significant adverse impacts on health and quality of life;
- mitigate and minimise adverse impacts on health and quality of life; and
- where possible, contribute to the improvement of health and quality of life.

The Applicant has only referred to one aspect of this and they have not characterised the emissions from the potential sources that despite being carried on during the day will present as new sources during the night. This is all a material consideration for the application.

As it is proposed to use the building in a different way, ie throughout the night, it may well be the case that plant, yard activities, activities within the building that have little or no noise impact during the day are impactful during the night.

In discussion with the Planning Officer I consider that if the Applicant can provide clarity about the use, proposals, impacts and mitigation then it would be possible in principle to extend the operation to 24 hours per day. However, there need to be a number of reserved matters to ensure that the proposals comply with the National Planning Policy Framework (NPPF) and the Noise Policy Statement for England (NPSE).

I would also like to take this opportunity to confirm that physical measures reduce risk and are generally more effective than management controls. For example, appropriately designed and installed barriers reduce all noise irrespective of the activity and require little maintenance, whereas relying on what might be referred to as management or behaviours controls introduces the human element and human error. Asking people to remember not to do things or act in a certain ways is open to far greater failure rates and can be far harder to control. However, both will be required at this site and this is consistent with the NPPF and the NPSE.

Referring to the air quality impact assessment requested I have reviewed the need for such an assessment and based on the existing information do not require anything further.

In relation to the lighting no additional information was provided and I consider that a lighting assessment is required as part of this application.

Therefore, if the development is to proceed I recommend that the following conditions are applied:

Lighting Condition: Prior to the first use of the development, details of any external lighting to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location, type, height, design, intensity and direction of lighting, together with measures to minimise light spill and glare. The development shall thereafter be carried out and maintained in accordance with the approved details.
Reason: To protect the amenity and safety of the residents.

With respect to noise we consider that at the very least some further scenario testing is required for different designs such that they address the impact. To overcome this we recommend the following condition:

Noise Barrier: Prior to the commencement of 24 hour operation details of the proposed noise barrier, including location, length, height, materials, construction and acoustic performance, shall be submitted to and approved in writing by the Local Planning Authority. The approved noise barrier shall be installed in full accordance with the approved details prior to 24-hour use commencing and shall thereafter be retained and maintained for the lifetime of the development.
Reason: To protect the amenity and safety of the residents.

Overarching Noise Limits : The rated sound level of noise arising from the use of the premises, or part thereof, when measured or recalculated at a 1m from the façade of any building being representative of ground and first floor accommodation, shall not exceed 35dB LAeq,T during the period 23:00 to 07:00 and 46 dB LAeq,T during the period 07:00 to 23:00.

For the purposes of this condition, the rating level shall be determined in accordance with BS 4142:2014+A1:2019 and shall include any applicable acoustic feature corrections. Measurements shall be undertaken at the identified location or, where this is not practicable, at an agreed alternative location representative of the noise-sensitive receptor.

The noise limits specified above shall be complied with at all times when the premises are operating.

Reason - In the interests of the amenities of occupiers of nearby residential properties.

Condition 60EH Tannoy / Public Address Systems : No sound reproduction equipment which conveys messages, music or other sound by voice or otherwise which is audible outside the premises shall be installed or operated on site.

Reason - To protect the amenities of occupiers of nearby properties.

Noise Management Plan : The development hereby approved shall not take place until a scheme of provisions for the control of noise emanating from the site has been implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The provisions shall include:

- Details for the attenuation of sound generated within the buildings hereby permitted;*
- Details for the control of noise emitted by any building servicing plant and machinery (including mechanical ventilation) to be installed within the development; and*
- A Noise Management Plan (NMP) for the control of noise emissions from the development site.*

The approved noise mitigation measures shall be retained and maintained as approved at all times for the lifetime of the development hereby permitted.

The NMP as may be approved shall be reviewed, updated and maintained at the written request of an officer of the Council as appropriate to reflect changes to working practices, processes undertaken, transfer to individual Unit operators, complaints and plant and equipment for the lifetime of the development hereby permitted in accordance with details that shall be incorporated into the NMP as originally approved. For the avoidance of doubt the NMP shall apply at all times that the development hereby permitted is in use. The NMP shall include but not be limited to the following:-

- A short description of the site;*
- Summary of planning requirements*
- Hierarchy of control measures;*
- Management structure and person(s) responsible for overall control of managing noise;*
- Training of site personnel;*
- Communication protocols;*
- Physical Control Measures to control noise emissions;*
- Site specific measures;*
- The review procedure including the trigger and/or frequency for reviews; and*
- General rules to minimise noise emissions from the site.*

Reason - To protect the amenity of neighbouring occupiers.

As the development may require new plant subsequently given the intensification of the use we recommend that the following condition is also applied to any permission:

Plant and Equipment : Details of all external plant or equipment (including air conditioning units) installed after the date of this permission shall be submitted to the Local Planning Authority for consideration and approval prior to installation and use.

Reason - To safeguard the character of the area and the amenities of nearby residents.

HCC Highways Development Planning (for Application B proposed acoustic fencing only)	No highway objections: Given the position of the proposed fence and the screening provided by the existing vegetation, it is not considered that the proposal would have an adverse effect on visibility splays at nearby junctions or hinder intervisibility between highway users. As such, the development is not expected to result in any significant impact on the safety or operational effectiveness of the local highway network.
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Representations:

Application A (26/00300/REVPP : Proposed Night-Time deliveries and loading/unloading):

8 Stanley Dr, F	Objection #1: I wish to object to both applications 26/00300/REVPP and 26/00301/FULPP as a local resident whose property is directly opposite the access road serving Columbia House. The applicant is seeking to remove the planning condition that restricts deliveries, loading and unloading outside specified hours and replace it with unrestricted 24-hour operation. I believe this would have an unacceptable impact on the amenity of nearby residents and that there is insufficient justification for removing a condition that was originally imposed specifically to protect neighbouring homes. Although the site is located within Southwood Business Park, it is immediately adjacent to established residential areas. The gardens and rear elevations of homes back onto Summit Avenue, placing residents in close proximity to the access route used by HGVs and commercial vehicles. The access road is already heavily used. In addition to business park traffic, there are frequent vehicle movements associated with the nearby out-of-hours GP service. As a result, residents already experience significant disturbance from vehicle headlights, HGV movements, engine noise, reversing alarms, idling vehicles and diesel fumes. Because my property is directly opposite the access road, headlights from vehicles entering and leaving the site regularly shine into my home and garden, particularly during the hours of darkness. This is already disruptive, and allowing unrestricted HGV movements, deliveries and loading activities throughout the night would significantly increase this disturbance and further affect my family's ability to enjoy our home. The applicant suggests that unrestricted operation is necessary to attract a tenant and meet the needs of modern logistics operators. While I appreciate the importance of supporting local employment, commercial convenience
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should not override the need to protect the living conditions of existing residents. The original planning condition was imposed for a valid planning reason, and I do not believe the application demonstrates that this protection is no longer required.

I am also not persuaded that the proposed acoustic fence and Noise Management Plan will adequately mitigate the impacts. An acoustic barrier cannot prevent disturbance caused by HGVs approaching and leaving the site, reversing alarms, trailer movements, engine idling, braking, acceleration, or vehicle headlights. Nor will it eliminate diesel fumes or odours associated with increased overnight commercial vehicle activity.

The applicant relies on technical assessments and predicted operating scenarios. However, these do not reflect the day-to-day experience of residents who already live with the existing traffic and disturbance. In my opinion, the application underestimates the real impact that unrestricted overnight operations would have on neighbouring homes.

The Council should also consider the cumulative effect of this proposal alongside the existing activity within Southwood Business Park and the additional traffic generated by the nearby out-of-hours GP service. Each increase in activity contributes to a gradual erosion of residential amenity, particularly during evenings, nights and weekends when residents should reasonably expect peace and quiet.

The proposal conflicts with Policy DE10 of the Rushmoor Local Plan, which seeks to protect existing residents from unacceptable noise, disturbance and pollution. It is also inconsistent with the National Planning Policy Framework, which requires planning decisions to secure a high standard of amenity for existing and future occupants.

For these reasons, I respectfully request that Rushmoor Borough Council refuses applications 26/00300/REVPP and 26/00301/FULPP. If the Council is nevertheless minded to approve the applications, I ask that the existing restrictions on operating hours are retained, or that any extension of hours is strictly limited and supported by robust, enforceable conditions that genuinely protect neighbouring residents.

8 Stanley Dr, F Objection #2:

E-Form : I live opposite the access road to Columbia House. We already suffer noise, HGV traffic, diesel fumes and headlights from commercial vehicles and the nearby out-of-hours GP, especially at night. Removing Condition 10 would allow 24-hour deliveries, worsening residential amenity. An acoustic fence cannot stop vehicle noise, headlights or pollution from the access road. The proposal conflicts with Local Plan Policy DE10 and should be refused.

Email : I wish to object to planning applications 26/00300/REVPP and 26/00301/FULPP. I live directly opposite the access road to Columbia House and am concerned about the impact that removing Condition 10 would have on nearby residents.

The existing level of traffic already causes regular disturbance. Commercial vehicles, together with traffic visiting the out-of-hours GP service, generate noise, diesel fumes and headlights that affect our home, particularly during the evening and overnight.

The original planning condition restricting delivery hours was imposed to protect residential amenity. I have not seen convincing evidence that removing it completely would avoid unacceptable impacts. While the

applicant proposes an acoustic fence and a Noise Management Plan, these measures cannot prevent disturbance from HGVs entering and leaving the site, reversing alarms, vehicle manoeuvring, headlights or engine noise on the access road.

My greatest concern is the effect on sleep and wellbeing. Allowing unrestricted overnight deliveries would inevitably increase activity during the hours when residents should reasonably expect peace and quiet. Once sleep is regularly disturbed, it has a significant impact on daily life, and this is precisely why planning conditions controlling operating hours are often imposed where employment sites are close to housing.

The Applicant's main justification is commercial flexibility and attracting a tenant. While I recognise the importance of supporting employment, this should not come at the expense of existing residents who already experience the effects of traffic associated with the site and surrounding area.

For these reasons, I believe the proposal conflicts with Policy DE10 of the Rushmoor Local Plan and the National Planning Policy Framework, which seeks to secure a high standard of amenity for existing residents. I respectfully ask the Council to refuse the applications.

11 Jubilee Cl, F Objection.

14 Gleneagles Objection: I strongly oppose this whole development - given the extreme
Dr, F noise and impact of the volume of HGVs in the already approved plans. I urge
 strongly the council to keep the current planning usage to not impact residents
 on a 24/hr basis. This will pose an unacceptable impact on the local, highly
 residential area. The road is already noisy and busy but to create this HGV
 impact all night when - with the heat we now get means windows must be
 open overnight, will cause significant problems.

17 Jubilee Cl, F Objection: Residents in Jubilee Close already have the railway noise and
 additional noise from a 24 hour transport operation is unacceptable. We are
 already disturbed when some refrigeration units park in that area overnight.

20 Kiln Objection: With family local, (backing onto Summit Ave), and need to take
Meadows, infant to medical practice there is concern over extra pollution, night time
Guildford noise and safety. Acoustic fence will have no impact on vehicle noise
 travelling to and from the site.

Application B (26/00301/FULPP : Proposed acoustic fence):

20 Kiln Objection: With family local, (backing onto summit ave), and need to take
Meadows, infant to medical practice there is concern over extra pollution, night time
Guildford noise and safety. Acoustic fence will have no impact on vehicle noise
 travelling to and from the site.

8 Stanley Dr, F Objection: I object because the proposed acoustic fence does not make 24-
#1 hour operation acceptable. It cannot prevent noise, headlights, HGV
 movements or diesel fumes from vehicles using the access road opposite my
 home. The fence would also introduce a visually intrusive structure without
 adequately protecting neighbouring residents. The application fails to
 demonstrate that residential amenity would be safeguarded in accordance
 with Local Plan Policy DE10.

8 Stanley Dr, F #2 Objection: I object as I live opposite the site access. The proposed acoustic fence does not address the main impacts on residents. Noise, headlights, HGV movements and diesel fumes will still come from vehicles entering and leaving the site. The fence would also add an unattractive feature while failing to protect neighbouring homes from disturbance. The application does not demonstrate compliance with Local Plan Policy DE10 and should be refused.

Policies:

The site is situated within the Southwood Strategic Employment Site and the defined urban area of Farnborough. Policies SS1 (Presumption in favour of Sustainable Development), DE1 (Design in the Built Environment), DE10 (Pollution), PC1 (Economic Growth & Investment), and PC2 (Strategic Employment Sites) of the adopted Rushmoor Local Plan (2014-2032) are relevant. Also relevant is the new National Planning Policy Framework (NPPF) and also National Planning Practice Guidance.

The new National Planning Policy Framework (NPPF) (August 2026) [which has replaced the previous version dated December 2024]; and also national Planning Policy Guidance (PPG) are also relevant. The new NPPF sets out the Government's policies for plan making and for making decisions on development proposals in England and it is stated at Para.1 to be "...a *material consideration of critical importance in both contexts.*" Para.3 then qualifies this by stating "*Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan.*"

The following National decision-making policies (NDMPs) are considered particularly pertinent to the consideration of the current proposals:-

"S4: Principle of development within settlements

1. *Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.*
2. *In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would: [inter alia]*
- c. *Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances."*

And:-

"P3: Living conditions and pollution

1. *Development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).*

2. Within this context development proposals should [inter alia]:

a. Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, **noise, artificial light** or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;

b. Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);

d. Mitigate and reduce to a minimum potential adverse impacts resulting from noise, not result in levels of noise exposure which would have a significant observed adverse effect, and maintain the character of tranquil areas (those areas that have remained relatively undisturbed by noise from human sources and are prized for their recreational and amenity value for this reason);

e. Limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes (those areas entirely, or largely, uninterrupted by artificial light) and nature;“

Also from NDMP P3:

“3. In applying this policy, it should be assumed, unless there is clear evidence to the contrary, that separate regulatory regimes for the control of pollution will operate effectively, as set out in policy **DM7**. [See below] This means that it will be appropriate to take into account emissions limits set through those other regimes.”

“DM7: Relationship with other regulatory regimes

1. Development proposals should be assessed on the basis of whether they would be an acceptable use of land. Matters which are controlled by separate regulatory regimes may, in the context of a particular development proposal, be a material consideration where they have land-use implications. Decision-makers should assume, unless there is clear evidence to the contrary, that those separate regimes will operate effectively.

2. Planning decisions should not seek to duplicate or extend controls imposed by separate regulatory regimes other than where there is a development plan policy in place applying optional technical standards for the development proposed (see Policy PM13).”

In the above context, the main determining issue in respect of **Application A** (26/00300/REVPP : proposed night-time deliveries and loading/unloading) is considered to be whether night-time hours deliveries and loading/unloading activity can be undertaken without giving rise to material adverse impacts upon the amenities of occupiers of nearby residential properties as a result of any undue noise and disturbance arising from those operations being undertaken within the site, but also from any associated external lighting; and also vehicle movements taking place to and from the site during these hours.

In respect of **Application B** (26/00301/FULPP : proposed acoustic fence) the main determining issue is considered to be solely the visual impact of the proposed fence upon the character and appearance of the area. Since the proposals would not result in loss of biodiversity value, these proposals are exempted from the requirements of the BNG Regulations.

Conclusions:

Impacts on Neighbours -

Policy DE10 of the Local Plan permits development where it does not give rise to, or would be subject to, unacceptable levels of pollution. In relation to this site, 'pollution' includes noise and impact upon air quality. Policy DE1 of the Local Plan requires that development does not cause harm to the proposed, existing and/or adjacent users by reason of noise, vibration or air pollution.

When considering impacts upon residential neighbours, the basic question for the Council to consider is whether or not the impacts of the proposed development on the amenities of residential occupiers of properties would be both materially and harmfully impacted in planning terms. The correct test in this respect is whether or not existing neighbouring residential properties would, as a result of the proposed development, maintain acceptable amenities to meet the needs of residential occupation. In this respect, it is necessary for the Council to consider whether or not occupiers of neighbouring residential properties would be likely to be subjected to unacceptable undue impacts rather than any impact at all.

There are approximately 16 dwellings situated within a radius of 50 metres of any part of the application site and the junction of Summit Avenue with Apollo Rise, all located to the south of Summit Avenue within the Southwood housing estate. There are approximately a further 36 dwellings within a 100-metre radius, comprising 29 further dwellings within the Southwood Estate, with the remainder being dwellings in the mobile home park to the north of the London Waterloo to Southampton railway lines. This is an overall total of approximately 52 residential dwellings within a 100-metre radius.

In this overall context, the nearest residential neighbours are properties backing- or siding-on to the landscape strip on the south side of Summit Avenue west of the junction with Links Way. There are no residential dwellings for some distance east of Links Way. No.4 Regiment Close is located in a corner position at the junction of Summit Avenue and Links Way and the house is separated 38 metres from the existing Columbia House service yard fence. No.7 Regiment Close backs on to Summit Avenue, and this house is 42 metres from the flank elevation of the warehouse portion of Columbia House. No.5 Stanley Drive is 35 metres from the warehouse flank wall. Nos.8 Stanley Drive and 14 Gleneagles Drive are 35 metres from the junction of Summit Avenue with Apollo Rise. Nos.6 Regiment Close; 2, 3, 4, 6, 7 & 9 Stanley Drive; and 11, 12 & 13 Gleneagles Drive are also in similar proximity to the application site and the adjoining road junction most likely to be used by traffic to and from the site.

The Council's Environmental Health Team have visited the vicinity of the site and considered the submitted proposals and the planning history of the site. The application property has a Class E(g)(iii) and B8 use and has operated for approximately 30 years on the basis of Condition No.10 to the effect that any B8 (storage distribution) use of the premises within that time has been restricted to no deliveries to or from the site, and no loading and unloading of vehicles taking place Mondays to Fridays between 0630-2300 hours; which are, essentially, night-time hours, albeit with the restriction ceasing at 0630 hours, 30 minutes before the end of night-time hours as defined by the Government (2300-0700 hours). On Saturdays, the restriction is tightened to allow deliveries and loading/unloading between 0830-1800 hours. On Sundays and Bank or Statutory Holidays, the restriction is even further tightened to limit deliveries and loading/unloading to 1000-1400 hours only. It is noted that the wording of Condition No.10 does not preclude, in Planning terms, a Class E(g)(iii) use of the application premises from having deliveries and loading/unloading activities undertaken at the site on a 24/7 basis.

The distinction made between a light industrial use (Class E(g)(iii)) and a storage & distribution use (Class B8) with the imposition of Condition No.10 is considered to be the expectation that the B8 use would be likely to operate with significantly more deliveries and corresponding loading/unloading activity that would be typical of a light industrial use – and this is observed with most light industrial uses operating within the Southwood Strategic Employment Site, which generally operate during normal weekday office hours only. Furthermore, a Class E(g)(iii) light industrial use is, by definition, a use that can co-exist adjoining residential properties without giving rise to adverse impacts upon amenity. Under the older definition that applied to the former Use Class B1 the definition was put more graphically as a commercial use that could co-exist adjoining residential property without giving rise to adverse environmental effects as a result of *“noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.”*

It is also noted that Condition No.10 does not prevent the application premises, whether in Class E(g)(iii) or B8 use, from being occupied and operating internally on a 24/7 basis, because the condition solely prohibits deliveries and loading/unloading activity; albeit the type, intensity of activity at the site, and noise or other emissions (light and vehicle fumes) from the site would be likely to be greater with deliveries and loading/unloading activities taking place. Furthermore, the condition does not relate to, or prohibit, vehicular activity on the roads outside the site.

The Applicants' submitted HGV Trip Generation Note report seeks to quantify likely night-time hours HGV lorry activity and estimates that this would, as a worst-case (a parcel distribution centre) be likely to generate 8 HGV lorry movements within the night-time period, possibly equating to no more than 1 lorry dock being used at any one time during the night-time period. It is also noted that such deliveries are likely to be loaded/unloaded relatively quietly because, especially with a parcel distribution centre, the loads would be palletised or in wheeled cages or bins and the loading/unloading operations routine and well organised. By way of comparison, it is acknowledged that Class E(g) use (formerly Use Class B1) would be likely to have minimal night-time delivery and loading/unloading activity, nominally estimated to be no more than 1 HGV lorry movement per night.

It is clear that the Environmental Health Team, nevertheless, have concerns that the proposed removal of Condition No.10 would remove a long-standing means of protecting nearby residents from undue noise, disturbance and activity during night-time hours and, indeed, that the unrestricted operation of a B8 (storage & distribution) use has the potential to cause undue adverse impacts upon their amenity. This could arise with such matters as people shouting, lorry reversing alarms, engines running, lorry brakes hissing, doors slamming, lorry horns being tested before departure, vehicle radios playing etc. As such, mindful that developers of commercial premises nowadays are generally seeking (and often obtain) planning permissions for new premises with flexible uses and 24/7 operation, they have suggested the imposition of a variety of conditions that they would seek to apply to new commercial development schemes.

However, having regard to the historic circumstances of this case and the nature and limitations of the existing restrictions imposed by Condition No.10, it is considered that it would be appropriate to grant permission subject to a condition to require the implementation of a Noise Management Plan in respect of the proposed B8 24/7 operation. Furthermore, on the basis that the EHO has concluded that the acoustic fence proposed with planning application 26/00301/FULPP would be ineffective, it is also recommended that a condition be imposed to require the submission of details of a more effective acoustic barrier to be installed along the southern boundary of the service area, given that this area would be the location and focus of the majority of the delivery and loading/unloading activity that may be undertaken during night-time hours. Finally, in recognition that another element of the proposed 24/7 B8 delivery and loading/unloading operations would be the night-time use of external lighting, a condition is

recommended to require the submission of details of any new external lighting to be installed at the site. Although other conditions have been suggested by the EHO, these are either already imposed in respect of the existing premises and, as such, are to be replicated and will continue; or are suggested conditions that do not reflect the nature of the proposals that are submitted for consideration and are, as such, not considered appropriate to the circumstances of this case.

Subject to the conditions set out in the Full Recommendation section of this Report (see below) it is considered that the amenities of occupiers of nearby residential properties would be maintained and adequately protected from the additional delivery and loading/unloading activity that would arise from night-time delivery and loading/unloading operation with a B8 use of the premises.

Visual Impact of Acoustic Fence -

As existing the Columbia House site is largely well-screened from Summit Avenue by tree and shrub planting undertaken after the site was developed. This is currently screening the main warehouse building to eaves level; and also screening the adjoining service yard to the west. As a consequence, it is not considered that the proposed acoustic fence would have any material and harmful impact upon the visual character and appearance of the area. Accordingly, whilst the EHO has indicated that the proposed acoustic fence would not adequately attenuate noise emissions from the service yard, the proposal is, nevertheless, acceptable when considered against the only planning issue pertinent to the determination of this application.

Conclusions – It is considered that it is possible to balance the commercial needs of the developer against the need to maintain protection of nearby residential properties from potential undue noise and disturbance by the imposition of conditions. On this basis it is considered that the proposals are acceptable having regard to the requirements of Policies DE1 and DE10 of the adopted Rushmoor Local Plan (2014-2032) and current Government guidance as set out in the NPPF (August 2026).

It is considered that the proposed acoustic fence would be acceptable in visual terms and, as such, acceptable having regard to Policy DE1 of the adopted Rushmoor Local Plan (2014-2032) and current Government guidance as set out in the NPPF (August 2026).

Full Recommendations:

Application A : 26/00300/REVPP: It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

1. The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers: 1401-EA-A-P04A; and Noise Assessment; HGV Trip Generation Note; & Agents' Covering Letter.

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

2. The development hereby approved shall not take place until a scheme of provisions for the control of noise emanating from the site during night-time hours (2300-0700 hours), a Noise Management Plan (NMP), has been implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved NMP shall be retained and maintained as approved at all times for the lifetime of the development hereby permitted. The NMP shall include but not be limited to the following:-

- A short description of the site;
- Summary of planning requirements
- Hierarchy of control measures;
- Operator management structure and person(s) responsible for overall control of managing noise;
- Training of site personnel;
- Communication protocols;
- Any physical measures to be introduced to control noise emissions;
- The review procedure including the trigger and/or frequency for reviews; and
- General site operation rules to minimise noise emissions at the site.

Reason - To protect the amenity of neighbouring occupiers.

3. Prior to the commencement of the B8 24-hour operation hereby permitted, and notwithstanding the noise barrier permitted by planning permission 26/00301/FULPP, details for the provision noise barrier, including location, length, height, materials, construction and acoustic performance, shall be submitted to and approved in writing by the Local Planning Authority. The approved noise barrier shall be installed in full accordance with the approved details prior to 24-hour use commencing and shall thereafter be retained and maintained whilst B8 24/7 operations are conducted at the site.

Reason: To protect the amenity and safety of the residents.

4. Prior to the first B8 use of the premises on a 24/7 basis hereby permitted, details of any new external lighting to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location, type, height, design, intensity and direction of lighting, together with measures to minimise light spill and glare. shall thereafter be carried out and maintained in accordance with the approved details.

Reason: To protect the amenity and safety of the residents.

5. No display or storage of goods, materials, plant or equipment shall take place other than within the building.

Reason - In the interests of visual amenity.

6. No sound reproduction equipment which conveys messages, music or other sound by voice or otherwise which is audible outside the premises shall be installed or operated on site.

Reason - In order to protect the amenities of occupiers of nearby properties.

7. The existing car parking spaces provided on site shall be retained solely for parking purposes and made available to the occupiers and visitors to the application site at all times.

Reason - To ensure that provision for vehicle parking clear of the highway is maintained and retained available for users of and visitors to the development in the interests of the safety and convenience of highway users.

8. The existing visibility splays at the access point to Apollo Rise shall be maintained free of obstruction including shrubs and trees exceeding 1 metre in height above the level of the adjacent carriageway surface and shall be maintained and retained thereafter in this condition at all times.

Reason - To maintain visibility between the adjacent highway and the site access in the interests of the safety and convenience of pedestrians and vehicular traffic.

9. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order) no development falling within Class H of Part 7 of Schedule 2 shall be carried out without the prior written approval of the Local Planning Authority.

Reason - In order that the Local Planning Authority can properly consider the effect of any future proposals of this nature on the character and amenity of the locality.

10. The premises shall not be used for the storage and distribution of frozen or perishable food.

Reason - To control the emission of noise from the site in the interests of residential amenity.

11. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order), the premises shall be used solely for purposes falling within Use Classes E(g)(iii) (Light Industrial) or B8 (Storage & Distribution) as defined by the Town & Country Planning (Use Classes) Order 1987 (as subsequently amended) with ancillary offices unless with the prior written approval of the Local Planning Authority. For the avoidance of doubt, the premises shall not be used for any other purpose(s) falling within Use Class E.

Reason – To accord with the terms of the s106 Legal Agreement dated 8 November 1996 associated with planning permission 96/00464/FUL dated 8 November 1996; and in order that the Local Planning Authority can properly consider the effect of any future proposals for changes of use on the character and amenity of the locality and the safety and convenience of highway users.

Informatives

1. INFORMATIVE - The Council has granted permission because:-

It is considered that it is possible to balance the commercial needs of the developer against the need to maintain protection of nearby residential properties from potential undue noise and disturbance by the imposition of conditions. On this basis it is considered that the proposals are acceptable having regard to the requirements of Policies DE1 and DE10 of the adopted Rushmoor Local Plan (2014-2032) and current Government guidance as set out in the NPPF (August 2026).

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.

2. **INFORMATIVE** - Your attention is specifically drawn to the conditions marked *. These condition(s) require either the submission and approval of details, information, drawings etc. by the Local Planning Authority **BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION**. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
3. **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.

Application B : 26/00301/FULPP: It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

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

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

2. The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers: 1401-EA-A-P01B; 1401-EA-A-P02D; & 1401-EA-A-P03B; and Agents' Covering Letter.

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

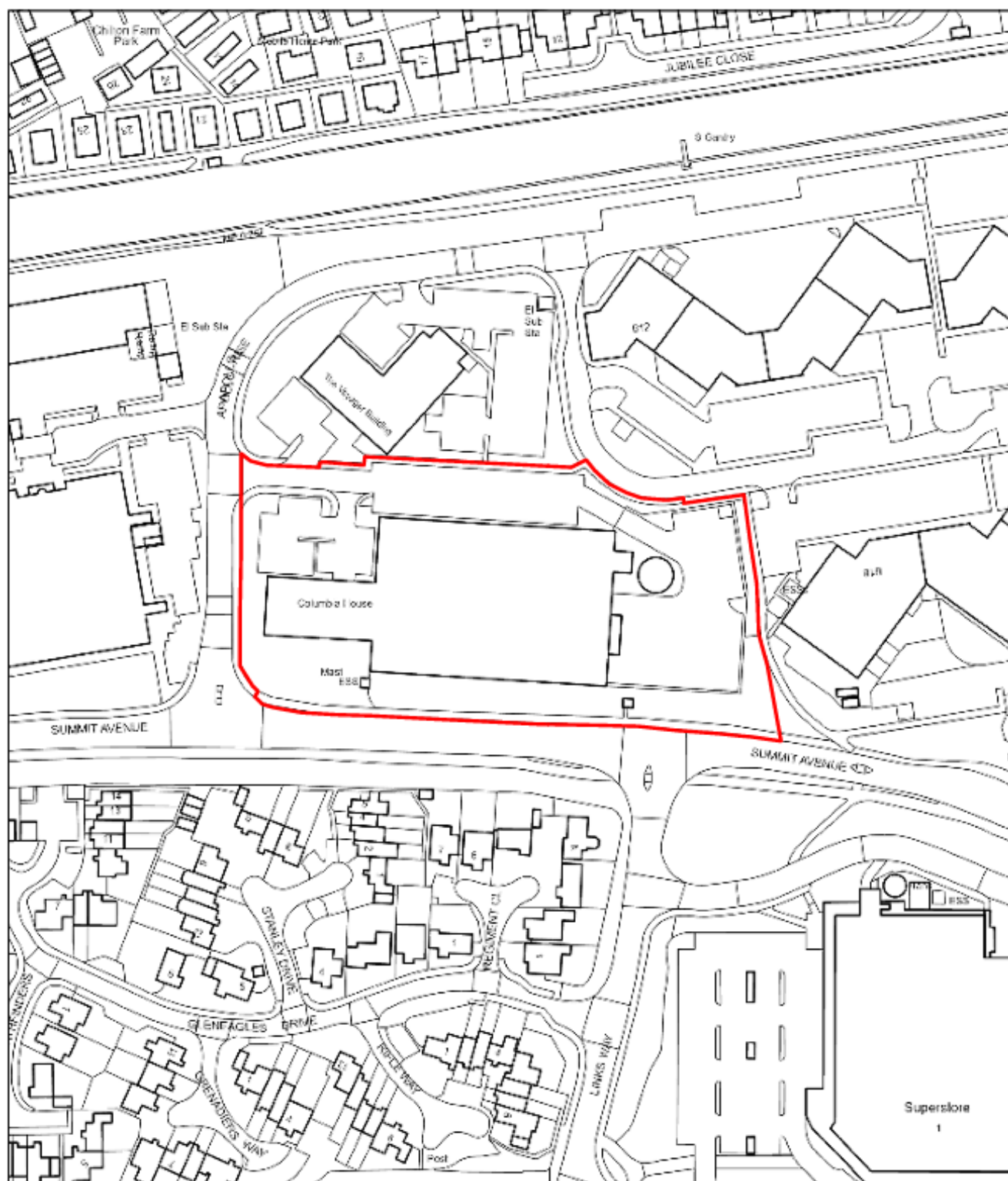
Informatives

- 1 **INFORMATIVE** - The Council has granted permission because:-

It is considered that the proposed acoustic fence would be acceptable in visual terms and, as such, acceptable having regard to Policy DE1 of the adopted Rushmoor Local Plan (2014-2032) and current Government guidance as set out in the NPPF (August 2026).

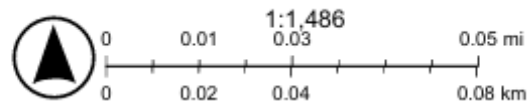
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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

- 2 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.
- 3 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.



01/10/2026, 11:11:15

Planning Application



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 398792) in advance of the Committee meeting.

Application No	25/00257/FULPP	Ward: St Mark's
Applicant:	Mr Daryl Deacon	
Decision:	Permission Granted	
Decision Date:	17 July 2026	
Proposal:	Proposed Expansion of Flight Training Facilities to include a new single storey 6 bay Full Flight Simulator Hall with three storey ancillary facilities and external car parking, driveways, landscaped areas and formation of flood compensation area	
Address	Flight Safety Building Farnborough Airport Ively Road Farnborough Hampshire GU14 6XA	

Application No	25/00572/FUL	Ward: Fernhill
Applicant:	Richard Pyne	
Decision:	Permission Granted	
Decision Date:	23 July 2026	
Proposal:	Erection of a two storey side extension	
Address	34 Fernhill Lane Blackwater Camberley Hampshire GU17 9HA	

Application No	25/00666/FULPP	Ward: Wellington
Applicant:	Mr Zafar Malik-Ramzan	
Decision:	Permission Granted	
Decision Date:	29 July 2026	
Proposal:	Erection of First and Second Floor Rear Extension; and Part One-Storey, Part Three-Storey Side Extension and internal changes to facilitate a mixed community use at ground and first floor, with the creation of a 3 bed flat to the second floor	
Address	67 Victoria Road Aldershot Hampshire GU11 1SJ	

Application No	25/00678/FULPP	Ward: Knellwood
Applicant:	Mr Logan Coles	
Decision:	Permission Granted	
Decision Date:	04 August 2026	
Proposal:	Erection of a part single storey and part two storey front extension with porch, a two storey side extension following demolition of the existing garage, and a single storey rear extension, together with external wall rendering, replacement of white uPVC windows with black uPVC frames, and erection of a single storey outbuilding in rear garden	
Address	32 Cedar Road Farnborough Hampshire GU14 7AX	

Application No	26/00010/CONDPP	Ward: St Mark's
Applicant:	Drayparcs Developments Limited	
Decision:	Conditions details approved	
Decision Date:	04 August 2026	
Proposal:	Submission of details pursuant to Condition Nos.19 (Ecological Walk-Over Survey), 20 (Construction Environmental Management Plan), 21 (Ecological Design Strategy), 25 (Leisure Visitor Water/Waterside Access Details), 26 (Provision & Management details for 8-metre buffer zone with River Blackwater), 27 (Landscape & Ecological Management Plan) & 31 (Biosecurity controls & monitoring details) of planning permission 20/00400/FULPP dated 24 March 2023	
Address	Land At Former Lafarge Site Hollybush Lane Aldershot Hampshire	

Application No	26/00100/FULPP	Ward: Manor Park
Applicant:	Ms Zyreida Denning	
Decision:	Permission Refused	
Decision Date:	31 July 2026	
Proposal:	Removal of external staircase, new 3-storey wing including 3 two-storey corridor links to existing buildings, upward two-storey extension above 'orangery' to provide 20 rooms, repairs and alterations to front boundary wall and removal of trees	
Address	Manor Place Care Home 116 Church Lane East Aldershot Hampshire GU11 3HN	

Application No	26/00108/FULPP	Ward: Knellwood
Applicant:	Mr. H. Low	
Decision:	Permission Granted	
Decision Date:	10 July 2026	
Proposal:	Raise the ridge height, erection of a two-storey rear extension, two storey front extension, dormer windows to front and rear roofs, new windows and internal/external alterations	
Address	Barcla 90 Rectory Road Farnborough Hampshire GU14 7HT	

Application No	26/00114/FULPP	Ward: St Mark's
Applicant:	Mr Paul Dale	
Decision:	Permission Refused	
Decision Date:	09 July 2026	
Proposal:	Raising of the ridge and formation of two side facing dormer windows to facilitate rooms in roof	
Address	13 Sherborne Road Farnborough Hampshire GU14 6JS	

Application No	26/00148/FULPP	Ward: North Town
Applicant:	Mr Darryl Mckeown	
Decision:	Permission Granted	
Decision Date:	15 July 2026	
Proposal:	Change of roof material from slate to concrete interlocking tile, change of rear roof pitch to provide more headroom in bedroom	
Address	12 Anglesey Road Aldershot Hampshire GU12 4RF	

Application No	26/00154/CONDPP	Ward: Wellington
Applicant:	Mr Jarrod Spencer	
Decision:	Permission Granted	
Decision Date:	22 September 2026	
Proposal:	Submission of details part pursuant to condition 6 (noise attenuation) of reserved matters permission 24/00517/REMPP dated 11th April 2025.	
Address	Zone L - Neighbourhood Centre Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	26/00188/FULPP	Ward: Empress
Applicant:	Motor Fuel Group Limited	
Decision:	Permission Granted	
Decision Date:	07 August 2026	
Proposal:	Provision of valeting facility to include three jet wash bays, two service bays and associated works (additional information received)	
Address	205 Farnborough Road Farnborough Hampshire GU14 7JT	

Application No	26/00189/FULPP	Ward: St Mark's
Applicant:	The Secretary of State for Defence	
Decision:	Permission Refused	
Decision Date:	06 August 2026	
Proposal:	Demolition of two buildings (former stable block and former guardhouse) within the curtilage of the Grade II Listed Government House Officers' Mess	
Address	Government House 9 Farnborough Road Aldershot Hampshire GU11 2HD	

Application No	26/00190/LBCPP	Ward: St Mark's
Applicant:	The Secretary of State for Defence	
Decision:	Permission Refused	
Decision Date:	06 August 2026	
Proposal:	Application for Listed Building Consent : Demolition of two buildings (former stable block and former guardhouse) within the curtilage of the Grade II Listed Government House Officers Mess	
Address	Government House 9 Farnborough Road Aldershot Hampshire GU11 2HD	

Application No	26/00192/FULPP	Ward: Wellington
Applicant:	Jepsam Property Ltd	
Decision:	Permission Granted	
Decision Date:	21 August 2026	
Proposal:	Internal alterations to remove existing partitioning at first-floor level and erection of first-floor rear infill extension above No.44 Station Road to create a unified first-floor space above Nos.44 & 46 Station Road/58 Victoria Road to facilitate continued use of first-floor commercial space in business use (Use Class E) as a banqueting hall, retention of an existing self-contained first-floor office suite above the front half of No.44 Station Road	
Address	46 Station Road Aldershot Hampshire GU11 1HT	

Application No	26/00200/LBCPP	Ward: St Mark's
Applicant:	Pure Offices Limited	
Decision:	Permission Granted	
Decision Date:	31 July 2026	
Proposal:	Listed Building Consent for works to repair roof	
Address	Ferneberga House Alexandra Road Farnborough Hampshire GU14 6DQ	

Application No	26/00225/FULPP	Ward: St Mark's
Applicant:	Emma Wright	
Decision:	Permission Granted	
Decision Date:	07 August 2026	
Proposal:	Replacement of existing natural grass pitch with a floodlit 3G artificial grass pitch (AGP) with perimeter fencing, floodlighting, access pathways and associated ancillary works including relocation of existing sports facilities	
Address	The Wavell School Lynchford Road Farnborough Hampshire GU14 6BH	

Application No	26/00232/CONDPP	Ward: Wellington
Applicant:	Shaviram Aldershot Ltd	
Decision:	Conditions details approved	
Decision Date:	28 July 2026	
Proposal:	Submission of details pursuant to Condition No.17 (Biodiversity Enhancement Details) of planning permission 23/00169/FULPP dated 20 July 2023	
Address	Aldershot Conservative Club Victoria Road Aldershot Hampshire GU11 1JX	

Application No	26/00234/FULPP	Ward: St Mark's
Applicant:	Namistiuc	
Decision:	Permission Granted	
Decision Date:	16 September 2026	
Proposal:	Erection of a two storey rear extension and rear dormer, demolition of boundary wall, tiles added to front bay window roof and white upvc window replacement	
Address	12 Cross Street Farnborough Hampshire GU14 6AB	

Application No	26/00241/FULPP	Ward: Aldershot Park
Applicant:	Price	
Decision:	Permission Granted	
Decision Date:	16 September 2026	
Proposal:	Extension of the existing dropped kerb and formation of a new dropped kerb to provide separate vehicular access and egress	
Address	85 Lower Farnham Road Aldershot Hampshire GU12 4EW	

Application No	26/00245/FULPP	Ward: Manor Park
Applicant:	Mrs Bishnu Rana	
Decision:	Permission Refused	
Decision Date:	10 August 2026	
Proposal:	Change of use of dwelling house (use class C3) to a 10 person larger HMO (sui generis) and erection of a single storey rear extension (in accordance with that given prior approval under 26/00255/REXPD) following removal of rear lean to structure	
Address	96 St Georges Road Aldershot Hampshire GU12 4LJ	

Application No	26/00248/TPOPP	Ward: St John's
Applicant:	Mr Tony Gregory	
Decision:	Permission Granted	
Decision Date:	16 July 2026	
Proposal:	Crown reduction of no more than 3 metres of T1 and T2 Oaks as per submitted plan, removal of T3 Oak due to declining health and removal of deadwood from the T4 Oak . All trees are part of group G28 of TPO 358V	
Address	12 The Birches Farnborough Hampshire GU14 9RP	

Application No	26/00257/FULPP	Ward: Manor Park
Applicant:	Gurkhas Real Estate Ltd	
Decision:	Permission Granted	
Decision Date:	14 September 2026	
Proposal:	Change of use of former nightclub (Sui Generis) to a mixed-use kitchen, bathroom and tiles showroom (Class E)	
Address	Tiffanys 38 - 40 Grosvenor Road Aldershot Hampshire GU11 3DY	

Application No	26/00259/EDCPP	Ward: Cove And Southwood
Applicant:	Mr Harry Masterson	
Decision:	Development is Lawful	
Decision Date:	05 August 2026	
Proposal:	Application for Certificate of Existing Lawful Use : material change of use of land to open storage of builders equipment and materials (Use Class B8)	
Address	Land To The South Of 1 Kennels Lane Farnborough Hampshire	

Application No	26/00261/CONDPP	Ward: Wellington
Applicant:	Shaviram Aldershot Ltd	
Decision:	Conditions details approved	
Decision Date:	28 July 2026	
Proposal:	Submission of details pursuant to Condition No.23 (Landscape & Ecological Management Plan) of planning permission 23/00169/FULPP dated 20 July 2023	
Address	Aldershot Conservative Club Victoria Road Aldershot Hampshire GU11 1JX	

Application No	26/00263/LBCPP	Ward: Wellington
Applicant:	The Secretary of State for Defence	
Decision:	Permission Granted	
Decision Date:	07 August 2026	
Proposal:	Installation of external soakaway to manage surface water drainage (and associated damp remedial works to interior wall)	
Address	Prince Consorts Library Knollys Road Aldershot Hampshire GU11 1PS	

Application No	26/00264/ADVPP	Ward: Wellington
Applicant:	The Secretary of State for Defence	
Decision:	Permission Granted	
Decision Date:	13 July 2026	
Proposal:	Replacement of timber pole mounted sign with metal pole mounted sign	
Address	Prince Consorts Library Knollys Road Aldershot Hampshire GU11 1PS	

Application No	26/00266/LBCPP	Ward: Empress
Applicant:	The Farnborough Hill Trust	
Decision:	Permission Granted	
Decision Date:	22 July 2026	
Proposal:	LISTED BUILDING CONSENT: Installation of roof mounted solar photovoltaic panels	
Address	Farnborough Hill School 312 Farnborough Road Farnborough Hampshire GU14 8AT	

Application No	26/00267/FULPP	Ward: Cove And Southwood
Applicant:	Mr Kiran Thapa	
Decision:	Permission Granted	
Decision Date:	06 August 2026	
Proposal:	Single storey side and rear extension	
Address	8 Griffon Close Farnborough Hampshire GU14 0PG	

Application No	26/00269/FULPP	Ward: Empress
Applicant:	The Farnborough Hill Trust	
Decision:	Permission Granted	
Decision Date:	22 July 2026	
Proposal:	Installation of roof mounted solar photovoltaic panels	
Address	Farnborough Hill School 312 Farnborough Road Farnborough Hampshire GU14 8AT	

Application No	26/00271/PDC	Ward: Manor Park
Applicant:	Wyeth Christman Homes Ltd	
Decision:	Development is Lawful	
Decision Date:	01 September 2026	
Proposal:	Application for a Certificate of Lawfulness for a Proposed Use: Change of use from Use Class C3 (Dwellings) to Use Class C4 (Small House of Multiple Occupancy) with 6 bedrooms	
Address	86 Church Lane East Aldershot Hampshire GU11 3HB	

Application No	26/00272/TPOPP	Ward: Empress
Applicant:	DWP	
Decision:	Permission Granted	
Decision Date:	17 August 2026	
Proposal:	One Norway Maple T1 on submitted plan (T4 of TPO 361) reduce crown by no more than 1 metre all round creating no more than 2 metres clearance from the property and crown lift all lower branches to no more than 6 metres from ground level. One Beech T2 on plan (T6 of TPO 361) reduce crown by no more than 1 metre all around and crown lift all lower branches to no more than 6 metres from ground level. One Douglas Fir T3 on plan (T5 of TPO 361) cut back branches encroaching on property creating clearance of no more than 2 metres	
Address	Chudleigh Court Clockhouse Road Farnborough Hampshire GU14 7UA	

Application No	26/00274/FULPP	Ward: Knellwood
Applicant:	Mr & Mrs Tom & Kelly Myles	
Decision:	Permission Granted	
Decision Date:	02 September 2026	
Proposal:	Erection of a first-floor extension over existing garage, conversion of garage to utility and store room, erection of a two-storey front extension, single storey side extension, and part single and part two storey rear extension. Render first floor of the external walls and replace windows with grey UPVC/Aluminium	
Address	56 Church Avenue Farnborough Hampshire GU14 7AP	

Application No 26/00283/FULPP Ward: Cove And Southwood

Applicant: Vivid Homes

Decision: **Permission Granted**

Decision Date: 21 August 2026

Proposal: Building performance improvements comprising installation of external wall insulation with a render finish, ventilation equipment with external vents, ground-source heat pumps and solar photovoltaic panels on roofs of existing flat blocks comprising Nos. 85-131 (odd inclusive) Montgomery Road

Address **85 - 131 Montgomery Road Farnborough Hampshire**

Application No 26/00286/CONDPP Ward: Wellington

Applicant: Other Grainger (Aldershot) Ltd and Secret

Decision: **Permission Granted**

Decision Date: 23 July 2026

Proposal: Submission of details pursuant to condition 12 (Tree Works) of Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of Zone N (Gods Acre) consisting of removal of 6 x Sycamore Trees to facilitate land contamination remediation.

Address **Stanhope Primary School Masters Road Wellesley Aldershot Hampshire GU11 4GJ**

Application No 26/00287/PDCPP Ward: Manor Park

Applicant: Mr Nick Kent

Decision: **Development is Lawful**

Decision Date: 14 July 2026

Proposal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT: Single storey rear extension, conversion of hipped roof to gable-end with rear dormer extension

Address **57 Jubilee Road Aldershot Hampshire GU11 3QD**

Application No	26/00288/PDCPP	Ward: Empress
Applicant:	Menzies LLP	
Decision:	Development is Lawful	
Decision Date:	22 July 2026	
Proposal:	Certificate of Lawfulness for Proposed Development: Installation of 9no. air vents to replace the existing vents	
Address	150 O'gorman Avenue Farnborough Hampshire GU14 7DL	

Application No	26/00295/NMAPP	Ward: Manor Park
Applicant:	Starlow Charities Limited	
Decision:	Permission Granted	
Decision Date:	27 July 2026	
Proposal:	NON MATERIAL AMENDMENT: amendments to development scheme approved with planning permission 23/00019/FULPP dated 11 March 2024 comprising full enclosure of escape stair with installation of back cladding panels (grey in colour) and provision of roof covering, together with erection of bridge over existing plant structure at ground floor level	
Address	Hippodrome House Birchett Road Aldershot Hampshire GU11 1LZ	

Application No	26/00296/TPOPP	Ward: Knellwood
Applicant:	Mr De La Harpe	
Decision:	Split decision	
Decision Date:	13 July 2026	
Proposal:	Oak tree (T17 of TPO396V) as per submitted plan, over hanging structure of garage. Shape back canopy no more than 18 metres above ground level, reducing branch length by no more than 4 metres. Remove epicormic growth to 9 metres above ground level. Holm Oak tree (T18 of TPO396V) remove to ground level	
Address	3 Wood End Farnborough Hampshire GU14 7BA	

Application No	26/00297/FULPP	Ward: Empress
Applicant:	Farnborough Hill Trust	
Decision:	Permission Granted	
Decision Date:	25 August 2026	
Proposal:	Installation of permeable plastic grass block paving to existing parking area	
Address	Farnborough Hill School 312 Farnborough Road Farnborough Hampshire GU14 8AT	

Application No	26/00305/FULPP	Ward: Knellwood
Applicant:	Mr & Mrs S Jones	
Decision:	Permission Granted	
Decision Date:	09 July 2026	
Proposal:	Proposed single storey pitched roof side extension (Porch) following the demolition of the existing Upvc porch located at the side of the detached dwelling	
Address	117 Sycamore Road Farnborough Hampshire GU14 6RE	

Application No	26/00306/FULPP	Ward: St John's
Applicant:	Miss Keisha Asamoah	
Decision:	Permission Granted	
Decision Date:	03 August 2026	
Proposal:	Retention of existing side boundary walls and fencing, proposed erection of a front boundary wall and fencing to match existing boundary treatments, conversion of an existing garage a home office/yoga room with WC facilities associated with the main dwellinghouse	
Address	67A Whetstone Road Farnborough Hampshire GU14 9SX	

Application No	26/00307/FULPP	Ward: St Mark's
Applicant:	Mrs G Marinescu	
Decision:	Permission Granted	
Decision Date:	05 August 2026	
Proposal:	Rear extension to regularise the building line. Small front extension to rationalise the frontage. Porch replacement to work with the building. Loft conversion with dormers and two Velux windows.	
Address	44 Yeovil Road Farnborough Hampshire GU14 6LB	

Application No	26/00308/TPOPP	Ward: Knellwood
Applicant:	Bytheway	
Decision:	Permission Granted	
Decision Date:	13 July 2026	
Proposal:	Remove 6 trees one Cypress T003, Pines T004 , T005 and T021 (all part of group G35 of TPO 439V) one Cypress T038 and one Eucalyptus T056 (both non TPO trees) as per plan in submitted report. Also, remedial work as per report to protected trees T80 Oak , T76 Pear, T78 Oak of TPO 439V as well as trees in groups G34 and G36 of TPO 439V and other non TPO trees	
Address	82 Albert Road Farnborough Hampshire GU14 6SL	

Application No	26/00309/FULPP	Ward: Empress
Applicant:	Mr Yi Li	
Decision:	Permission Granted	
Decision Date:	04 September 2026	
Proposal:	Partial retention and completion of summer/wendy house in the rear garden	
Address	20 Napoleon Avenue Farnborough Hampshire GU14 8LY	

Application No	26/00310/TPOPP	Ward: St John's
Applicant:	Fiona Mitchell	
Decision:	Permission Granted	
Decision Date:	16 July 2026	
Proposal:	One Oak (T7 TPO 365V) crown reduction of no more than 3 metres and crown lift by no more than 3 metres from ground level	
Address	30 Silver Birch Way Farnborough Hampshire GU14 9UP	

Application No	26/00311/TPOPP	Ward: St John's
Applicant:	Mr Frank Mouat	
Decision:	Permission Granted	
Decision Date:	16 July 2026	
Proposal:	One Oak (part of group G3 of TPO 365V) as per attached TPO, remove overhanging branches by no more than 3 metres and for the branches with stress growth, reduce by no more than 2 metres and remove deadwood	
Address	23 Maple Avenue Farnborough Hampshire GU14 9UR	

Application No	26/00312/TPOPP	Ward: Fernhill
Applicant:	Sonia Romero	
Decision:	Permission Granted	
Decision Date:	29 July 2026	
Proposal:	Two Oak trees (part of group G9 of TPO 357V) 5 branches overhanging fence of 34 The Potteries to be cut back to growth points and the Oak next to it, branches cut back to growth points as per submitted photos	
Address	Land Affected By TPO 357V - At The Potteries, Blackstone Close And Sandy Lane Farnborough Hampshire	

Application No	26/00313/TPOPP	Ward: St John's
Applicant:	Mrs Karina Pagen	
Decision:	Permission Granted	
Decision Date:	13 July 2026	
Proposal:	Remove one English Oak T1 on submitted plan. Also, neighbouring Oak trees group G1 on plan, reduce the overhanging lateral growth by no more than 1.5 metres to a suitable growth point .The trees are part of group G3 of TPO 409A and are adjacent to 2 Broadhurst	
Address	Land Affected By TPO 409A - Between Marjoram Close, Tarragon Close, Coriander Close And Trunk Road Farnborough Hampshire	

Application No	26/00315/FULPP	Ward: Aldershot Park
Applicant:	Mrs Amatul Baseer Nadia	
Decision:	Permission Granted	
Decision Date:	28 July 2026	
Proposal:	Erection of a front porch and a single-storey rear extension. Formation of a rear dormer and installation of two front rooflights to facilitate a loft conversion to a habitable room	
Address	37 Gillian Avenue Aldershot Hampshire GU12 4HS	

Application No	26/00316/CONDPP	Ward: Wellington
Applicant:	Mr Julian Smith	
Decision:	Permission Granted	
Decision Date:	19 August 2026	
Proposal:	Submission of details pursuant to Condition 8 (Traffic Calming Measures) of permission ref. 24/00236/REMPP granted 25th October 2024	
Address	Land At Zone H Stanhope Lines West And Zone I School End Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	26/00319/FULPP	Ward: Cove And Southwood
Applicant:	Mr and Mrs Matthew and Gemma Jenkins	
Decision:	Permission Granted	
Decision Date:	20 July 2026	
Proposal:	Erection of first-floor extension over the garage, part conversion of the garage to habitable use and single storey rear/side extension	
Address	9 Ullswater Avenue Farnborough Hampshire GU14 0JR	

Application No	26/00320/ADVPP	Ward: Empress
Applicant:	Osprey Charging Network Ltd	
Decision:	Permission Granted	
Decision Date:	11 August 2026	
Proposal:	Display of non-illuminated signage comprising 5 no. free-standing dual-post signs and 3 no. projecting signs fixed to lighting columns adjacent to EV charging bays	
Address	Blackwater Shopping Park Farnborough Gate Farnborough Hampshire	

Application No	26/00323/CONDPP	Ward: Wellington
Applicant:	Shaviram Aldershot Ltd	
Decision:	Conditions details approved	
Decision Date:	28 July 2026	
Proposal:	Submission of details pursuant to Condition Nos.12 (Surface Water Drainage & SUDs Strategy) and 14 (Surface Water Drainage System to the ground) of planning permission 23/00169/FULPP dated 20 July 2023	
Address	Aldershot Conservative Club Victoria Road Aldershot Hampshire GU11 1JX	

Application No	26/00324/LBCPP	Ward: St Mark's
Applicant:	Pure Offices Limited	
Decision:	Permission Granted	
Decision Date:	07 August 2026	
Proposal:	Listed Building Consent for replacement of four windows	
Address	Ferneberga House Alexandra Road Farnborough Hampshire GU14 6DQ	

Application No	26/00325/FULPP	Ward: Knellwood
Applicant:	Mr & Mrs S Mc Cormack	
Decision:	Permission Granted	
Decision Date:	23 July 2026	
Proposal:	First floor side extension over existing garage, 2 storey rear/side extension and single storey front and rear extensions	
Address	17 Carlyon Close Farnborough Hampshire GU14 7BX	

Application No	26/00326/LBCPP	Ward: Knellwood
Applicant:	Carerom Limited	
Decision:	Permission Granted	
Decision Date:	21 August 2026	
Proposal:	Internal alterations including removal of existing modern partitions and door openings and construction of new partial wall	
Address	The Old Library 4 Boundary Road Farnborough Hampshire GU14 6SF	

Application No	26/00327/FULPP	Ward: Empress
Applicant:	Mr and Mrs Summersby	
Decision:	Permission Granted	
Decision Date:	24 July 2026	
Proposal:	Demolition of a rear ground-floor bay and the installation of bi-folding doors	
Address	13 Queen Victoria Court Farnborough Hampshire GU14 8AR	

Application No 26/00328/REVPP Ward: St John's

Applicant: Mr Neville Tubuoh

Decision: **Permission Granted**

Decision Date: 21 July 2026

Proposal: Variation of condition 2 of planning permission 26/00221/FULPP
'Erection of single-storey rear and side extensions, and loft conversion alteration to the ground floor side extension including the erection of a rear dormer and installation of two front rooflights dated 11th June 2026 to allow an amendment to the plans to enlarge the width of the approved side extension

Address **4 Melrose Close Farnborough Hampshire GU14 9US**

Application No 26/00329/FULPP Ward: Fernhill

Applicant: Yukio Ochur Kemaale

Decision: **Permission Refused**

Decision Date: 14 September 2026

Proposal: Erection of a two storey side extension to provide Use Class E commercial floorspace accessed from ground floor of 316 Fernhill Road

Address **316 Fernhill Road Farnborough Hampshire GU14 9EE**

Application No 26/00331/PDCPP Ward: Manor Park

Applicant: Ms Natalie Block

Decision: **Development is Lawful**

Decision Date: 21 July 2026

Proposal: **LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT:** Formation of a hip to gable roof extension with front and rear facing roof windows to facilitate a loft conversion

Address **67 Boxalls Lane Aldershot Hampshire GU11 3QL**

Application No	26/00332/FULPP	Ward: Cherrywood
Applicant:	Alex Tintatu and Francesca Mazzola	
Decision:	Permission Granted	
Decision Date:	03 August 2026	
Proposal:	Erection of a single storey side and rear extension following demolition of existing garage	
Address	44 Sand Hill Farnborough Hampshire GU14 8EW	

Application No	26/00334/CONDPP	Ward: St Mark's
Applicant:	Mr Sam Janzir	
Decision:	Conditions details approved	
Decision Date:	08 September 2026	
Proposal:	Submission of details pursuant to conditions 3 (external materials), 6 (construction management plan) and 7 (surface water drainage) of planning permission 24/00644/FULPP dated 03/10/2025	
Address	Land To The Rear Of 105 Park Road Farnborough Hampshire	

Application No	26/00335/FULPP	Ward: Empress
Applicant:	Raw Charging	
Decision:	Permission Granted	
Decision Date:	04 September 2026	
Proposal:	Installation of electric vehicle charging stations and associated ancillary equipment and infrastructure	
Address	44 Invincible Road Farnborough Hampshire GU14 7ST	

Application No	26/00336/TPOPP	Ward: Empress
Applicant:	Mrs Chelsie Lane	
Decision:	Permission Granted	
Decision Date:	29 July 2026	
Proposal:	Crown lift to no more than 9 metres from ground level and removal of epicormic growth to 1 Sweet Chestnut (T2) and 1 Sycamore (T1) as per submitted plans (part of group G31 of TPO 354V)	
Address	26 St Michaels Road Farnborough Hampshire GU14 8NE	

Application No	26/00337/NMAPP	Ward: Knellwood
Applicant:	Mr & Mrs Amor	
Decision:	Permission Granted	
Decision Date:	24 July 2026	
Proposal:	NON MATERIAL AMENDMENT to application 25/00679/FULPP dated 16 January 2026 for the 'Demolition of existing conservatory and new single storey rear extension' to allow the bi-fold windows to the rear elevation to become bi-fold doors and the french doors to the right elevation of the extension to become a window	
Address	2 Avenue Road Farnborough Hampshire GU14 7BW	

Application No	26/00338/FULPP	Ward: St Mark's
Applicant:	Mr David Cooper	
Decision:	Permission Refused	
Decision Date:	09 September 2026	
Proposal:	Conversion of garage to habitable accommodation and erection of a single storey rear extension	
Address	39 Netley Street Farnborough Hampshire GU14 6AH	

Application No	26/00339/TPOPP	Ward: Manor Park
Applicant:	The Stoll Foundation	
Decision:	Permission Granted	
Decision Date:	29 July 2026	
Proposal:	Remove 8 trees as per submitted schedule and plan T3 Maple (part of group G1 of TPO 460V), T10 Cherry (T3 of TPO 460V), T38 Ash not protected, T44 Maple not protected, T45 Elm not protected, T46 Elm , T57 Ash and T58 Ash (all part of group G5 of TPO 460V). Remedial work to other trees as per submitted schedule and numbering as per submitted plan.(T1) 1x Juniper.(T22) 1x Field Maple (T25)Maple.(T27) 1 x Field Maple.(T28) 1 x Maple.(T30) 1 x Field Maple:(T33) 1 x Field Maple:(T35) 1 x Field Maple: (T36) 1 x Field Maple: (T37) 1 x Field Maple:(T39) 1 x Field Maple: (T50) 1 x Oak: (T53) 1 x Ash: These trees are all part of either groups G4 (T22 -T30) or group G1 (T1) or group G5 (T50-53) of TPO 460V	
Address	Centenary Lodge Evelyn Avenue Aldershot Hampshire GU11 3FT	

Application No	26/00340/FULPP	Ward: Knellwood
Applicant:	Mr A Mughal	
Decision:	Permission Granted	
Decision Date:	04 September 2026	
Proposal:	Demolition of existing garage and erection of two storey front and side extension, single storey rear extension, insert roof light to the side elevation and cabrio window to the rear to facilitate a loft conversion to habitable room, erection of an outbuilding for gym/storage and alterations to the highway access	
Address	70 Albert Road Farnborough Hampshire GU14 6SL	

Application No	26/00341/REVPP	Ward: Knellwood
Applicant:	Mr & Mrs Upil	
Decision:	Permission Granted	
Decision Date:	10 August 2026	
Proposal:	Variation of condition 4 of planning permission 24/00492/FULPP 'Conversion of existing garage and erection of a single storey front extension and a part single and two storey side extension' dated 9th October 2024 to allow the change of materials to thermo wood cladding and the colour 'Linen' render on the external elevations	
Address	9 Ashley Road Farnborough Hampshire GU14 7EZ	

Application No	26/00344/FULPP	Ward: Empress
Applicant:	Mr and Mrs Eccles	
Decision:	Permission Granted	
Decision Date:	18 August 2026	
Proposal:	Demolition of the conservatory and erection of a single-storey rear ground-floor extension with roof lantern	
Address	13 Empress Avenue Farnborough Hampshire GU14 8LU	

Application No	26/00345/PDC	Ward: St John's
Applicant:	Mr & Mrs Bonga & Shirley Mabindisa	
Decision:	Development is Lawful	
Decision Date:	18 August 2026	
Proposal:	Certificate of Lawfulness For a Proposed Use or Development: Erection of single-storey rear extension	
Address	120B Fleet Road Farnborough Hampshire GU14 9RG	

Application No	26/00346/TPOPP	Ward: Cove And Southwood
Applicant:	Mr Joel Cripps	
Decision:	Permission Granted	
Decision Date:	06 August 2026	
Proposal:	Work to 5 Oaks , tree T1 on submitted plan ((T35 of TPO 415V) remove Ivy at base. Lift branches over residential parking area and driveways to give no more than 5 metres clearance. Remove dead wood.T2 (T33 of TPO 415V) remove Ivy at base. Lift branches over residential parking area, driveway and garden (north) to give no more than 5 metre clearance. Remove dead wood. T3 (T26 of TPO 415V) reduce height to no less than 10 metres and spread to no less than 4 metres.T4 (T25 of TPO 415V) reduce Eastern spread to no less than 5.5 metres. Reduce Western spread to fence line. Remove dead wood. T5 (T24 of TPO 415V) reduce Eastern spread to no less than 5.5 metres. Reduce Western spread to the fence line and remove dead wood	
Address	Land Affected By TPO 415V - Between Ively Road, Wisley Gardens And Southern Way Farnborough Hampshire	

Application No	26/00347/PDCPP	Ward: Manor Park
Applicant:	Mr & Mrs Elliot	
Decision:	Development is Lawful	
Decision Date:	14 August 2026	
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE: Loft conversion with L-shaped dormer, rooflight windows on the front roof slope, removal of the rear chimney to facilitate two bedrooms and a bathroom within the loft space	
Address	66 Park Road Aldershot Hampshire GU11 3PX	

Application No	26/00348/CONDPP	Ward: Empress
Applicant:	Woodward Homes Ltd.	
Decision:	Conditions details approved	
Decision Date:	29 September 2026	
Proposal:	Submission of details pursuant to Condition Nos.28 (Biodiversity Gain Plan) and 29 (Habitat Management & Monitoring Plan) of planning permission 24/00748/FULPP dated 6 February 2026	
Address	Land At Orchard Rise 127 And La Fosse House 129 Ship Lane And Farnborough Hill School 312 Farnborough Road Farnborough Hampshire	
Application No	26/00349/FULPP	Ward: North Town
Applicant:	Mr Ram Dhakal	
Decision:	Permission Refused	
Decision Date:	17 August 2026	
Proposal:	Erection of a first floor extension over existing kitchen	
Address	27 Fawn Drive Aldershot Hampshire GU12 4FW	
Application No	26/00350/FUL	Ward: Cove And Southwood
Applicant:	Phillip Howard	
Decision:	Permission Granted	
Decision Date:	10 September 2026	
Proposal:	Attic conversion with the addition of front and rear rooflights	
Address	22 Southwood Road Farnborough Hampshire GU14 0JQ	
Application No	26/00351/FULPP	Ward: Rowhill
Applicant:	Luke and Jodie Squires and Comber	
Decision:	Permission Granted	
Decision Date:	14 August 2026	
Proposal:	Erection of a single storey side extension following demolition of the side porch	
Address	27 Sandford Road Aldershot Hampshire GU11 3AF	

Application No	26/00354/FULPP	Ward: Aldershot Park
Applicant:	Mr Abdullah Tekagac	
Decision:	Permission Refused	
Decision Date:	27 August 2026	
Proposal:	Retention of existing extensions as built, erection of single-storey front porch and rear extensions and other internal and external alterations to facilitate conversion of existing single dwelling house into two residential units (1X3-bed and 1X1-bed units) [Re-submission of application 25/00223/FULPP refused 20 June 2025]	
Address	2 Chestnut Avenue Aldershot Hampshire GU12 4AU	

Application No	26/00357/REVPP	Ward: Knellwood
Applicant:	Mrs A Mills	
Decision:	Permission Granted	
Decision Date:	17 August 2026	
Proposal:	Variation of condition 2 of planning permission 25/00665/FULPP dated 13th January 2026 for Erection of a single storey front extension, part single and part two storey side extension and single storey rear extension following demolition of existing garage and shower room. Change white upvc windows and doors to anthracite framed windows and doors to allow a change of materials to the external walls to render	
Address	Sarnia 79 Canterbury Road Farnborough Hampshire GU14 6QN	

Application No	26/00358/DEMOPP	Ward: St Mark's
Applicant:	Phoenix DevCo S.a R.l	
Decision:	Prior Approval Required and Granted	
Decision Date:	28 July 2026	
Proposal:	APPLICATION FOR PRIOR APPROVAL: Demolition of buildings identified on Demolition Site Plan Drawing No.102 Rev.D	
Address	Land At Cody Technology Park And Ball Hill Ively Road Farnborough Hampshire	

Application No	26/00360/PDCPP	Ward: Manor Park
Applicant:	Hunt	
Decision:	Development is Lawful	
Decision Date:	17 August 2026	
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT: Removal of rear chimney stack	
Address	64 Park Road Aldershot Hampshire GU11 3PX	
Application No	26/00361/REXP	Ward: Cherrywood
Applicant:	Namistiuc Misha	
Decision:	Prior approval is NOT required	
Decision Date:	10 August 2026	
Proposal:	Erection of a single storey rear extension measuring 5.7 metres deep from the original rear wall of the house by 7.934 wide by 2.46 metres to the eaves and 3.4 metres overall height	
Address	48 Bracklesham Close Farnborough Hampshire GU14 8LR	
Application No	26/00363/FULPP	Ward: West Heath
Applicant:	Mr Smith	
Decision:	Permission Refused	
Decision Date:	09 September 2026	
Proposal:	Retention of a 1.9m fencing to the front and sides of the property	
Address	27 Clouston Road Farnborough Hampshire GU14 8PN	
Application No	26/00366/PDCPP	Ward: St John's
Applicant:	Mr and Mrs Gyan Kumar and Amrita Guru	
Decision:	Development is Lawful	
Decision Date:	17 August 2026	
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED DEVELOPMENT: Conversion of the attached garage into habitable rooms	
Address	110 Fleet Road Farnborough Hampshire GU14 9RG	

Application No	26/00374/TPOPP	Ward: Empress
Applicant:	Mr Alex Milner	
Decision:	Permission Granted	
Decision Date:	06 August 2026	
Proposal:	One Beech T1 on submitted plan (part of group G47 of TPO 354V) crown reduce by no more than 4 metres	
Address	16 St Michaels Road Farnborough Hampshire GU14 8NE	

Application No	26/00375/TPO	Ward: St John's
Applicant:	Mr Ian Curran	
Decision:	Permission Granted	
Decision Date:	06 August 2026	
Proposal:	One Beech T5 on plan (T3 of TPO 358V) crown reduce by no more than 3 metres in height and laterals by no more than 2 metres and crown lift by no more than 5 metres from ground level. Remove dead, damaged or crossing branches. Four Oaks G1 on plan (group G16 of TPO 358V) crown reduce by no more than 2.5 metres, crown lift branches over footpath to provide no more than 3 metres clearance and crown lift over highway by no more than 5 metres from ground level and no more than 2 metres from dwelling. Remove dead damaged and crossing branches	
Address	106 Fleet Road Farnborough Hampshire GU14 9RG	

Application No	26/00376/TPOPP	Ward: St Mark's
Applicant:	Mr Oliver Stocker	
Decision:	Permission Granted	
Decision Date:	17 August 2026	
Proposal:	Two Oaks (T20 and T21 of TPO 371A) crown reduce by no more than 2 metres, lower branches only as per submitted photos	
Address	9 Farnborough Road Farnborough Hampshire GU14 6BD	

Application No 26/00377/FULPP Ward: Wellington

Applicant: Safia Rana-Jaswal - BT Telecommunicati

Decision: **Permission Refused**

Decision Date: 22 September 2026

Proposal: The installation of 1no. BT Street Hub and removal of associated BT payphones

Address **Telephone Boxes At The Junction Of Victoria Road And Wellington Street Aldershot Hampshire**

Application No 26/00378/ADVPP Ward: Wellington

Applicant: Safia Rana-Jaswal -BT Telecommunicatio

Decision: **Permission Refused**

Decision Date: 22 September 2026

Proposal: 2no. digital 75" LCD display screens, one on each side of the Street Hub unit

Address **Telephone Boxes At The Junction Of Victoria Road And Wellington Street Aldershot Hampshire**

Application No 26/00379/FULPP Ward: Wellington

Applicant: Safia Rana-Jaswal - BT Telecommunicati

Decision: **Permission Refused**

Decision Date: 22 September 2026

Proposal: The installation of 1no. BT Street Hub and removal of associated BT payphones

Address **Telephone Box At The Junction Of Union Street And Short Street Aldershot Hampshire**

Application No	26/00380/ADVPP	Ward: Wellington
Applicant:	Safia Rana-Jaswal - BT Telecommunicati	
Decision:	Permission Refused	
Decision Date:	22 September 2026	
Proposal:	2no. digital 75" LCD display screens, one on each side of the Street Hub unit	
Address	Telephone Box At The Junction Of Union Street And Short Street Aldershot Hampshire	

Application No	26/00383/FULPP	Ward: Empress
Applicant:	Safia Rana-Jaswal - BT Telecommunicati	
Decision:	Permission Refused	
Decision Date:	23 September 2026	
Proposal:	The installation of 1no. BT Street Hub	
Address	Land To The Front Of 60 To 72 Queensmead Farnborough Hampshire	

Application No	26/00384/ADVPP	Ward: Empress
Applicant:	Safia Rana-Jaswal - BT Telecommunicati	
Decision:	Permission Refused	
Decision Date:	23 September 2026	
Proposal:	2no. digital 75" LCD display screens, one on each side of the Street Hub unit	
Address	Land To The Front Of 60 To 72 Queensmead Farnborough Hampshire	

Application No	26/00385/FULPP	Ward: Empress
Applicant:	Safia Rana-Jaswal - BT Telecommunicati	
Decision:	Permission Refused	
Decision Date:	22 September 2026	
Proposal:	The installation of 1no. BT Street Hub	
Address	Land To The Front Of 1 To 5 Eastmead And 14 To 22 Victoria Road Farnborough Hampshire	

Application No	26/00386/ADVPP	Ward: Empress
Applicant:	Safia Rana-Jaswal-BT Telecommunicatio	
Decision:	Permission Refused	
Decision Date:	22 September 2026	
Proposal:	2no. digital 75" LCD display screens, one on each side of the Street Hub unit	
Address	Land To The Front Of 1 To 5 Eastmead And 14 To 22 Victoria Road Farnborough Hampshire	

Application No	26/00387/FULPP	Ward: Rowhill
Applicant:	Mr Mcdonagh	
Decision:	Permission Granted	
Decision Date:	25 August 2026	
Proposal:	Single storey front, side and rear extensions following demolition of existing garage	
Address	221 Weybourne Road Aldershot Hampshire GU11 3NE	

Application No	26/00388/FULPP	Ward: North Town
Applicant:	Mr Ali Shirazi	
Decision:	Permission Granted	
Decision Date:	18 August 2026	
Proposal:	Erection of a single-storey side and rear wrap-around extension following demolition of the existing detached side garage, with external materials to match the existing dwelling	
Address	66 Haig Road Aldershot Hampshire GU12 4PR	

Application No	26/00389/REV	Ward: Manor Park
Applicant:	Mr Tim Higham	
Decision:	Permission Granted	
Decision Date:	12 August 2026	
Proposal:	Variation of condition 2 (approved drawings) of permission 24/00014/FULPP dated 10.10.2024 for a roof extension including new pitched roof over no. 245, new rear roof dormers, first floor rear extensions and change of use of existing first floor flat into office use (E Commercial Use Class), to allow for changes to rear extension	
Address	245 - 247 High Street Aldershot Hampshire	

Application No	26/00391/FULPP	Ward: North Town
Applicant:	Anapol Ltd	
Decision:	Permission Granted	
Decision Date:	10 September 2026	
Proposal:	Refurbishment works to existing commercial building to include replacement of roof, external cladding and external windows & doors; and replacement of fence and gates to front boundary	
Address	2 Holder Road Aldershot Hampshire GU12 4RH	

Application No	26/00393/ADVPP	Ward: Knellwood
Applicant:	Outdoor Ads Limited	
Decision:	Permission Refused	
Decision Date:	01 September 2026	
Proposal:	Advertisement Consent Application for display of 3.298 by 2.74 metre non-illuminated advertisement display billboard at first-floor level on front (Salisbury Road) elevation of building	
Address	248 Farnborough Road Farnborough Hampshire GU14 7JW	

Application No	26/00398/HCC	Ward: Wellington
Applicant:	Victoria Baynes	
Decision:	No Objection	
Decision Date:	03 September 2026	
Proposal:	HAMPSHIRE COUNTY COUNCIL CONSULTATION : Construction of a new 2 Form Entry, 420 pupil place Primary School with SEN Resource Provision for 8 pupils, including associated parking and external works [Variation of conditions 6 (Landscape) 7 (Ecology) 8 (BNG) 20 (Plans) of PP: 23/00729/HCC] at Stanhope Primary School, Masters Road, Wellesley, Aldershot, Hampshire GU11 4GJ	
Address	Stanhope Primary School Masters Road Wellesley Aldershot Hampshire GU11 4GJ	
Application No	26/00399/FULPP	Ward: Aldershot Park
Applicant:	Miss Kerri Oughton	
Decision:	Permission Granted	
Decision Date:	02 September 2026	
Proposal:	Formation of a dropped kerb	
Address	24 Lower Farnham Road Aldershot Hampshire GU12 4EA	
Application No	26/00401/FULPP	Ward: Manor Park
Applicant:	Mr and Mrs Antrobus	
Decision:	Permission Granted	
Decision Date:	19 August 2026	
Proposal:	Erection of a single storey extension to rear	
Address	9 Highfield Gardens Aldershot Hampshire GU11 3DB	
Application No	26/00403/FULPP	Ward: North Town
Applicant:	Mr Gurvinder Singh Ahluwalia	
Decision:	Permission Granted	
Decision Date:	18 September 2026	
Proposal:	Demolition of the existing garage to the rear and erection of a replacement single storey garage	
Address	183 North Lane Aldershot Hampshire GU12 4SY	

Application No	26/00406/MISC28	Ward: Wellington
Applicant:	Openreach	
Decision:	No Objection	
Decision Date:	04 August 2026	
Proposal:	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) .Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus. Large Size Cabinet (L: 2.9m, W:0.5m, H:1.7m on land opposite 2 Windsor Way	
Address	Street Record Windsor Way Aldershot Hampshire	

Application No	26/00407/FULPP	Ward: Empress
Applicant:	IONITY GmbH	
Decision:	Permission Granted	
Decision Date:	27 August 2026	
Proposal:	Installation of an EV charging hub comprising electrical upstands, a substation, an LV switchgear pillar, line markings and associated electrical infrastructure	
Address	Village Hotel Pinehurst Road Farnborough Hampshire GU14 7BF	

Application No	26/00408/FULPP	Ward: St John's
Applicant:	Mr A Smith	
Decision:	Permission Granted	
Decision Date:	09 September 2026	
Proposal:	Erection of a single storey front and side extension, with insertion of rooflights and solar panels	
Address	60 Chiltern Avenue Farnborough Hampshire GU14 9SG	

Application No	26/00411/TPOPP	Ward: Cove And Southwood
Applicant:	Mr Attila Czegledy	
Decision:	Permission Granted	
Decision Date:	25 August 2026	
Proposal:	Mixed group of trees G1 as per submitted plans (group G5 of TPO 419V) reduce side growth (South aspect) of all trees by no more than 2.5 meters	
Address	3 Columbus Drive Farnborough Hampshire GU14 0NZ	

Application No	26/00413/TPOPP	Ward: Empress
Applicant:	Emma Harris	
Decision:	Permission Granted	
Decision Date:	25 August 2026	
Proposal:	Remove and replace one declining Turkey Oak, T1 on submitted plan (T13 of TPO 442V)	
Address	11 St Michaels Road Farnborough Hampshire GU14 8ND	

Application No	26/00414/ADJ	Ward: Out Of Area
Applicant:	Hart District Council	
Decision:	No Objection	
Decision Date:	06 August 2026	
Proposal:	Adjacent Authority Consultation : Outline application (with all matters reserved except access)for phased residential led mixed-use development comprising demolition of existing buildings/structures,provision of vehicular, cycle and pedestrian accesses(including details of 3no. accesses from the A30 London Road and 1no. access from the B3016 Odiham Road), development of up to 2,160 residential dwellings (including residential institution) (Use Class C2/C3), provision of employment, local centre and community uses (including education provision) (Use Classes E and F), blue and green infrastructure including sustainable drainage systems, public open space, sports pitches with pavilion, wildlife areas, Suitable Alternative Natural Green Space, and supporting infrastructure and associated works	
Address	Land At Murrell Green London Road Murrell Green Hook	

Application No	26/00415/FULPP	Ward: Rowhill
Applicant:	Miss Sasha Atmadjaja	
Decision:	Permission Granted	
Decision Date:	09 September 2026	
Proposal:	Erection of a single storey rear extension following demolition of existing conservatory, insertion of ground floor window and door and creation of a new first floor side window	
Address	67 Pavilion Road Aldershot Hampshire GU11 3NX	

Application No	26/00416/TPOPP	Ward: Empress
Applicant:	Mrs Madeline Neal	
Decision:	Permission Granted	
Decision Date:	18 September 2026	
Proposal:	One Oak as per submitted plan (T10 of TPO 381V) crown reduce by no more than 3 metres on southern to northern sides, crown thin by no more than 30% and lift crown skirt to give no more than 5 metres clearance from ground level. Additionally crown lift stem feathers on Oak tree on eastern to northern sides	
Address	14 Hinstock Close Farnborough Hampshire GU14 0BE	

Application No	26/00419/PDCCP	Ward: Manor Park
Applicant:	Mrs Eve Silk	
Decision:	Development is Lawful	
Decision Date:	01 September 2026	
Proposal:	Certificate of Lawfulness for Proposed Development: Formation of a hip to gable roof extension with front and rear facing roof windows to facilitate a loft conversion	
Address	41 Highfield Gardens Aldershot Hampshire GU11 3DB	

Application No	26/00420/FULPP	Ward: Fernhill
Applicant:	Dr R & Mrs T Reshat	
Decision:	Permission Granted	
Decision Date:	01 September 2026	
Proposal:	Erection of a single storey side and rear extension, convert garage to habitable accommodation and new pitched roof over porch	
Address	50 Sidlaws Road Farnborough Hampshire GU14 9JN	

Application No	26/00422/TPOPP	Ward: Fernhill
Applicant:	Mr Norman Hicks	
Decision:	Permission Granted	
Decision Date:	14 September 2026	
Proposal:	One Pine tree T1 on submitted plan, located on the left hand boundary within a group of 4 (part of group G2 of TPO 426V) remove dead and dangerous limbs over a diameter of 30mm and the remaining canopy is reduced by no more than 2 metres back to suitable growth points	
Address	6 Rowans Close Farnborough Hampshire GU14 9EJ	

Application No	26/00423/TPOPP	Ward: Knellwood
Applicant:	Mr Jonathan Coppock	
Decision:	Permission Granted	
Decision Date:	14 September 2026	
Proposal:	One Beech T1 on submitted plan (T4 of TPO 350A) crown reduction throughout the canopy by no more than 3 metres, pruning back to suitable previous reduction points, retaining the tree's natural shape and balanced crown form. Crown lift to no more than 6 metres above ground level	
Address	38 Albert Road Farnborough Hampshire GU14 6SH	

Application No	26/00435/PDC	Ward: Cherrywood
Applicant:	Weydon Multi Academy Trust	
Decision:	Development is Lawful	
Decision Date:	04 September 2026	
Proposal:	Application for a Lawful Development Certificate for a Proposed Development : Creation of new window openings, facing internal courtyard for 2 new seminar rooms in existing building	
Address	The Sixth Form College Prospect Avenue Farnborough Hampshire GU14 8JX	

Application No	26/00437/TPOPP	Ward: St John's
Applicant:	Mrs Alison Draper	
Decision:	Permission Granted	
Decision Date:	18 September 2026	
Proposal:	T1 Oak as per submitted plan (part of group G15 of TPO 358V) in garden of 104 Fleet Road, crown reduction of no more than 2 metres overall to secondary growth on lateral and radial spread and 1 metre from height. T2 Oak rear garden of 104 Fleet Road (part of group G13 of TPO 358V) crown reduction of no more than 2 metres. Group G1 on plan, 2 Turkey Oaks in garden of 34 The Birches (part of group G14 of TPO 358V) cut back all lateral over hang back to boundary fence	
Address	Land Affected By TPO 358V - At The Birches, Conway Drive And Fleet Road Farnborough Hampshire	

Application No	26/00439/CONDPP	Ward: St Mark's
Applicant:	Mr David Mann	
Decision:	Conditions details approved	
Decision Date:	11 September 2026	
Proposal:	Submission of details pursuant to the deemed Biodiversity Net Gain condition attached to planning permission ref. 25/00257/FULPP granted on 17th July 2026	
Address	Flight Safety Building Farnborough Airport Ively Road Farnborough Hampshire GU14 6XA	

Application No	26/00440/PDCPP	Ward: Manor Park
Applicant:	Wyeth	
Decision:	Development is Lawful	
Decision Date:	08 September 2026	
Proposal:	Certificate of Lawfulness for Proposed Development: L-shape rear dormer loft conversion with rooflight windows to the front to include 2 bedrooms with en-suite bathrooms in the loft space	
Address	63 St Michaels Road Aldershot Hampshire GU12 4JH	

Application No	26/00442/PDCPP	Ward: Rowhill
Applicant:	Mrs Sarah Jamieson	
Decision:	Development is Lawful	
Decision Date:	01 September 2026	
Proposal:	Certificate of Lawfulness for Proposed Development: Loft Conversion incorporating a rear dormer with front facing roof windows	
Address	57 Rowhill Avenue Aldershot Hampshire GU11 3LP	
Application No	26/00443/FUL	Ward: St Mark's
Applicant:	Mr Peter Szebeni	
Decision:	Permission Granted	
Decision Date:	29 September 2026	
Proposal:	Front extension	
Address	6A Alexandra Road Farnborough Hampshire GU14 6DA	
Application No	26/00445/FULPP	Ward: St Mark's
Applicant:	Mr & Mrs C Walters	
Decision:	Permission Granted	
Decision Date:	01 September 2026	
Proposal:	Formation of hip to gable roof with dormer on rear roof slope and render to side and rear elevation	
Address	26 South Street Farnborough Hampshire GU14 6LN	
Application No	26/00446/PDCPP	Ward: North Town
Applicant:	Mihail Namistiuc	
Decision:	Development is Lawful	
Decision Date:	02 October 2026	
Proposal:	Dormer loft conversion, existing windows to be replaced to match material and colour and to be two-sectioned tilt and turn	
Address	32 Haig Road Aldershot Hampshire GU12 4PS	

Application No	26/00447/FULPP	Ward: West Heath
Applicant:	Lee Gratton	
Decision:	Permission Granted	
Decision Date:	01 September 2026	
Proposal:	Garage conversion and side extension	
Address	106 Cheyne Way Farnborough Hampshire GU14 8SD	

Application No	26/00449/REXPD	Ward: North Town
Applicant:	Mihail Namistiuc	
Decision:	Prior approval is NOT required	
Decision Date:	02 September 2026	
Proposal:	Single storey rear extension -extending 6m from the rear wall of the original dwellinghouse; with a maximum height of 3.8m and 3m at the eaves	
Address	32 Haig Road Aldershot Hampshire GU12 4PS	

Application No	26/00456/PDCPP	Ward: St John's
Applicant:	MR OM GURUNG	
Decision:	Development is Lawful	
Decision Date:	21 September 2026	
Proposal:	LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT: Garage conversion to habitable space	
Address	15 Chiltern Avenue Farnborough Hampshire GU14 9SE	

Application No	26/00458/MISC28	Ward: Wellington
Applicant:	Stuart King	
Decision:	No Objection	
Decision Date:	02 September 2026	
Proposal:	Installation of fibre optic infrastructure to provide high-speed broadband services at 1-22 (ex 13) Nelson House Short Street Aldershot. The proposed works may include: Surface-mounted external cabling on building elevations; Small junction boxes (distribution points) fixed externally; Penetrations for internal routing (where required and agreed); Associated works to connect properties to the main fibre network	
Address	Nelson House Short Street Aldershot Hampshire GU11 1HX	

Application No	26/00459/FULPP	Ward: Empress
Applicant:	Ha Thanh Thi Tran	
Decision:	Permission Granted	
Decision Date:	25 September 2026	
Proposal:	Erection of a single-storey side and rear extension following demolition of the existing rear conservatory and shed	
Address	40 Newton Road Farnborough Hampshire GU14 8BN	

Application No	26/00468/MISC28	Ward: Rowhill
Applicant:	Owen Church	
Decision:	No Objection	
Decision Date:	15 September 2026	
Proposal:	Notification under Regulation 5 of the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended): The removal of the existing 20m monopole to be replaced by new 20m monopole. The removal of 6no. antenna to be replaced by 9no. antenna. The installation of 1no. cabinet. The replacement of 1no. cabinet. Other ancillary development thereto (26/00202/PREAPP)	
Address	Telecommunication Mast And Base Station At Land South Of Willems Roundabout Oberursel Way Aldershot Hampshire	

Application No	26/00471/MISC28	Ward: Cherrywood
Applicant:	Owen Church	
Decision:	No Objection	
Decision Date:	17 September 2026	
Proposal:	Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights and is for the removal of the existing 15m monopole to be replaced by new 20m monopole. The removal of 6no. antenna to be replaced by 9no. antenna .The installation of 1no. cabinet. The removal and replacement of 1no. cabinet. Other ancillary development thereto.	
Address	Telecommunication Equipment On Land At The Junction Of Caswell Close And Mayfield Road Farnborough Hampshire	

Application No	26/00472/MISC28	Ward: Cherrywood
Applicant:		
Decision:	No Objection	
Decision Date:	17 September 2026	
Proposal:	Notification under the Electronic Communications Code Regulations 2003 (as amended) to utilise permitted development rights for :The removal of the existing 15m monopole to be replaced by new 20m monopole. The removal of 6no. antenna to be replaced by 9no. antenna. The installation of 1no. cabinet. The removal and replacement of 1no. cabinets. Other ancillary development thereto.	
Address	Telecommunication Equipment On Land At The Junction Of Grange Road And Hawley Lane Farnborough Hampshire	

Application No	26/00473/HCC	Ward: St Mark's
Applicant:	Hampshire County Council	
Decision:	No Objection	
Decision Date:	11 September 2026	
Proposal:	HCC CONSULTATION: The replacement of the existing modular building with a new modular building of a similar footprint	
Address	Marlborough Infant School Redvers Buller Road Aldershot Hampshire GU11 2HR	

Application No	26/00475/TPOPP	Ward: Knellwood
Applicant:	Mr Stephen Singleton	
Decision:	Permission Granted	
Decision Date:	25 September 2026	
Proposal:	One Beech T2 on submitted plan, (T46 of TPO 403V) lateral reductions East no more than 4 metres, South no more than 2 metres, West no more than 1.5 metres and North no more than 1.5 metres. Height reduction no more than 3 metres. One Beech (T3 on plan) (T55 of TPO 403V) lateral reductions no more than 2.5 metres East, South 2.5 metres, West 3 metres, North 2.5 metres and height reduction of no more than 3 metres	
Address	Canterbury Court Canterbury Gardens Farnborough Hampshire GU14 6TZ	

Application No	26/00478/FULPP	Ward: Cove And Southwood
Applicant:	Mr & Mrs Yates	
Decision:	Permission Granted	
Decision Date:	25 September 2026	
Proposal:	Erection of a single storey extension	
Address	9 The Pathfinders Farnborough Hampshire GU14 0PN	

Application No	26/00479/FULPP	Ward: Cove And Southwood
Applicant:	Mr Rob Lynes	
Decision:	Permission Granted	
Decision Date:	25 September 2026	
Proposal:	Conversion of internal garage to living space	
Address	38 Southern Way Farnborough Hampshire GU14 0RE	

Application No 26/00484/PDCPP

Ward: Aldershot Park

Applicant: Mr Harjinder Sanger

Decision: **Development is Lawful**

Decision Date: 25 September 2026

Proposal: LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED
DEVELOPMENT: Formation of an L-shaped rear dormer within the rear
roof slopes and installation of rooflights to the front roof slope and
associated internal alterations

Address **192 Lower Farnham Road Aldershot Hampshire GU12 4EN**

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Development Management Committee
14th October 2026

**Executive Head of Property and
Growth**
Report No. PG 2619

Enforcement and possible unauthorised development

1. Introduction

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

It is not an offence to carry out works without planning permission and the National Planning Policy Framework (NPPF) states that where local planning authorities are considering whether enforcement action is expedient, they should take account of their local enforcement plan, the impact of the breach of planning control, and the extent to which the breach would otherwise be acceptable. The purpose of this report is therefore to report to Committee decisions with regard to enforcement action and/or to seek approval for further action.

2. Policy

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

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

3. Items

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

This report relates to:

Item 1 Updates on Enforcement Action

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

meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed.

4. Human rights

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

5. Financial implications

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

6. Recommendation

That the report be **NOTED**

Tim Mills

Executive Head of Property & Growth

BACKGROUND PAPERS

Rushmoor Local Plan (2019)

Rushmoor Local Enforcement Plan

National Planning Policy Framework (NPPF)

Item 1 Updates on Enforcement Action

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

If Members wish to have more details about the case below, please contact Jake Hamilton (01252 398161) in advance of the Committee meeting.

Address 28 The Topiary Farnborough
Reference 26/00022/BOUND
Ward Cove and Southwood
Decision No further action

A complaint was received alleging that fencing had been erected to the front of the property, requiring planning permission and resulting in highway safety issues due to hindering the sightlines on the junction of The Topiary and Southern Way.

Following investigation, it was established that a timber fence had been erected adjacent to the highway at a height exceeding 1 metre. As such, the development requires planning permission and constitutes a breach of planning control.

The property owners were contacted in writing regarding the matter; however, no response has been received.

In assessing whether formal enforcement action would be expedient, regard has been had to the potential impact on highway safety. The pavement surrounding the fencing provides sufficient visibility for drivers approaching the junction to see vehicles approaching from the adjoining road therefore the fence is acceptable in terms of highway safety.

The fence is constructed of timber with closely spaced horizontal slats with vertical posts and it is not fully solid in appearance. Having considered its height, design, materials, it is concluded that the development does not result in material harm to the character and appearance of the street scene. Consequently, it is considered likely that planning permission would be granted were a retrospective application to be submitted.

Accordingly, whilst a breach of planning control has occurred, the breach is not considered to result in sufficient planning harm to warrant formal enforcement action. It is therefore not expedient to pursue enforcement action in this instance



Figure 1 – view of fence at 28 The Topiary

Address 128 Ship Lane Farnborough
Reference 26/00061/OUTBDG
Ward Empress
Decision No further action

A complaint was received that a shed had been erected in the rear garden of the above property.

Upon investigation, the shed measures 2.4 metres square and 2.16 metres high which would normally constitute permitted development by virtue of Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). However, the shed includes a veranda, which is not permitted under Class E and accordingly planning permission is required.

The shed is located 30cm away from the side elevation of a neighbouring boundary. The owner of the shed was invited to submit a planning application to regularise the breach of planning control, but an application has not been forthcoming.

The shed and veranda are constructed of timber, with the windows and doors facing into the owner's garden. The shed itself is of modest dimensions and would have constituted permitted development without the veranda. The veranda itself is not considered to materially alter the development's impact on neighbouring amenity. It is therefore concluded that the development does not result in material harm to neighbouring occupiers.

Consequently, it is considered likely that planning permission would be granted were a retrospective application to be submitted

Accordingly, whilst a breach of planning control has occurred, the breach is not considered to result in sufficient planning harm to warrant formal enforcement action. It is therefore not expedient to pursue enforcement action in this instance.



Figure 2 – view of outbuilding at 128 Ship Lane

Development Management Committee
14th October 2026

PG2620
Planning Report

Appeals Progress Report

1. New Appeals

- 1.1 The appeal against the Council's non-determination of the second planning application at **Farnborough Airport, Farnborough Road, Farnborough** (25/00615/REV) for "*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*" has now been formally started by the Planning Inspectorate.
- 1.2 The Council's planning reference is 26/00002/NONDET and the Planning Inspectorate's reference is 6013192.
- 1.3 The appeal is currently timetabled to be considered at a Public Inquiry in 2027, and is scheduled to run over 16 sitting days in the weeks commencing Tuesday 11th May, Tuesday 18th May, Tuesday 8th June and Tuesday 15th June. The Inquiry will be held at the Council offices.
- 1.4 The Council submitted its Statement of Case to the Planning Inspectorate on 24th September 2026. The statement set out what Officers would be recommending at this point if the application was being considered by Development Management Committee. In summary, the statement recommends that it would be currently unlawful for a planning decision-maker to conclude that planning permission should be granted for the proposed development because to do so would be a breach of the Habitats Regulations. However, in the event that this breach could be overcome, Officers would be inclined to advise Members that, subject to suitable conditions and securing appropriate mitigation and subject to further assessment of the robustness and uncertainties in the assessments that have been provided, the proposed development should be granted planning permission.
- 1.5 At the time of writing, Officers were preparing an initial Statement of Common Ground with the appellant (due for submission to PINS by 9th October), to identify the matters that are agreed between the parties, those matters that remain under discussion, and those matters on which the parties currently hold different positions. It is intended to assist in narrowing the issues in dispute and identifying

the areas where further discussion or clarification may be required. Proofs of evidence, prepared by the Council's witnesses, will be due for submission 4 weeks before the Inquiry opens.

- 1.6 A request for additional information pursuant to Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 was outstanding at the point of the appeal being lodged. A formal response was provided with the appeal. Officers have advised PINS that there are certain procedural steps that remain to be undertaken following the Appellant's response to the Regulation 25 request, namely the re-publicising of the application/appeal following the receipt of the Regulation 25 response.
- 1.7 Officers consider that, following the issue of the Regulation 25 request, the ability to determine the application was suspended. That suspension only ends when the procedural requirements have been complied with, and a further 30 day period has elapsed.
- 1.8 Given that the appeal was lodged prior to the submission of the Appellant's response to the Regulation 25 request, Officers consider that responsibility for securing compliance with the publicity requirements now falls to PINS for the appeal and must be satisfied before the appeal can lawfully be determined.
- 1.9 A new appeal has started in respect of **248 Farnborough Road, Farnborough**. This is an appeal against the refusal of Advertisement Consent for *"Display of 3.298 by 2.74 metre non-illuminated advertisement display billboard at first-floor level on front (Salisbury Road) elevation of building"*; 26/00393/ADVPP. The reasons for refusal, by decision dated 1 September 2026, were:-

"The proposed generic advertisement display board would, by reason of its scale and prominent first-floor position, have a detrimental visual impact on the host building (and its architectural features) and its surroundings, thereby failing to comply with the requirements of Local Plan Policies DE9 and DE1 of the adopted Rushmoor Local Plan (2014-2032) and contrary to the principles of National Planning Practice Guidance relating to outdoor advertisement display."
- 1.10 The appeal is being considered under the Written Representations procedure and the Appeal Questionnaire has been submitted. The Council's planning reference is 25/0003/REFUSE and the Planning Inspectorate reference is 6016239. The Inspector's decision is awaited.

2. Decided Appeals

- 2.1 There are no decided appeals to report at this time.

3. Recommendation

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

Tim Mills
Executive Head of Property & Growth

Development Management Committee
14th October 2026

Planning Report No. PG 2621

**Planning (Development Management) summary report for the Quarter
 April – June 2026**

1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1st April to 30th June 2026 (Q1).
- 1.2 An additional section has been included in this report for Members to note the forthcoming changes to the Council's Scheme of Delegation from 31st October, when the National Scheme of Delegation will take effect.

2. Planning Applications

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

Major applications

- 2.3 In Quarter 1, two major planning applications were determined, both in accordance with agreed EXOTs.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 26)	2	100%	60%	100%

Minor applications

- 2.4 In Quarter 1, out of sixteen minor planning applications, eight were determined within the statutory 8-week deadline, and six were determined within an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 26)	16	87.5%	70%	87.5%

Other (including Householder) applications

- 2.5 In Quarter 1, out of sixty-four 'other' planning applications, fifty-three were determined within the statutory 8 weeks and ten were determined within an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 26)	64	98.4	70%	98.4%

Non-major applications (Minors and Others combined)

- 2.6 In Quarter 1, out of a total of eighty non-major applications determined, sixty-one were determined within 8 weeks and sixteen were determined with an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 26)	80	61%	70%	96.25%

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

3 Appeals allowed

- 3.1 The following table sets out figures relating to appeals allowed against the authority's decision to refuse planning permission. Additional columns have been added to record the overall appeal performance in the financial year to date and over a rolling 12 month period.

Quarter	Target	Appeal Decisions	Appeals allowed	% allowed	2025/2026 Total	Previous 12 months
1	40% max	0	0	0%	0%	40%

4 Planning Workload

- 4.1 This section deals with workload demand on the Development Management Section in the first quarter of 2026-2027.

Quarter	Applications Submitted (All types)	Applications Determined (All types)	Appeals Submitted
1	185	168	0

- 4.2 Application submissions were slightly higher than Q1 in the previous financial year.

Quarter	Pre-application cases received	Pre-application cases determined	New enforcement cases	Enforcement cases closed	Planning Contravention Notices served	Enforcement Notices served
1	68	47	32	16	2	0

5 Income

5.1 The total planning fee income received for the first quarter was £141,538 against a budget estimate of £128,943.

Planning App Income	April	May	June	July	August	September	October	November	December	January	February	March	Total
2-6-04/80-125	-£ 102,564	-£ 22,213	-£ 16,762										-£ 141,538
Original Budget	-£ 42,981	-£ 42,981	-£ 42,981										-£ 128,943
Variance	-£ 59,583	£ 20,768	£ 26,219	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	-£ 12,596

5.2 The total pre-application income received for the first quarter was £9,713 against a budget estimate of £17,244.

Pre App Income	April	May	June	July	August	September	October	November	December	January	February	March	Total
2-6-04/80-452	-£ 4,900	-£ 1,108	-£ 3,705.00										-£ 9,713
Original Budget	-£ 5,748	-£ 5,748	-£ 5,748										-£ 17,244
Variance	£ 848	£ 4,640	£ 2,043	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 7,531

6 Section 106 contributions

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

Section 106 contributions received	April - June 2026
Open Space	NIL
SANGS	
a. Southwood Country Park	£581,617.19
b. Wellesley Woodland	NIL
c. Rowhill	NIL
d. Southwood Woodlands	NIL
e. Hawley Meadows	NIL
SAMM*	
a Southwood Country Park	£57,541.73

b	Bramshot Farm (Hart)	NIL
c	Wellesley Woodland	NIL
d	Rowhill	NIL
e	Blandford Woods	NIL
f	Southwood Woodlands	NIL
g	Hawley Meadows	NIL

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

7 Wellesley

- 7.1 Approximately 1771 homes have now been occupied across the Wellesley development.

Current Development Progress by Zone

- 7.2 Construction is under way at the Pennefathers Development Zone (Zone G). This phase will deliver 90 residential units. The Reserved Matters application was approved on 9 October 2025 (ref: 25/00287/REMPP). During the current quarter, the Council has been considering the remaining applications for approval of outstanding details associated with this phase.
- 7.3 Bellway Homes continues to progress on site, delivering new housing across Stanhope Lines West (Zone H) and part of School End (Zone I). The Reserved Matters application for this phase covers 260 dwellings and new public open space within the western section of Stanhope Lines. It was approved on 25 October 2024 (ref: 24/00236/REMPP). The Council is also considering ongoing applications for approval of details relating to this development.
- 7.4 Weston Homes is progressing Phase 1 of the Neighbourhood Development Zone, located opposite The Cambridge Primary School on Queen's Avenue at the junction with Alison's Road. Phase 1 comprises 34 residential units, approved under planning reference 24/00517/REMPP, alongside associated Listed Building Consent (ref: 24/00504/LBCPP). The wider Neighbourhood Development Zone is expected to include a public square, nursery, convenience store, coffee shop and other small-scale commercial uses. A Reserved Matters application for Phase 2 is anticipated to be submitted within the next 12 months.

Enforcement Investigations

- 7.5 Because these investigations are ongoing, this update is limited to the procedural steps officers have taken so far. It should not be read as a conclusion on whether any breach of planning control has occurred.

Miller Homes – Zone G, Pennefathers (Ref: 26/00035/XPLANS)

- 7.6 Officers are investigating complaints about construction activity at Zone G, Pennefathers Road. The complaints concern compliance with three conditions of reserved matters approval 25/00287/REMPP: Condition 17 (Construction Environmental Management Plan), Condition 18 (Construction Traffic Management Plan) and Condition 23 (Hours of Construction). The matters raised include:
- construction activity and contractor arrivals outside the permitted hours
 - contractor and HGV parking and waiting on Pennefathers Road
 - construction traffic routing and delivery management
 - dust and spoil management.
- 7.7 The Council wrote formally to Miller Homes on 14 May 2026. Miller Homes responded the same day and set out measures to address the concerns raised. Further reports continued to be received, so the Council wrote to Miller Homes again on 6 July 2026, asking for a written action plan and an urgent meeting with senior management.
- 7.8 On 13 July 2026, officers met senior management from Miller Homes and representatives of Grainger. On 16 July 2026, Miller Homes provided a written response setting out additional measures, including:
- instructions to contractors on working hours
 - a delivery booking system
 - a banksman
 - additional on-site contractor parking
 - enhanced dust suppression and monitoring
 - a named contact responsible for compliance.
- 7.9 Since then, the Council has continued to receive complaints about on-street parking and site access. It has also received further reports of work taking place outside the permitted hours between August and early October 2026, including on a Sunday.
- 7.10 On 28 September 2026, the Council wrote to Miller Homes' Regional Managing Director, setting out these further concerns. The letter asked for an urgent meeting with Miller Homes' senior management and Grainger, and made clear that the Council is considering formal enforcement action. Miller Homes' response is awaited.

Bellway Homes – Zones H and I, Stanhope Lines West and School End (Alexander Park) (Ref: 26/00085/CONDS)

- 7.11 Officers are investigating complaints that construction work has taken place outside the hours permitted by Condition 22 of reserved matters approval 24/00236/REMPP. The complaints allege work before 08:00 on weekdays, after 13:00 on Saturdays, and on Sundays and Bank Holidays. They also raise noise from music being played on site.
- 7.12 The concerns were raised on a number of occasions between June and September 2026, including through the Council's Environmental Health team.

On 16 September 2026, the Council wrote formally to Bellway Homes asking for details of:

- the measures in place to ensure compliance with Condition 22
- how these measures are communicated to site personnel
- any action Bellway Homes proposes to take to address the concerns.

7.13 Bellway Homes responded on 18 September 2026. The response confirmed that:

- site operating hours are communicated to all personnel through site inductions and management briefings
- site management monitors compliance
- the requirements of Condition 22 are being reiterated to all personnel
- amplified music and other unnecessary noise are not permitted.

7.14 Officers are assessing the response, together with any further reports received, and will consider the appropriate next steps in line with the Council's planning enforcement procedures.

7.15 Members will be updated on both investigations in future reports.

8 Update on National Scheme of Delegation

8.1 This section is to provide an update on the implementation of the National Scheme of Delegation, following the DMC Member briefing on 9th September, and the reporting of this matter to Council on 1st October 2026.

8.2 From 31st October 2026, a new National Scheme of Delegation for planning applications will come into effect, which will establish a mandatory national framework for determining which planning applications must be determined by officers and which may be referred to committee. The changes are being introduced under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 and will apply to Rushmoor and all local planning authorities in England.

8.3 The Scheme of Delegation in relation to the Development Management Committee will be updated to incorporate the new legislation. The Regulations contain two Schedules which direct how the different planning matters are to be dealt with: Schedule 1 lists the planning applications that must be delegated to an officer, and Schedule 2 sets out applications that may go to Committee. In addition, an application by the Council or an officer or member of the Council, referred to as 'own interest applications' may also be determined by a Planning Committee - whether they fall in Schedule 1 or 2 - in the interests of transparency and public accountability.

8.4 For Schedule 2 matters, there is a presumption for delegation to a planning officer. In keeping with the prescribed arrangements, the gateway process will involve a 'referral' meeting between the Chair of the Development Management Committee or their nominated deputy (usually this will be the Vice-Chair of the

Committee) and the Executive Head of Property and Growth or their nominated deputy. Together they can jointly agree to refer a Schedule 2 application to Development Management Committee if in their view the proposal raises:

(a) one or more issues of economic, social or environmental significance to the local area, or;

(b) one or more significant planning matters having regard to the development plan and any other material considerations.

- 8.5 To support the referral meeting, and to meet requirements for transparency and record keeping, the planning case officer will prepare an Assessment of Significance (AoS) for Schedule 2 applications utilising any guidance issued by the Secretary of State and applying the local protocol. The AoS will include recommendations as to whether the matter meets the criteria for determination by committee.
- 8.6 Government guidance advises that every effort should be made to reach agreement on which cases should be referred to committee. However, where agreement is not possible, the case must be determined by officers in accordance with the Regulations. In addition, the Guidance sets out in determining a referral, the presumption should be that decisions are delegated to officers and only exceptionally are referred to committee.
- 8.7 The weekly list of planning applications will continue to be circulated to Members each week on a Tuesday and will be updated to identify which Schedule each application falls within. The Regulations do not allow for call-in or referral of Schedule 2 applications by Members. However, ward Members will continue to be able to make representations on planning applications, and these will be taken into account as part of the decision-making process.
- 8.8 In future quarterly performance reports, a summary of Schedule 2 applications determined under delegated authority will be provided in a new section of this report.

9. Recommendation

- 9.1 That the report be NOTED

Tim Mills
Executive Head of Property & Growth

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BACKGROUND PAPERS: None.

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