

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*to be held as a Virtual Meeting on
Wednesday, 16th September, 2020 at 7.00 pm*

To:

VOTING MEMBERS

Cllr J.H. Marsh (Chairman)
Cllr C.J. Stewart (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr J.B. Canty
Cllr R.M. Cooper

Cllr P.I.C. Crerar
Cllr P.J. Cullum
Cllr K. Dibble

Cllr C.P. Grattan
Cllr Nadia Martin
Cllr B.A. Thomas

NON-VOTING MEMBERS

Cllr Marina Munro (Cabinet Member for Planning and Economy) (ex-officio)

STANDING DEPUTIES

Cllr Sophie Porter
Cllr M.D. Smith

Enquiries regarding this agenda should be referred to Marion Young,
Democracy and Community, 01252 398827 marion.young@rushmoor.gov.uk

A G E N D A

1. **DECLARATIONS OF INTEREST – (Pages 1 - 2)**

All Members who believe they have a disclosable pecuniary interest in any matter to be considered at the meeting may not participate in any discussion or vote taken on the matter and if the interest is not registered it must be disclosed to the meeting. In addition, Members are required to leave the meeting while the matter is discussed.

2. **MINUTES – (Pages 3 - 6)**

To confirm the Minutes of the meeting held on 19th August, 2020 (copy attached).

3. **PLANNING APPLICATIONS – (Pages 7 - 46)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2029 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 |
|-------------|-------------------------|---|-----------------------|
| 1 | 20/00149/FULPP | Units 2A & 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough | For information |
| 2 | 20/00400/FULPP | Land at former Lafarge site, Hollybush Lane, Aldershot | For information |
| 3 | 20/00508/FULPP | The Galleries, High Street, Aldershot | For information |
| 4 | 20/00511/FULPP | Gold Valley Lakes, Government Road, Aldershot | For information |

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

| Item | Pages | Reference Number | Address | Recommendation |
|-------------|--------------|-------------------------|--|-----------------------|
| 5 | 15-23 | 20/00440/RBCRG3 | Manor Park, Church Hill, Aldershot | Grant |

6 25-31 20/00441/RBCRG3 King George V
Playing Field,
Sycamore Road,
Farnborough Grant

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

MEETING REPRESENTATION

Members of the public may ask to speak at the meeting, on the planning applications that are on the agenda to be determined, by writing to the Committee Administrator at the Council Offices, Farnborough by 5.00 pm on the day prior to the meeting, in accordance with the Council's adopted procedure which can be found on the Council's website at

<http://www.rushmoor.gov.uk/speakingatdevelopmentmanagement>

This page is intentionally left blank

Development Management Committee
16th September 2020

Head of Economy, Planning and Strategic Housing

Declarations of interest

Name: Cllr _____

N.B. A declaration is not required for items that appear either in Section D of the Planning Report or the Appeals Progress Report as such items are for noting only.

| Agenda Item No. | Planning Application No. | Application Address | Reason |
|-----------------|--------------------------|---------------------|--------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

This page is intentionally left blank

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 19th August, 2020 at 7.00 pm via Microsoft Teams and streamed live

Voting Members

Cllr C.J. Stewart (Vice-Chairman), in the Chair

Cllr Mrs. D.B. Bedford
Cllr J.B. Canty
Cllr R.M. Cooper
Cllr P.I.C. Crerar
Cllr P.J. Cullum
Cllr K. Dibble
Cllr C.P. Grattan
Cllr Nadia Martin
Cllr B.A. Thomas

Apologies for absence were submitted on behalf of Cllr J.H. Marsh.

Non-Voting Member

Cllr Marina Munro (Planning and Economy Portfolio Holder) (ex officio)

27. DECLARATIONS OF INTEREST

There were no declarations of interest.

28. MINUTES

The Minutes of the meeting held on 22nd July, 2020 were approved and would be signed by the Vice-Chairman at a later date.

29. PLANNING APPLICATIONS

RESOLVED: That

- (i) the applications dealt with by the Head of Economy, Planning and Strategic Housing, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Economy, Planning and Strategic Housing's Report No. EPSH2026, be noted;
- (ii) the current position with regard to the following applications be noted pending consideration at a future meeting:

20/00149/FULPP (Units 2A & 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough);

20/00400/FULPP (Land at former Lafarge site, Hollybush Lane, Farnborough);

20/00508/FULPP (The Galleries, High Street, Aldershot);

(iii) the receipt of a petition in respect of the following application be noted:

20/00310/FULPP (The Old Bakery, Hawley Road, Blackwater).

30. **ITEM WITHDRAWN**

The Committee noted that the following planning application had been withdrawn:

| Application No. | Address |
|------------------------|----------------|
|------------------------|----------------|

| | |
|----------------|---|
| 20/00310/FULPP | The Old Bakery, Hawley Road, Blackwater |
|----------------|---|

31. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - THE OLD BAKERY, HAWLEY ROAD, BLACKWATER**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2026 (as amended at the meeting following the withdrawal of the associated planning application by the applicant) regarding the unauthorised use of the premises as a mixed use comprising a hand car wash and a MOT Testing Station and vehicle repairs.

The Committee noted that the unauthorised change of use had exposed the occupants of the adjoining residential properties to excessive noise, to the detriment of their residential amenity and was thereby contrary to Policies DE1 and DE10 of the Rushmoor Local Plan (2014-2032).

The Committee was advised that the applicant's agent had advised that the unauthorised use had ceased. This was confirmed by a site visit carried out on 17th August, 2020. In order to preclude any resumption of the unauthorised use, it was proposed that authority should be given to enable an enforcement notice to be issued.

RESOLVED: That the Corporate Manager, Legal Services, be authorised to issue an Enforcement Notice with regard to the unauthorised use of the premises as a mixed use comprising a hand car wash and a MOT Testing Station and vehicle repairs at The Old Bakery, Hawley Road, Blackwater, Camberley, GU17 9ES, for the reason that the unauthorised change of use had exposed the occupants of the adjoining residential properties to excessive noise, to the detriment of their residential amenity and was thereby contrary to Policies DE1 and DE10 of the Rushmoor Local Plan (2014-2032), with one month for compliance.

32. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2027 concerning the following new appeal:

Application /Enforcement Case No. Description

| | |
|----------------|--|
| 19/00482/FULPP | Against the refusal of planning permission for the demolition of existing garage and erection of two detached dwellings to the rear with ancillary parking and access road at No. 14 Hilder Gardens, Farnborough. It was noted that this appeal would be dealt with by means of the written procedure. |
|----------------|--|

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2027 be noted.

33. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2020**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2028 which provided an update on the position with respect to achieving performance indicators for the Development Management section of Planning and the overall workload of the section for the quarter from 1st April to 30th June, 2020.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2028 be noted.

The meeting closed at 7.55 pm.

This page is intentionally left blank

Development Management Committee
16th September 2020

Head of Economy, Planning
and Strategic Housing
Report No.EPSH2029

Planning Applications

1. Introduction

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

2. Sections In The Report

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

Section A – FUTURE Items for Committee

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

Section B – For the NOTING of any Petitions

Section C – Items for DETERMINATION

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

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

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

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

3. Planning Policy

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

4. Human Rights

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

5. Public Speaking

- 5.1 The Committee has agreed a scheme for the public to speak on cases due to be determined at the meeting (Planning Services report PLN0327 refers). Members of the public wishing to speak must have contacted the Meeting Co-ordinator 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
Head of Economy, Planning and Strategic Housing

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).*

This page is intentionally left blank

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 |
|------|----------------|--|
| 1 | 20/00149/FULPP | <p>Refurbishment and amalgamation of existing Units 2A & 3 Blackwater Shopping Park, including removal of existing mezzanine floors, revised car parking and servicing arrangements; relief from Condition No. 4 of planning permission 93/00016/FUL dated 10 January 1994 to allow use as a foodstore (Use Class A1) with new mezzanine floor to provide ancillary office and staff welfare facilities, ancillary storage and plant machinery areas; use of part of new foodstore unit as self-contained mixed retail and cafe/restaurant use (Use Classes A1/A3); relief from Condition No. 17 of planning permission 93/00016/FUL dated 10 January 1994 to allow extended servicing hours for the new foodstore unit of 0600 to 2300 hours Monday to Saturday (including Bank Holidays) and 0700 to 2000 hours on Sundays; loss of existing parking spaces to front of proposed foodstore to provide new paved area with trolley storage bays and cycle parking; installation of new customer entrances to new units; widening of site vehicular access to Farnborough Gate road to provide twin exit lanes; and associated works (re-submission of withdrawn application 19/00517/FULPP)</p> <p>Units 2A And 3 Blackwater Shopping Park 12 Farnborough Gate Farnborough</p> <p>This application is awaiting further information on retail impact and is expected to be reported to Committee in October 2020.</p> |

| | | |
|---|----------------|---|
| 2 | 20/00400/FULPP | <p>Development of site to create a leisure facility comprising aquatic sports centre including cafe, gym, equestrian centre accommodation, and ancillary facilities; equestrian centre and associated stabling; 21 floating holiday lodges with associated car parking, landscaping and bund; and provision of a 75 space North Camp Station car park with improved bus stop</p> <p>Land At Former Lafarge Site Hollybush Lane Aldershot Hampshire</p> <p>Consideration of responses to consultation is continuing prior to reporting this application to committee.</p> |
| 3 | 20/00508/FULPP | <p>Redevelopment of the High Street Car Park, The Galleries Shopping Centre and the Arcade Shopping Centre to provide a phased development comprising 596 flats (330no. one bedroom and 266no. two bedroom), flexible commercial uses within Classes A1-A3 (retail and cafe/restaurant), B1a and D1 (medical and civic), public car parking and residents' car and cycle parking, together with external amenity areas including roof gardens and public realm</p> <p>The Galleries High Street Aldershot Hampshire</p> <p>Consideration of responses to consultation is in progress prior to reporting this application to committee.</p> |

Section B

Petitions

| Item | Reference | Description and address |
|-------------|------------------|---|
| 4 | 20/00511/FULPP | Gold Valley Lakes, Govt Rd. Use of building as Hairdressers. Change.org petition of 58 signatures received stating 'Support new young business owner' |

This page is intentionally left blank

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

| | |
|------------------------------|--|
| Case Officer | Katie Ingram |
| Application No. | 20/00440/RBCRG3 |
| Date Valid | 13th August 2020 |
| Expiry date of consultations | 15th September 2020 |
| Proposal | Erection of a 'Big Rig' outdoor gym frame near playground and removal of Chestnut Tree |
| Address | Manor Park Church Hill Aldershot Hampshire |
| Ward | Manor Park |
| Applicant | Martin Sterio, Democracy and Community, Rushmoor Borough Council |
| Recommendation | GRANT |

Description

Manor Park is located 600m south of Aldershot Town Centre and is south of the High Street (A232) and comprises 9 hectares of open space with land levels rising up from the High Street to the south western boundary. It is bound by steel railings, and by the High Street to the north east, Church Hill to the south east, Campbell Fields to the south west and St Michaels Road the north west. Most trees are on the perimeter screening it from the street. In the eastern corner of the park is the main pedestrian entrance where there is also the children's adventure playground, the public toilets and some picnic tables. Other facilities include a duck pond to the north, a skate park in the middle of the park, and three Listed Buildings comprising the early 18th Century Manor House and stable building and St Michael's Parish Church in the southern corner. The park is in the Manor Park Conservation Area and is designated as an area of Open Space in the Local Plan Policies Map (2019).

The application is seeking planning permission to erect a multi-gym frame which would have a footprint of 5.8m x 7.3m and a maximum height of 2.75m. It would have 7 pieces of fixed outdoor gym equipment around a central monkey bar. It would be of galvanised steel with dark green and grey powder coated paint and surface treatment would be green grass carpeting. It would be sited 30m from the main entrance gate, and 14m west of the children's playground. A chestnut tree would have to be removed as a result of the installation.

Consultee Responses

| | |
|-----------------------------------|---|
| Conservation Team | Objection to materials not in keeping with the Conservation Area, equipment should be located on the eastern side of the footpath as the footpath is an historical route [<i>Officer note: the effect on the conservation area is considered to be limited and outweighed by the public benefit of the enhanced provision of facilities for recreation and physical activity</i>] |
| HCC Highways Development Planning | Raises no objection |
| Environmental Health | Raises no objection |
| Arboricultural Officer | Raises no objection to removal of tree as it is a Category U tree |

Neighbours notified

In addition to posting two site notices, 318 individual letters of notification were sent to properties surrounding Manor Park.

Neighbour comments

Ten representations were received objecting to the scheme on the following grounds:

Parking

- Will result in an increase in traffic which will negatively impact residents of Church Hill where parking is a major problem especially on warm days
- Parking in Church Hill is not for residents only whilst it is in St Michael's Road
- There will be no additional parking made available
- There has been considerable increase in cars/visitors/noise driving to manor park until late at night recently
- There will be noticeable increase in parking on the paving by the entrance. Parking here should not be allowed

Removal of Tree

- Can the health of the tree be verified by an expert? [*Officer note: an arboricultural study was subsequently submitted and made publicly available*]
- The tree provides shade and picnics when using the playground
- The tree is in good health and with some care could thrive. The facility should be moved to be one side of it. I support the installation of the gym frame.

Impact on amenity

- Will result in more rubbish, will more bins be installed?
- The area is open and noise will be an issue. Will there be noise buffering for residents of High Street and Church Hill such as that used around the skate park?
- The skate park already generates enough problems such as noise, litter and other disturbances
- This will devalue local properties [*Officer note: this is not a matter material to the determination of a planning application*]

Anti-social behaviour

- Too many youths will hang about it which is already a problem in the skate park
- The unit is likely to become a magnet for groups meeting after dark, are any measures being taken to avoid this?
- There is a major problem with violence in Aldershot and we should be doing more to keep the park safe

Other

- The park should not have any more facilities – there are enough already
- The site is not suitable in terms of safeguarding next to the playground and too many adults will use the gym for reasons other than keeping fit
- Will it be free?
- Has the area near Campbell Fields been considered?

Policy and determining issues

The site is a designated area of Open Space in the Local Plan Policies Map and is within the built-up area of Aldershot, and is in the Manor Park Conservation Area. As such Policies SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), IN2 (Transport), HE1 (Heritage), HE1 (Heritage), HE3 (Development within or adjoining a Conservation Area), DE1 (Design in the Built Environment), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), NE2 (Green Infrastructure), NE3 (Trees and Landscaping) and NE4 (Biodiversity) of the Rushmoor Local Plan (2019) are relevant to this application. Also of relevance in the Rushmoor Car and Cycle Parking SPD and national policy in the National Planning Policy Framework (2019) (NPPF).

The main determining issues are the principle of development, impact on the character and appearance of the area with regard to location in Conservation Area, impact on neighbouring amenity, highways and parking considerations, impact on trees and drainage.

Commentary

Principle of development –

Manor Park is designated as an area of Open Space and Policy DE6 (Open Space, Sport and Recreation) of the Local Plan states that ‘the Council will provide high quality and accessible open space and sports facilities to meet a wide range of recreation needs, and development will not be permitted on areas of open space unless the development is for sports and recreation provision the need for which clearly outweighs the loss’.

Paragraph 96 of the National Planning Policy Framework (2019) (NPPF) states that ‘access to high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Information gained from assessments of the need for open space, sport and recreation facilities should be used to determine what open space, sport and recreational provision is needed’.

The Rushmoor Borough Council Healthy Weights Audit (2018) identified the importance of infrastructure in creating healthy communities and the installation of this unit is aligned to the outcomes of that audit, and the Deprivation Strategy and Action Plan which focus on encouraging healthy and green lifestyles and creating healthier and stronger communities and is supported by Policy LN5 (Neighbourhood Deprivation Strategy) of the Local Plan (2019).

Policy IN1 (Infrastructure and Community Facilities) states that development should maximise the efficiency of existing infrastructure and be accessible to all and compatible with the character and needs of the local community.

The gym-frame is a versatile piece of equipment which can provide creative all-body workouts from beginners to advanced users. The location is designed to encourage users of all ages to participate in outdoor recreation and weight bearing exercise, and to encourage interaction in the community. It is hoped that parents and carers whose children may be using the playground will also participate.

The gym frame will be clustered with existing facilities close to the entrance in an accessible location and will have the least impact on the main areas of open space. The surface would be permeable and no separate drainage system would be required.

It is therefore considered that the proposal complies with Policy DE6 and IN2 and the principle of the development in this location is acceptable subject to compliance with other relevant development control criteria.

Impact on character and appearance of the area, with regard to the site's location in the Manor Park Conservation Area, and impact on trees –

Before the arrival of the military in the nineteenth century, the area around Manor Park was the early settlement of Aldershot, and the park was part of the Manor House estate. The heritage significance of the Conservation Area mostly arises from this association and the retained open space. Listed Buildings inside the Conservation Area include the early 18th Century Manor House and stables buildings, and St Michaels Parish Church. The houses on Church Hill and nos. 334 to 362 on the High Street are also within the Conservation Area.

The Conservation Officer has raised concerns regarding the siting of the frame on the following grounds:

'The proposed gym pod is of a standard gym design, as opposed a natural form, such as timber. The location is close to existing development within the park; however it is located within the open parkland, on the west side of the path. This path is an historic route and at present development in this area is located to the east of it. This proposal is located to the west in what is open parkland. The principle of an outdoor gym is welcomed, the design could be altered to accommodate a more natural form, in keeping with the parkland and the location should be relocated to the east of the path.'

The frame would be clustered with other park facilities, 14m west of an adventure playground, 13m south of the toilet block and next to some picnic tables. It would have a maximum height of 2.7m, and would not be taller than the climbing frame. At its furthest point it would be 20m west of the path, which in the context of the site, is not considered to be a significant encroachment into the open space when considering the public benefit of the enhanced provision of recreation facilities. Other facilities on the western side of the path include picnic tables and four pieces of existing gym equipment.

Outside the park, the frame would only be visible from the vantage point at the junction of Ash Road (A323) and Church Hill looking through the main entrance gate, but as the frame is a metal, open structure with a specifically chosen muted paint colour of dark green its impact on views of open space into the park from here is considered to be acceptable.

The frame is in a location where you would expect it to be sited and it would increase the activity and vitality level in the park, also an important element of its character. It is considered that on balance the frame would have an acceptable impact on the interest and character of the Manor Park Conservation Area when viewed with the public benefit it would also afford.

The frame would result in the removal of a stand-alone 10m high Chestnut Tree. An arboricultural impact assessment has stated that the tree is in poor health with an estimated lifespan of less than 10 years and its contribution to amenity is therefore not so great to warrant its retention or the repositioning of the gym frame. The Council's arboricultural officer has reviewed the report and raised no objection. There are other mature trees in relative proximity to the application site providing visual amenity and shade. The report recommends the replanting of another tree, and a condition is recommended that the species and location are confirmed in writing prior to the first use of the frame.

It is therefore considered that the proposed development is of an appropriate scale and design which would not detract from the open character of Manor Park and would not fail to preserve the special interest of the Manor Park Conservation Area and in this regard complies with Policies HE1, HE3 and DE1 of the Rushmoor Local Plan (2019).

Impact on neighbouring amenity -

The gym frame has 7 fixed stations and can be used by a maximum of 15 people at any one time. It is considered that the level of noise arising from users of the frame would not be any higher than the noise created from the existing playground activity. The nearest residential receiver is 65m on Church Hill and High Street.

It is considered that the proposed development would have an acceptable impact on neighbouring amenity by way of noise and disturbance and in this regard the application complies with Policy DE1 and DE10 of the Local Plan (2019).

Parking and highways considerations –

The scale of the frame is such that it is not considered it would generate significantly more vehicle movements than the existing facilities. The surrounding highway network is well protected from obstructive parking by traffic regulation orders and the park is sited in a relatively central location 650m from Aldershot bus and train station and the town centre. The County Highway Authority have reviewed the application and are satisfied that it would not result in a severe detrimental impact on highway safety or operation. The application would therefore have an acceptable impact on pedestrian and highway safety and would comply with Policy IN2 of the Rushmoor Local Plan (2019) in this regard.

Conclusions –

The principle of development in the designated Open Space is acceptable and it would have an acceptable impact on the character and special interest of Manor Park and the Conservation Area, on neighbouring amenity and highway safety and would accord with Policies IN1, IN2, HE1, HE3, DE1, DE6, NE2 and NE3 of the Rushmoor Local Plan (2019), the adopted Car and Cycle Parking Standard and the relevant policies in the National Planning Policy Framework (2019).

Full Recommendation –

GRANT planning permission 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:

Location Plan scale 1:1250 Block Plan scale 1:500 HK 8716 00 Elevation Plan
HK 8716 01 Elevation Plan

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

- 3 External materials of the frame will be in accordance with the details in the submitted Design and Access Statement.

Reason - To ensure satisfactory external appearance and impact on the Conservation Area.

- 4 Prior to first occupation or use of the development hereby approved a planting scheme incorporating location and species of replacement tree as suggested in the Arboricultural Report dated 31.08.20 shall be first submitted to and approved in writing by the Local Planning Authority.

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

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner and shall be so retained.

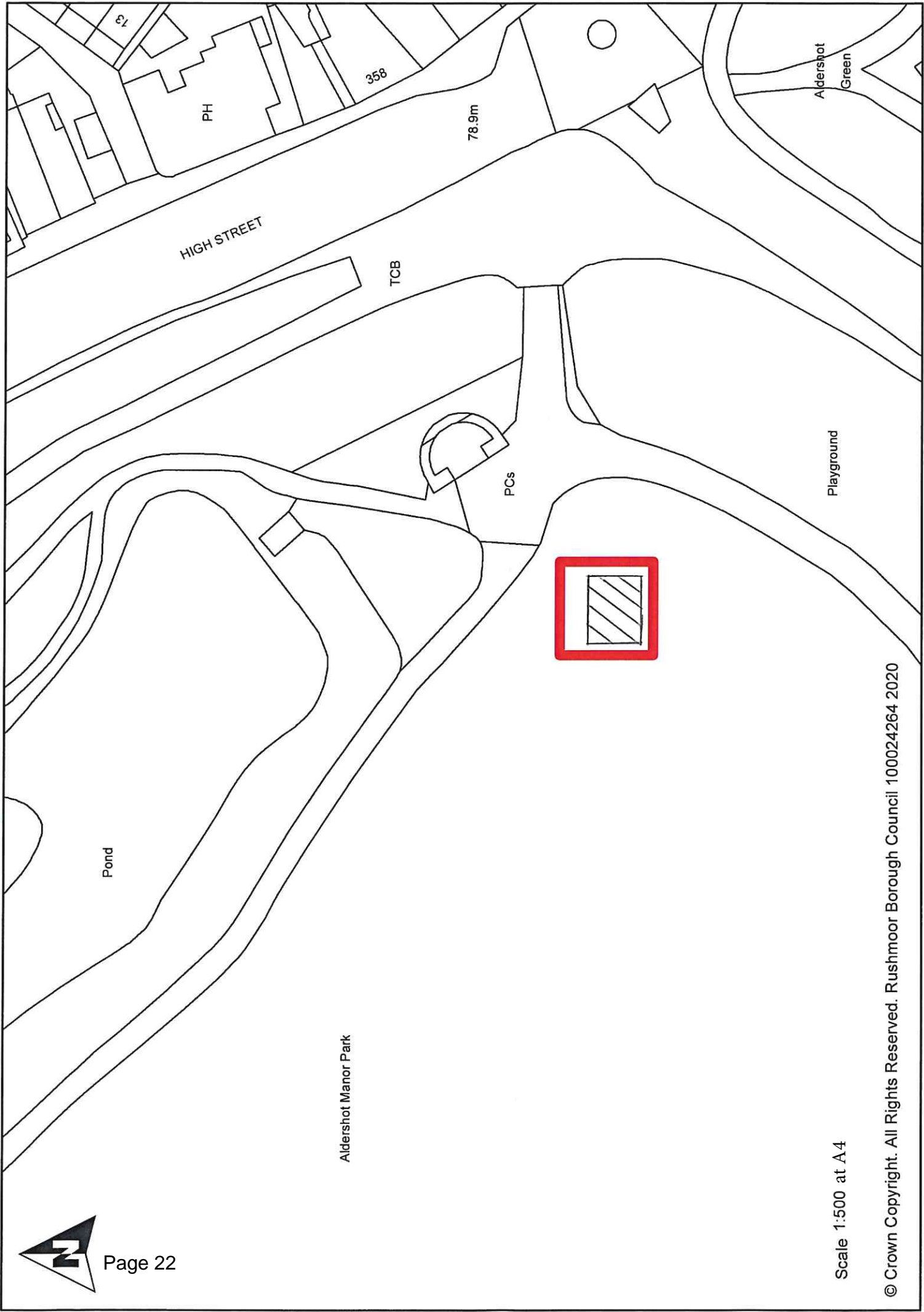
Reason -To ensure the development makes an adequate contribution to visual amenity.

INFORMATIVES

- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the principle of development in the designated Open Space is acceptable and the development would have an acceptable impact on the character and special interest of Manor Park and the Conservation Area, on neighbouring amenity and highway safety and would accord with Policies IN1, IN2, HE1, HE3, DE1, DE6, NE2 and NE3 of the Rushmoor Local Plan (2019), the adopted Car and Cycle Parking Standards and the relevant policies in the National Planning Policy Framework (2019).

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 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.



73

PH

358

78.9m

Aldershot Green

HIGH STREET

TCB

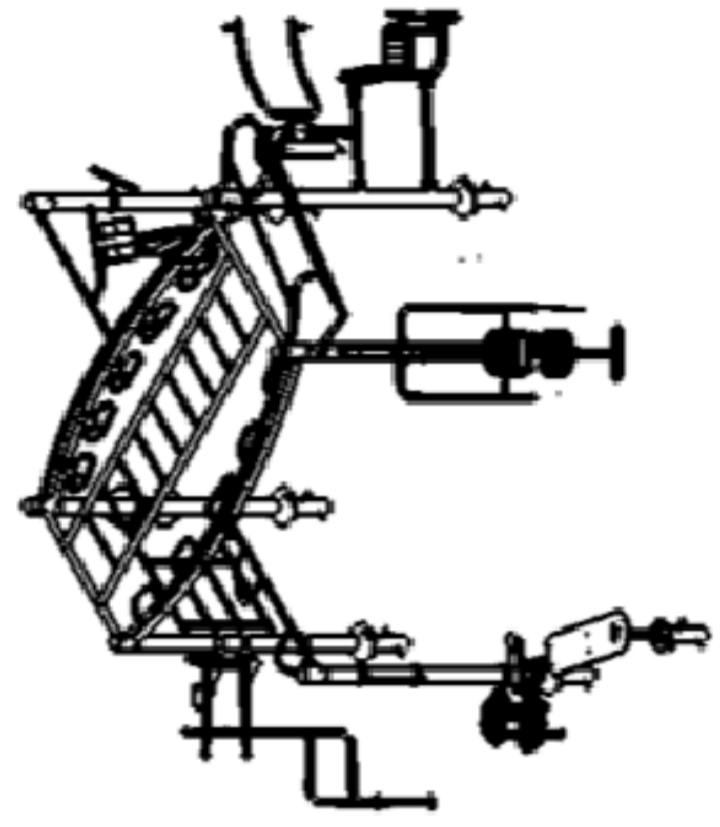
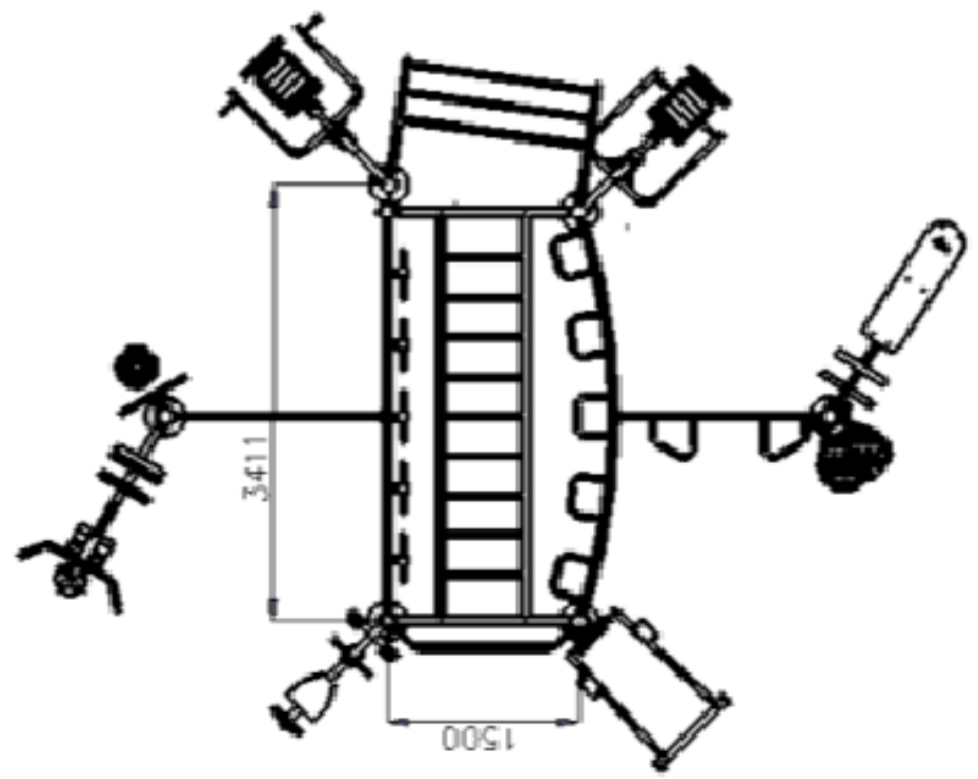
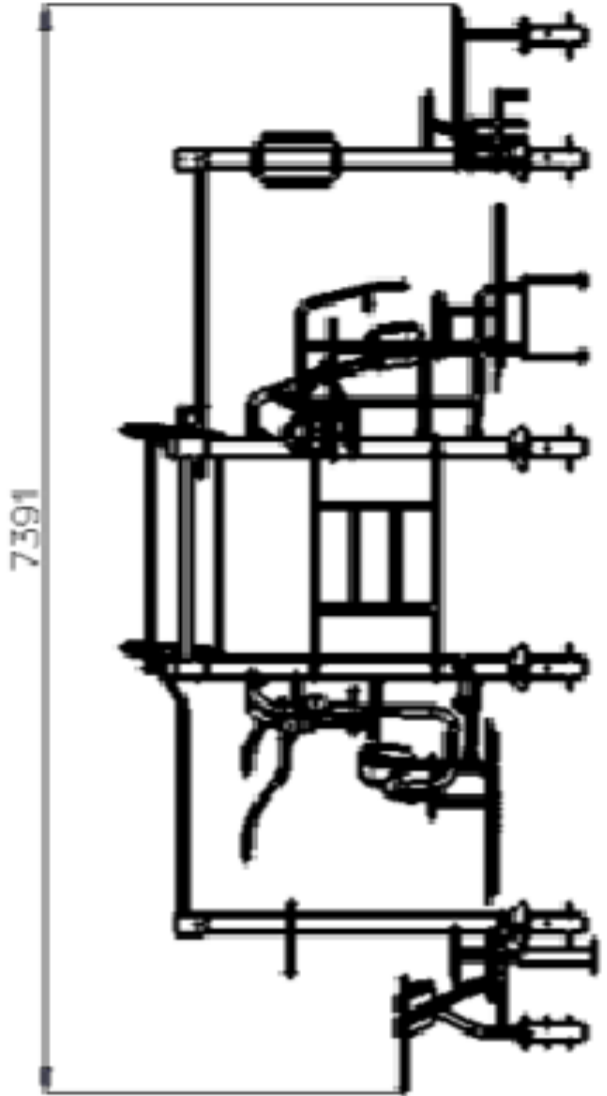
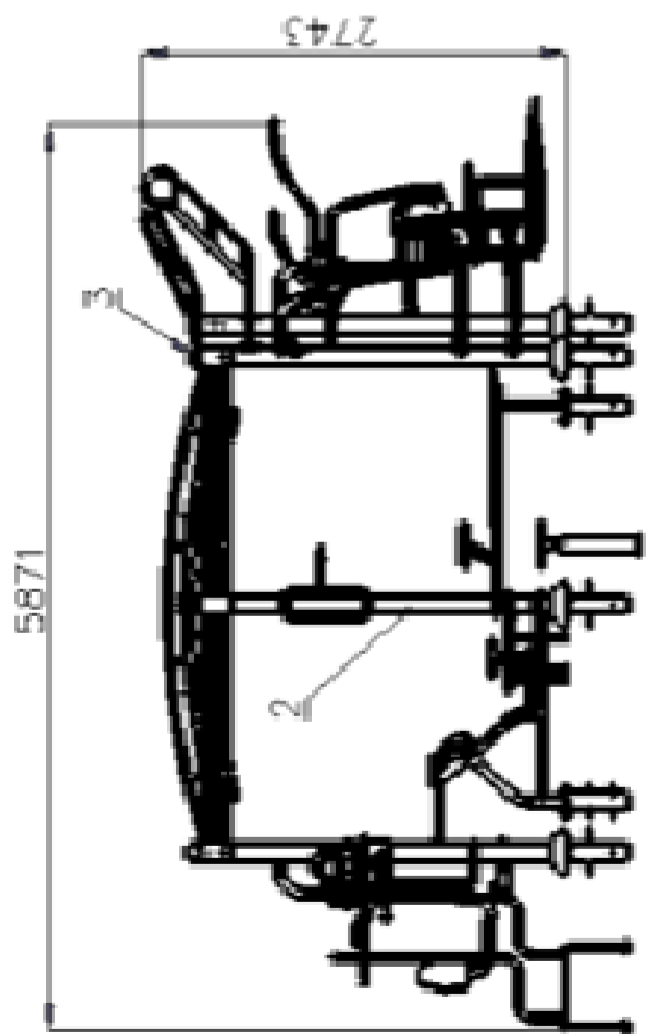
Playground

PCs

Pond

Aldershot Manor Park





| | |
|---------|------------|
| Big Rig | |
| Plans | |
| DRWG | HK-8716-00 |
| REV | ~ |

This page is intentionally left blank

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

| | |
|------------------------------|--|
| Case Officer | Katie Ingram |
| Application No. | 20/00441/RBCRG3 |
| Date Valid | 13th August 2020 |
| Expiry date of consultations | 15th September 2020 |
| Proposal | Erection of 'Big Rig' outdoor gym frame near playground |
| Address | King George V Playing Field Sycamore Road Farnborough Hampshire |
| Ward | Knellwood |
| Applicant | Martin Sterio, Democracy and Community, Rushmoor Borough Council |
| Recommendation | GRANT |

Description

George V Playing Fields is an area of open space and playing fields measuring 7 hectares located on the south western side of Sycamore Road. It is bound by railings along Sycamore Road and mature trees along the southern and western boundaries. The land rises up in level from east to north west. Facilities comprise the grass pitches, the pavilion, a car park, a pond, and a children's playground in the northern corner close to the main pedestrian entrance on Sycamore Road. The opposite side of Sycamore Road is characterised by houses facing the park.

The application proposes to install a 'Big Rig' multi-gym frame which would have a height of 2.75m and a footprint of 5.8m x 7.3m 8 metres south of the playground on level land. It has 7 pieces of fixed equipment around a central monkey bar frame, including, for example a sit up bench, a leg lift and a leg press. Materials would comprise a steel green and grey frame and permeable astro turfing for surface treatment.

The frame provides the opportunity for outdoor exercise comprising body workouts using own body weight for resistance, and is intended to attract all users of the park including young people and parents and carers of children using the playground.

Consultee Responses

| | |
|----------------------|--------------|
| Environmental Health | No objection |
|----------------------|--------------|

Sport England No objection

HCC Highways Development No objection
Planning

Neighbours notified

In addition to posting two site notices 180 letters of notification were sent to properties adjoining the park.

Neighbour comments

Eight letters of objection from residents in Canterbury Court, The Grove, Sycamore Road, Andrewartha Road have been received objecting on the following grounds:

- The car park is already often overflowing from exercise groups and cars park on the verge and the pavement. There are often 100 or more people using the car park
- There is already a lot of noise, misuse of equipment and anti-social behaviour around the playground especially in summer evenings and this will make it worse.
- The equipment should be moved to be nearer the car park to reduce noise and those using it will need to park anyway
- This will encourage more anti-social behaviour from young people congregating in the park
- At night time the park is part disco, part race track, park night club.
- The proposal will increase incidents of litter dropping. After football matches litter is not picked up till the day after. The park is already overcrowded and mismanaged
- The Council have recognised that this new equipment will cause problems, as in the application for Manor Park it states that 'the equipment is a significant distance way from residential houses on Church Hill removing the issue of noise' so why is this one so close to residential properties
- Why pay for one dedicated path to the facility when it is well known that people walking to or from a facility will take the easiest route blithely ignoring any path
- Who will be liable for injury?

One letter was received in support of the application stating that it will be good for local residents.

Policy and determining issues

King George V Playing Fields is located in the built-up area of Farnborough and is designated as Open Space and Playing Fields in the Local Plan Policies Map. Therefore Policies SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), IN2 (Transport), DE1 (Design in the Built Environment), DE6 (Open Space, Sport and Recreation), DE7 (Playing Fields and Ancillary Facilities), DE10 (Pollution), NE2 (Green Infrastructure), NE3 (Trees and Landscaping) and NE4 (Biodiversity) of the Rushmoor Local Plan (2019) are relevant to this application, as well as National policy published in the National Planning Policy Framework (2019) (NPPF)

The main determining issues are the principle of development, impact on the character and appearance of the area, impact on neighbouring amenity, highways and parking considerations and impact on trees.

Commentary

Principle of the development -

King George V Playing Fields is designated as an area of Open Space and Playing Fields in the Local Plan (2019) and Policies DE6 (Open Space, Sport and Recreation) and DE7 (Playing Fields and Ancillary Facilities) apply.

Policies DE6 and DE7 state that development will not be permitted on areas of open space or playing field sites unless the development is for sports and recreation provision, the need for which clearly outweighs any loss. Paragraph 96 of the National Planning Policy Framework (2019) (NPPF) states that 'access to high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Information gained from assessments of the need for open space, sport and recreation facilities should be used to determine what open space, sport and recreational provision is needed'.

Policy IN1 (Infrastructure and Community Facilities) states that development should maximise the efficiency of existing infrastructure and be accessible to all and compatible with the character and needs of the local community.

The Rushmoor Borough Council Healthy Weights Audit (2018) identified the importance of infrastructure in creating healthy communities and the installation of this unit is aligned to the outcomes of that audit.

The Design and Access Statement states that the gym-frame is a versatile piece of equipment which can provide creative all-body workouts for beginners and advanced users alike. It will be located on level land close to the playground, park entrance and perimeter footpaths, and away from any pitch or spectator area. It is hoped that it will encourage young people as well as parents and carers while supervising their children in the playground to participate.

Sport England are a statutory consultee to this application and they have raised no objection, stating that the frame will not prejudice the use of the sports pitches and will provide benefits for community sport and physical activity.

The need for the facility in the community has been identified for this area of open space, it is located in an accessible location and it will not encroach on the playing fields and therefore accords with the provisions of Policies DE6, DE7 and IN1 of the Local Plan (2019) and the principle of development in this location is found to be acceptable.

Impact on character and appearance of the area -

The frame will be clustered together with the playground and will not be in the middle of the of open space. The scale of the frame is modest and it will be no higher than the existing playground equipment. Views of the equipment from Sycamore Road will be screened by the playground. A light green and grey painted frame and surface treatment of green astro turfing are not considered to detract from the character of the park.

Located behind a small stand of conifer trees it will be sufficiently separated from the play area.

It is considered that proposal would have an acceptable appearance and impact on the character of the park and surrounding area and complies with Policy DE1 of the Local Plan (2019) in this regard.

Impact on neighbouring amenity -

The gym frame has 7 fixed stations and can be used by a maximum of 15 people at any one time. It is considered that the level of noise arising from its users would not be any higher than the noise created from the existing playground. The nearest residential receiver is 53m from the site on Sycamore Road and it is considered that the impact on amenity by way of noise and activity generated would not be harmful. Noise from users to surrounding properties would be buffered by the trees and the road. The Council's environmental health officer has raised no objection to the application.

The Council is aware that there are currently problems in the park associated with loud music played during outdoor exercise classes and anti-social behaviour happening at night in the car park. The gym frame is located some distance from the car park and playing fields area and it is reasonably considered that it would not contribute to these problems, which are currently being looked into by the Council and the Police. Furthermore, proximity to the public highway and the playground would provide casual surveillance mitigating incidents involving anti-social behaviour. The public benefit of enhanced recreation provision is considered to outweigh any potential harm in this regard.

The development would have an acceptable impact on neighbouring amenity by way of noise and disturbance and in this regard the application complies with Policies DE1 and DE10 of the Local Plan (2019).

Highways and Parking Considerations

The King George V Playing Fields car park has 68 marked spaces. Parking on Sycamore Road is mostly restricted by double yellow lines although there is the opportunity for limited street parking. Most users of the frame will be visitors to the park or locals who will run, walk and cycle and it is considered that the proposed development will not generate significant vehicle movements above the existing park facilities in order to warrant additional spaces. The County Highway Authority has raised no objection to the proposal based on highway safety grounds.

The application would have an acceptable impact on pedestrian and highway safety and would comply with Policy IN2 of the Rushmoor Local Plan (2019) and the provision of the adopted Car and Cycle Parking Standards.

Impact on trees

The proposed development will not be located near any trees.

Conclusions –

The principle of the proposed development, which provides enhanced opportunities for physical exercise in the designated area of open space and playing without prejudicing any sports pitch, is acceptable. The proposal would have an acceptable impact on the character

and appearance of the park, on neighbouring amenity by way of noise and disturbance, and on highway safety. It is therefore considered that the proposal complies with Policies IN1, IN2, DE1, DE6, DE7, NE2 and NE3 of the Rushmoor Local Plan (2019), the adopted Car and Cycle Parking Standards and the relevant policies in the National Planning Policy Framework (2019).

Full Recommendation –

GRANT planning permission 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:

Location Plan scale 1:1250 Block Plan scale 1:500 HK 8716 00 Elevation Plan
HK 8716 01 Elevation Plan

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

- 3 External materials of the frame will be in accordance with the details submitted in the Design and Access Statement.

Reason - To ensure satisfactory external appearance.

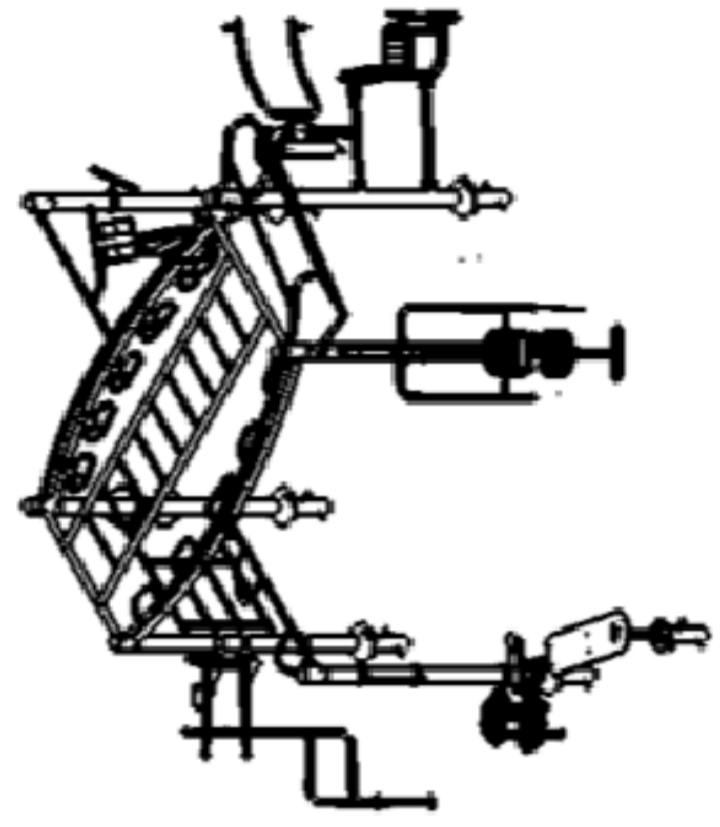
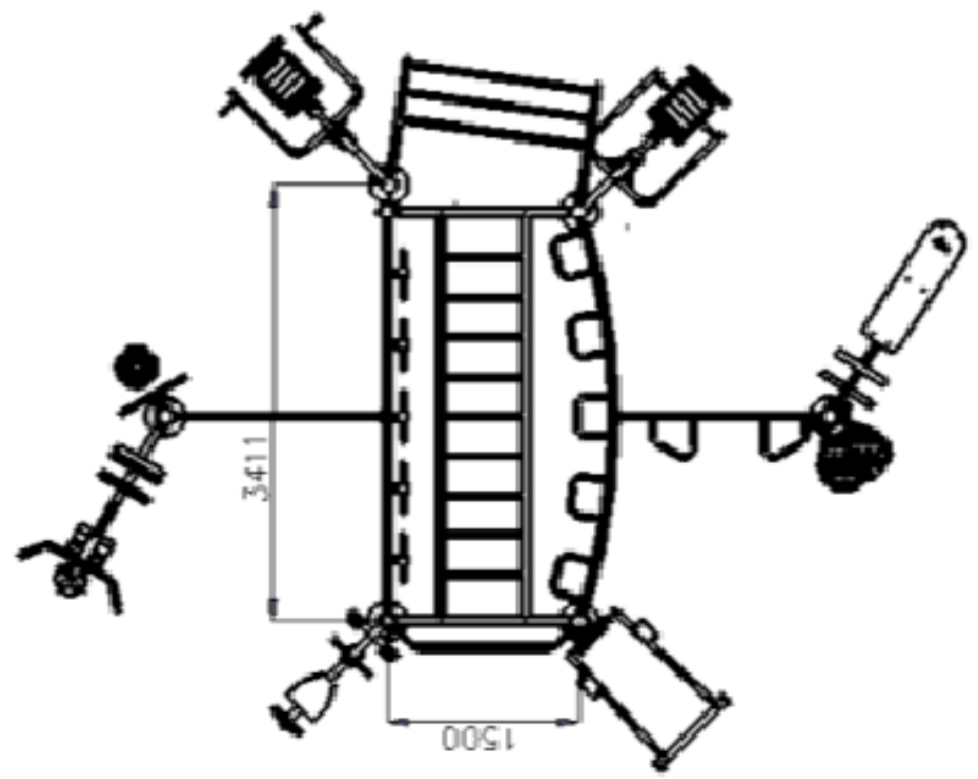
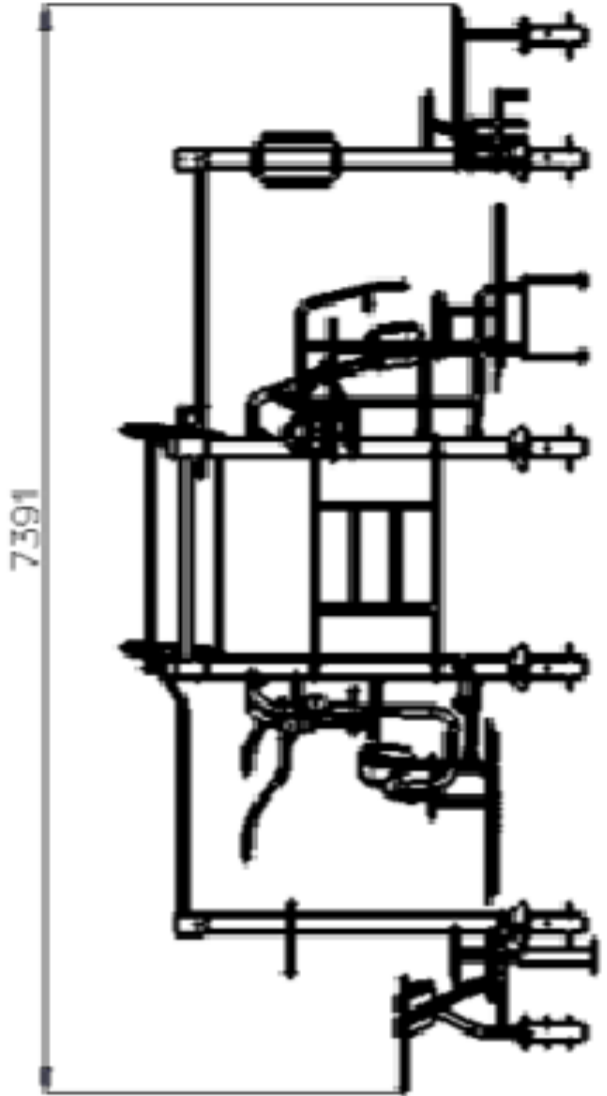
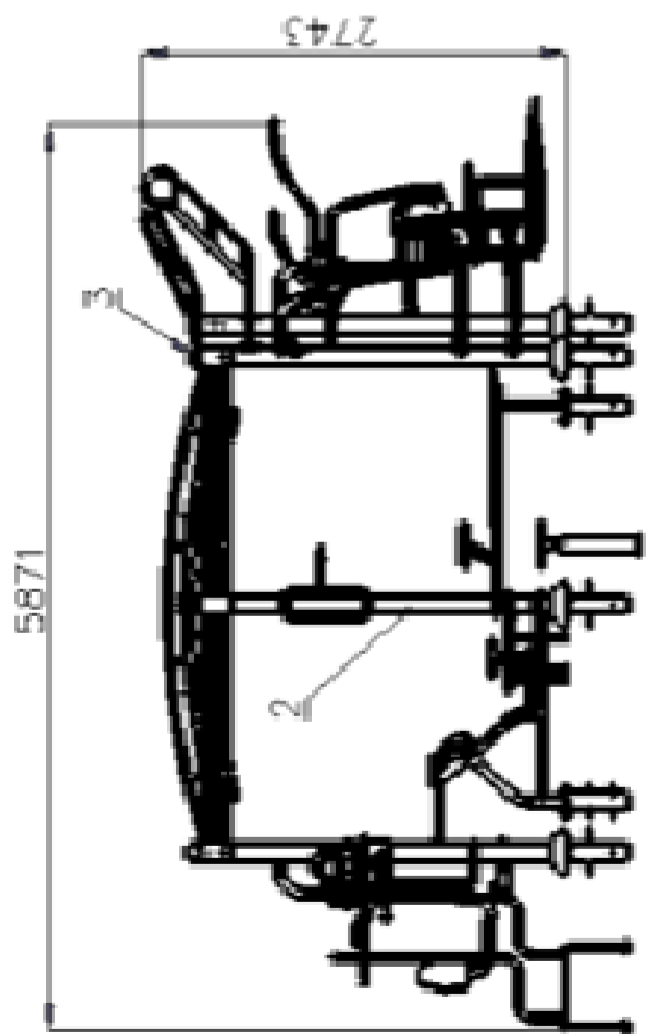
INFORMATIVES

- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the principle of the proposed development, which provides enhanced opportunities for physical exercise is acceptable with regard to impact on open space and playing fields, and it would also have an acceptable impact on the character and appearance of the park, on neighbouring amenity and highway safety. As such it would accord with Policies IN1, IN2, DE1, DE6, NE2 and NE3 of the Rushmoor Local Plan (2019), the adopted Car and Cycle Parking Standards and the relevant policies in the National Planning Policy Framework (2019).

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 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.





| | |
|---------|------------|
| Big Rig | |
| Plans | |
| DRWG | HK-8716-00 |
| REV | ~ |

This page is intentionally left blank

Section D

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

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

| | | |
|----------------|---|------------------|
| Application No | 20/00209/NMAPP | Ward: Wellington |
| Applicant: | Mr Jack Riggs | |
| Decision: | Permission Granted | |
| Decision Date: | 24 August 2020 | |
| Proposal: | Non-material Amendment to planning permission comprising 12/00958/OUT dated 10th March 2014 and 17/00494/REMPP dated 9th November 2017 to vary condition 2 (Approved Plans) of the reserved matters permission to allow for changes to approved landscaping plans | |
| Address | Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire | |

| | | |
|----------------|---|---------------|
| Application No | 20/00275/FULPP | Ward: Empress |
| Applicant: | House Of Fisher Ltd & Fishron Securities | |
| Decision: | Permission Granted | |
| Decision Date: | 18 August 2020 | |
| Proposal: | Erection of additional (5th-storey) extension above existing building, erection of 5-storey rear extension with glazed link and elevational alterations to facilitate conversion and change of use of extended/altered building into a 39-suite aparthotel (Use Class C1) above and behind retained ground floor bank; retention of 30 on-site parking spaces; and variation of Condition Nos.7 and 24 of planning permission 13/00306/FULPP dated 16 October 2013 to allow re-positioning of car and cycle parking allocated to Solstice House | |
| Address | 31 - 37 Victoria Road Farnborough Hampshire GU14 7NR | |

Application No 20/00295/CONDPP Ward: Wellington

Applicant: Grainger (Aldershot) Ltd And Secretary Of

Decision: **Permission Granted**

Decision Date: 11 August 2020

Proposal: Submission of details pursuant to condition 12 (Tree Removal) in respect of Zone K Stanhope Lines East, attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014

Address **Zone K - Stanhope Lines East Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 20/00378/FULPP Ward: St John's

Applicant: MR Chase Ayres

Decision: **Permission Granted**

Decision Date: 14 August 2020

Proposal: Erection of a two storey side extension

Address **78 Chiltern Avenue Farnborough Hampshire GU14 9TF**

Application No 20/00401/FULPP Ward: Aldershot Park

Applicant: Mr Mandozai

Decision: **Permission Granted**

Decision Date: 14 August 2020

Proposal: Erection of a two storey side extension

Address **17 Guildford Road Aldershot Hampshire GU12 4BN**

Application No 20/00407/FULPP Ward: Knellwood

Applicant: Mr Chris Gare

Decision: **Permission Granted**

Decision Date: 14 August 2020

Proposal: Extend existing double garage with a single storey workshop

Address **Old White Lodge 183 Sycamore Road Farnborough Hampshire GU14 6RF**

Application No 20/00412/FULPP Ward: Knellwood
Applicant: Mr N Mallender
Decision: **Permission Granted**
Decision Date: 28 August 2020
Proposal: Raise ridge height by 600mm to facilitate rooms in roof, erection of a single storey rear extension and alterations to front bay windows
Address **106 Reading Road Farnborough Hampshire GU14 6NP**

Application No 20/00420/FULPP Ward: Cove And Southwood
Applicant: Mr Przemek Wlodkowski
Decision: **Permission Granted**
Decision Date: 21 August 2020
Proposal: Erection of front porch and two storey side extension
Address **10 Highfield Close Farnborough Hampshire GU14 0HW**

Application No 20/00426/TELEPP Ward: Wellington
Applicant: HUTCHISON 3G UK LTD
Decision: **Prior Approval Required and Granted**
Decision Date: 18 August 2020
Proposal: Proposed telecommunications installation: Proposed 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works
Address **Naafi Roundabout High Street Aldershot Hampshire**

Application No 20/00454/NMA Ward: Knellwood
Applicant: Mrs Julie Mynott
Decision: **Permission Granted**
Decision Date: 10 August 2020
Proposal: NON-MATERIAL AMENDMENT: revised location for 5x5 metre hexagonal pavilion within School site to that permitted by planning permission 20/00175/FUL dated 5th June 2020
Address **St Peters Church Of England Junior School Church Avenue Farnborough Hampshire GU14 7AP**

Application No 20/00455/FUL Ward: Cove And Southwood
Applicant: Mr Rajnesh Abraham
Decision: **Permission Granted**
Decision Date: 26 August 2020
Proposal: Formation of dormer window in rear roof slope and 3 roof lights to front roof slope
Address **25 The Copse Farnborough Hampshire GU14 0QD**

Application No 20/00456/FULPP Ward: Cove And Southwood
Applicant: Mr Rajnesh Abraham
Decision: **Permission Granted**
Decision Date: 26 August 2020
Proposal: Conversion of garage to form a habitable room and installation of roof light in single storey side roof slope
Address **25 The Copse Farnborough Hampshire GU14 0QD**

Application No 20/00457/FULPP Ward: St John's
Applicant: Mr Ron Harris
Decision: **Permission Granted**
Decision Date: 27 August 2020
Proposal: Change of use of adjacent amenity land to residential garden and repositioning of boundary fence
Address **26 Broadhurst Farnborough Hampshire GU14 9XA**

Application No 20/00461/TELEPP Ward: Empress
Applicant: MBNL on behalf of Hutchinson 3G UK
Decision: **Prior Approval Required and Granted**
Decision Date: 26 August 2020
Proposal: The installation of a new 19m monopole supporting 6 no. antennas with proposed equipment cabinets, and ancillary development thereto
Address **Telecommunication Mast Ship Lane Farnborough Hampshire**

Application No 20/00466/TPOPP Ward: Fernhill
Applicant: Mr Andy McAinsh
Decision: **Permission Granted**
Decision Date: 14 August 2020
Proposal: Remove one Silver Birch (part of group G3 of TPO 425) as per submitted plan
Address **Land Affected By TPO 425 - Between Pinewood Park, Sandy Lane And Lakeside Gardens Farnborough Hampshire**

Application No 20/00468/TPOPP Ward: Empress
Applicant: Mr Peter Edwards
Decision: **Permission Granted**
Decision Date: 14 August 2020
Proposal: Two Copper Beech trees (T4 and T5 of TPO 327) reduce the side of the trees overhanging Mariners Drive by no more than 2.5 metres
Address **Land Affected By TPO 327 Ship Lane Cemetery Access Farnborough Hampshire**

Application No 20/00471/TPOPP Ward: Knellwood
Applicant: Lee Sharma
Decision: **Permission Granted**
Decision Date: 14 August 2020
Proposal: One Oak (T1 of TPO 431A) crown reduction to give no more than 2.5m clearance from buildings and repeat as necessary when required
Address **2A The Garth Farnborough Hampshire GU14 7BP**

Application No 20/00476/FULPP Ward: St John's
Applicant: Mr Marc Dallaway, acting by his Dep
Decision: **Permission Granted**
Decision Date: 02 September 2020
Proposal: Proposed new carers office, including a cloakroom, in cabin style single storey structure
Address **Endelig 167 Fleet Road Farnborough Hampshire GU14 9SL**

Application No 20/00477/CONDPP Ward: North Town

Applicant: Hill & Co

Decision: **Conditions details approved**

Decision Date: 12 August 2020

Proposal: Submission of details pursuant to Condition No.10 (Landscape Management Plan : Phase 6) of planning permission 18/00321/REVPP dated 17 January 2019

Address **North Town Redevelopment Site - Stage 2 - Land Bounded By Eastern Road And Denmark Square Pegasus Avenue Aldershot Hampshire**

Application No 20/00478/NMAPP Ward: North Town

Applicant: Hill & Co.

Decision: **Permission Granted**

Decision Date: 14 August 2020

Proposal: NON-MATERIAL AMENDMENTS: (a) installation of new sub-station south of Plot 501; (b) amendments to parking arrangements; (c) removal of tree No.139; (d) amendments to hard & soft landscaping; (e) relocation of Block 35 bin-store; and (f) provision of bin collection points for Plots 600-615 and 635-638 as revisions to planning application 18/00321/REVPP dated 17th January 2019

Address **North Town Redevelopment Site - Stage 2 - Land Bounded By Eastern Road And Denmark Square Pegasus Avenue Aldershot Hampshire**

Application No 20/00479/TPOPP Ward: Fernhill

Applicant: Mr Andy McAinsh

Decision: **Permission Granted**

Decision Date: 14 August 2020

Proposal: Oaks (part of group G3 of TPO 425) running along border of 32 Pinewood Park as per submitted plan, crown lift to no more than 5 metres from ground level

Address **Land Affected By TPO 425 - Between Pinewood Park, Sandy Lane And Lakeside Gardens Farnborough Hampshire**

Application No 20/00483/TELEPP Ward: Manor Park
Applicant: HUTCHISON 3G UK LTD
Decision: **Prior Approval Required and Granted**
Decision Date: 02 September 2020
Proposal: Proposed telecommunications installation: Proposed 18m Phase 8 Monopole telecommunications mast with wraparound Cabinet at base and associated ancillary works.
Address **Proposed Telecommunication Mast On Land Opposite 314 High Street Aldershot Hampshire**

Application No 20/00484/FULPP Ward: North Town
Applicant: Mr Darren Waters
Decision: **Permission Granted**
Decision Date: 10 August 2020
Proposal: Erection of a single storey rear extension, erection of front porch and installation of door and window in original side elevation
Address **3 Green Way Aldershot Hampshire GU12 4UZ**

Application No 20/00491/COND Ward: Cherrywood
Applicant: Louise Taylor
Decision: **Conditions complied with**
Decision Date: 13 August 2020
Proposal: Request for confirmation that conditions of 13/00530/FULPP have been complied with
Address **Garage Area 1 Worcester Close Farnborough Hampshire**

Application No 20/00496/TPOPP Ward: Empress

Applicant: Miss Fraser

Decision: **Permission Granted**

Decision Date: 03 September 2020

Proposal: T1 Sweet Chestnut - crown lift by no more than 7 meters from ground level, in order to promote the health of the tree and others surrounding it (tree within G51 of TPO 354), T2 Sycamore - Reduce overhanging branches B1 and B2 by no more than 4 meters, to the boundary (tree within group G52 of TPO 354)

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

Application No 20/00497/FULPP Ward: Fernhill

Applicant: Mrs Jo Jenkinson

Decision: **Permission Granted**

Decision Date: 10 August 2020

Proposal: Erection of a single storey front extension

Address **25 Woodlands Walk Blackwater Camberley Hampshire GU17 9HY**

Application No 20/00500/TPO Ward: Manor Park

Applicant: Mrs Irene Ashfield

Decision: **Permission Granted**

Decision Date: 03 September 2020

Proposal: One Horse Chestnut (T1 of TPO 389) overall crown reduction of no more than 2 metres

Address **6 Penrhyn Close Aldershot Hampshire GU12 4JX**

Application No 20/00504/FULPP Ward: Empress

Applicant: Mr R Purcell

Decision: **Permission Granted**

Decision Date: 12 August 2020

Proposal: Erection of a two storey side extension and alterations to fenestrations

Address **12 Ringwood Road Farnborough Hampshire GU14 8BG**

Application No 20/00506/FULPP Ward: Knellwood
Applicant: Mr D Fowdar
Decision: **Permission Granted**
Decision Date: 21 August 2020
Proposal: Erection of a two storey rear extension, single storey front extension and conversion of garage to form a habitable room
Address **26 Cambridge Road West Farnborough Hampshire GU14 6RW**

Application No 20/00507/PDCPP Ward: Rowhill
Applicant: Mr James Killington
Decision: **Development is Lawful**
Decision Date: 28 August 2020
Proposal: Lawful Development Certificate: Double hip to gable roof extension and rear crown roof dormer to facilitate a loft conversion
Address **30 Ayling Lane Aldershot Hampshire GU11 3LZ**

Application No 20/00510/PDCPP Ward: Manor Park
Applicant: Mr Layth Ujam
Decision: **Development is Lawful**
Decision Date: 10 August 2020
Proposal: Lawful Development Certificate for Proposed Use: Formation of a hip to gable roof with dormer window to rear roof slope and 2 roof light windows to front roof slope to facilitate a loft conversion
Address **74 Jubilee Road Aldershot Hampshire GU11 3QD**

Application No 20/00512/PDCPP Ward: Rowhill
Applicant: Alice Hello
Decision: **Development is Lawful**
Decision Date: 18 August 2020
Proposal: Lawful Development Certificate for a proposed development: Erection of rear dormer and insertion of rooflights, to facilitate loft conversion
Address **41 Pavilion Road Aldershot Hampshire GU11 3NX**

Application No 20/00513/CONDPP Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 10 August 2020

Proposal: Re-submission of details part pursuant (phase 1) to condition 3 (detailed drawings) of part reserved matters application 15/00069/REMPP dated 18th October 2016 (as amended by application 19/00209/NMAPP dated 7th May 2019)

Address **Gun Hill House And Water Tower Gun Hill Wellesley Aldershot Hampshire**

Application No 20/00516/REXPD Ward: Aldershot Park

Applicant: Martin Letts

Decision: **Prior approval is NOT required**

Decision Date: 18 August 2020

Proposal: Notification of a prior approval for a proposed larger home extension: Erection of a single storey rear extension measuring 5 metres in depth, 2.4 metres to the eaves and 3.80m meters in overall height

Address **62 Gloucester Road Aldershot Hampshire GU11 3SJ**

Application No 20/00517/CONDPP Ward: Wellington

Applicant: Grainger (Aldershot) Ltd And Secretary Of

Decision: **Permission Granted**

Decision Date: 11 August 2020

Proposal: Details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of works (tree pruning) to trees to either side of Farnborough Road.

Address **Land At The Junction Of Farnborough Road And Pennefather's Road Wellesley Aldershot Hampshire**

Application No 20/00525/COND Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 10 August 2020

Proposal: Re-submission of details part pursuant (phase 1) to condition 4 (Structural Survey) of listed building consent application 19/00212/REV dated 8th May 2019 (variation of 15/0068/LBC2PP dated 18th October 2016).

Address **Gun Hill House And Water Tower Gun Hill Wellesley Aldershot Hampshire**

Application No 20/00526/TPO Ward: Empress

Applicant: Mr S Sharma

Decision: **Permission Granted**

Decision Date: 03 September 2020

Proposal: Remove and replace one declining Sweet Chestnut Tree (Tree within G1 of TPO354A)

Address **Chestnut House 2B Pierrefondes Avenue Farnborough Hampshire GU14 8NF**

Application No 20/00527/REVPP Ward: West Heath

Applicant: Mr Michael Reed

Decision: **Permission Granted**

Decision Date: 26 August 2020

Proposal: Relief of Condition 4 attached to Planning Permission 04/00156/FUL dated 08 April 2004 to allow conversion of existing garage to a habitable room

Address **32 Whittle Crescent Farnborough Hampshire GU14 9EB**

Application No 20/00531/PDCPP Ward: Knellwood
Applicant: Mr And Mrs Watson
Decision: **Development is Lawful**
Decision Date: 20 August 2020
Proposal: CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT:
Erection of a single storey rear extension following demolition of existing conservatory
Address **1 Oxford Road Farnborough Hampshire GU14 6QT**

Application No 20/00532/FULPP Ward: Empress
Applicant: Mr & Mrs Michael and Josefina Johnson
Decision: **Permission Granted**
Decision Date: 03 September 2020
Proposal: Erection of a single storey rear extension
Address **20 Highgate Lane Farnborough Hampshire GU14 8AF**

Application No 20/00535/REXPD Ward: Empress
Applicant: Mr And Mrs M Khera
Decision: **Prior approval is NOT required**
Decision Date: 28 August 2020
Proposal: Erection of a single storey rear extension measuring 6 metres deep from the original rear wall x 2.8 metres high to the eaves 3 metres overall height
Address **4 Pierrefondes Avenue Farnborough Hampshire GU14 8NF**

Application No 20/00537/FULPP Ward: Fernhill
Applicant: Mr Spencer Clarke
Decision: **Permission Granted**
Decision Date: 20 August 2020
Proposal: Erection of a two storey side extension, single storey rear extension and porch to front
Address **1 Ashridge Farnborough Hampshire GU14 9UY**

Application No 20/00544/TPOPP Ward: Empress

Applicant: Mr Ballard

Decision: **Permission Granted**

Decision Date: 03 September 2020

Proposal: Three False Acacia and one Lime and Elm (group G1 of TPO 361) prune branches by no more than 2.5 metres. One Beech (T2) crown lift to give no more than 3 metres clearance from drive. One Maple (T4) sever ivy and epicormic growth up to 2 metres. One Beech (T6) prune branches by no more than 3 metres for pedestrian access. One Oak (T8) sever ivy at base and deadwood

Address **Chudleigh Court Clockhouse Road Farnborough Hampshire GU14 7UA**

Application No 20/00555/FULPP Ward: West Heath

Applicant: Mark Gabbott

Decision: **Permission Granted**

Decision Date: 03 September 2020

Proposal: Erection of a single storey front extension

Address **46 Anglesey Avenue Farnborough Hampshire GU14 8SQ**

Application No 20/00570/PDCPP Ward: Aldershot Park

Applicant: Mr Stuart Wyeth

Decision: **Development is Lawful**

Decision Date: 28 August 2020

Proposal: CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT:
Formation of L-shape dormer to the rear to facilitate a loft conversion and two roof lights in front roof slope

Address **25 Church Road Aldershot Hampshire GU11 3PR**

Application No 20/00615/NMAPP

Ward: St Mark's

Applicant: Mr & Mrs Darren Harris

Decision: **Permission Granted**

Decision Date: 03 September 2020

Proposal: Non material amendment to planning permission 19/00394/FULPP dated 19th August 2019 (erection of a single storey rear extension) to allow changes to the design of roof, change to roof light and a formation of a 0.5m canopy projection above the Bi-fold doors

Address **53 Peabody Road Farnborough Hampshire GU14 6EB**

Application No 20/00618/NMAPP

Ward: St Mark's

Applicant: Mr And Mrs Ben Le Tourneau

Decision: **Permission Granted**

Decision Date: 03 September 2020

Proposal: Non material amendment to planning permission 19/00395/FULPP dated 19th August 2019 (erection of a single storey rear extension) to allow changes to the design of the roof, change to roof light and a formation of a 0.5m canopy projection above the Bi-fold doors

Address **55 Peabody Road Farnborough Hampshire GU14 6EB**
