

# CABINET

Meeting held on Wednesday, 28th July, 2021 at the Council Offices, Farnborough at 7.00 pm.

## **Voting Members**

Cllr D.E. Clifford, Leader of the Council

Cllr Marina Munro, Planning and Economy Portfolio Holder

Cllr A.R. Newell, Democracy, Strategy and Partnerships Portfolio Holder

Cllr M.L. Sheehan, Operational Services Portfolio Holder

Cllr P.G. Taylor, Corporate Services Portfolio Holder

Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

An apology for absence was submitted on behalf of Cllr K.H. Muschamp

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **9th August, 2021**.

## 17. **DECLARATIONS OF INTEREST –**

Having regard to the Members' Code of Conduct, no declarations of interest were made.

## 18. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 6th July, 2021 were confirmed and signed by the Chairman.

## 19. **REGENERATING RUSHMOOR PROGRAMME - UNION YARD REGENERATION SCHEME –**

(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. RP2106, which set out the further due diligence and financial modelling in relation to the Union Yard scheme since the report to the Cabinet in April, 2021.

The Report was presented by Cllr M.J. Tennant, Major Projects and Property Portfolio Holder. Members were informed that the Union Yard scheme had taken a number of years and significant work to progress to this stage including complex land assembly issues. He advised that, in line with the decisions taken by Cabinet in April 2021, further due diligence had now been completed and that the purpose of the report now before Cabinet was to enable the construction of the scheme. Section 3 of the Report set out the reasons why it was considered that Hill Partnerships Limited was best placed to deliver this contract. The Report also set out information in relation to construction costs, the future sale or lease arrangements with Rushmoor Homes Limited, the future lease arrangements with registered providers, the options for the management and letting of the student accommodation and the procurement and contract arrangements in respect of the

construction and development of the scheme.

The Cabinet then considered the matters in the Exempt Appendices A, B and E of the Report. During this discussion, the public were excluded from the meeting to avoid the disclosure of exempt information within Paragraph 3 of Schedule 12A to the Local Government Act, 1972 (information relating to financial or business affairs). The fixed price construction cost had been received and was reported to the Cabinet. The price was within the budget parameters set out in Exempt Appendix E and the Council would be advised of the required variation to the Capital programme at their meeting on 29th July, 2021.

In discussing the proposals, Members expressed strong support for the suggested approach for the delivery of the regeneration scheme in Aldershot town centre. The Cabinet discussed extensively whether to introduce the further measures to enhance the Council's performance in relation to energy and sustainability, as set out within Section 4 of the Report, but it was felt that these did not represent good value when measured against the payback period and predicted improvement in environmental performance.

## **The Cabinet**

### **(i) RESOLVED**

- (a) that the outcomes of the further due diligence, as set out in Report No. RP2106 and in the reports by Grant Thornton UK LLP and Lambert Smith Hampton Investment Management, in respect of development viability and financial modelling, be noted;
- (b) to proceed with the Union Yard scheme, on the basis of a fixed price contract with the project budget, as set out in the Restricted Minute appended;
- (c) to enter into a contract with Hill Partnerships Limited, by means of a Joint Contracts Tribunal (JCT) Design and Build contract, for the delivery of the scheme;
- (d) that the additional energy efficiency improvements, as set out in the Report, not be progressed;
- (e) that a Union Yard Project Board be established for the next stage of the project, to include the Major Property and Projects Portfolio Holder, the Corporate Services Portfolio Holder and the Leader of the Labour Group, to work alongside officers in providing oversight on the delivery of the consented scheme;
- (f) that the next steps, as set out in the Report, be noted; and

### **(ii) RECOMMENDED THE COUNCIL**

- (a) to amend the Council's Capital Programme to provide the project budget set out in Resolution (i)(b) above; and

- (b) to authorise the Executive Head of Finance to amend the Treasury Management Strategy and associated prudential indicators in accordance with the Council's decision in relation to the scheme.

The Meeting closed at 8.02 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL

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# CABINET

Meeting held on Tuesday, 10th August, 2021 at the Council Offices, Farnborough at 7.00 pm.

## **Voting Members**

Cllr D.E. Clifford, Leader of the Council

Cllr Marina Munro, Planning and Economy Portfolio Holder  
Cllr A.R. Newell, Democracy, Strategy and Partnerships Portfolio Holder  
Cllr M.L. Sheehan, Operational Services Portfolio Holder  
Cllr P.G. Taylor, Corporate Services Portfolio Holder  
Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

An apology for absence was submitted on behalf of Cllr K.H. Muschamp.

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **23rd August, 2021**.

## 20. **DECLARATIONS OF INTEREST –**

Having regard to the Council's Code of Conduct for Councillors, Cllr P.G. Taylor notified the Cabinet that he would be making a declaration in respect of Minute No. 25.

## 21. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 28th July, 2021 were confirmed and signed by the Chairman.

## 22. **BUSINESS RATES - DISCRETIONARY RATE RELIEF APPLICATIONS –** (Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN2112, which set out details of applications for rate relief from nDreams Limited (Spectrum Point, No. 279 Farnborough Road, Farnborough) and Mr Hardik Sorathiya (Aldershot Post Office, Nos. 63-68 Wellington Street, Aldershot).

**The Cabinet RESOLVED** that

- (i) 50% discretionary relief be awarded to nDreams Limited for a period of one year; and
- (ii) 34% discretionary relief be awarded to Mr Hardik Sorathiya from 21st July, 2021 to 31st March, 2022.

23. **COUNCIL BUSINESS PLAN QUARTERLY UPDATE APRIL - JUNE 2021/22 –**  
(Cllr Adrian Newell, Democracy, Strategy and Partnerships Portfolio Holder)

The Cabinet received Report No. ACE2105, which set out progress in delivering the Council Business Plan projects during the first quarter of 2021/22. Members were informed that progress against eighteen key projects was included in the Report, along with the Council's business performance monitoring information and the Council's Corporate Risk Register. It was reported that good progress was being made against an ambitious programme of work, taking account of the impact of the current pandemic and ongoing resource constraints.

**The Cabinet NOTED** the progress made towards delivering the Council Business Plan, as set out in Report No. ACE2105, and the risks identified within the Corporate Risk Register in July, 2021.

24. **EXCLUSION OF THE PUBLIC –**

**RESOLVED:** That, taking into account the public interest test, the public be excluded from the meeting during the discussion of the under mentioned item to avoid the disclosure of exempt information within the paragraph of Schedule 12A to the Local Government Act, 1972 indicated against the item:

<b>Minute No.</b>	<b>Schedule 12A Para. No.</b>	<b>Category</b>
25	3	Information relating to financial or business affairs

**THE FOLLOWING ITEM WAS CONSIDERED  
IN THE ABSENCE OF THE PUBLIC**

25. **REGENERATION PROGRAMME - POTENTIAL ACQUISITIONS IN FARNBOROUGH TOWN CENTRE –**  
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Exempt Report No. RP2107, which set out a proposal to progress negotiations to acquire land and property to enable the progression of regeneration in part of Farnborough town centre.

Members were informed that an opportunity had arisen to acquire land and buildings that were considered to be important in providing a joined-up approach to the regeneration and development of the town centre and Civic Quarter areas. Details of the potential acquisitions were set out in the Report. It was reported that, at this stage, the proposal was to provide funding to progress the necessary due diligence, legal work and options assessment and to commence work on a detailed business case to enable the progression of the regeneration of this part of the town centre. Members were informed that the suggested approach carried a range of potential risks to the Council and that a summary of these was contained within the Report. It was reported that, if agreed, the Council would continue to use Lambert Smith Hampton Investment Management as its property advisors for the

acquisition.

In discussing the proposals, the Cabinet expressed strong support for the suggested approach and the continued involvement of Lambert Smith Hampton Investment Management. Members noted the risks associated with the scheme but, overall, felt that this represented an excellent opportunity for the Council to intervene directly in the regeneration of Farnborough town centre. This would allow the Council to ensure that any future development in this area and the Civic Quarter site was both complementary and of a sufficient quality to provide the best outcome for local residents and other users of the town.

### **The Cabinet**

- (i) **RESOLVED** that the undertaking of further negotiations with the vendor to secure the best price and commercial offer for the land interests, as set out in Exempt Report No. RP2107, be approved, with appropriate work being undertaken to progress the associated due diligence, legal assessment, feasibility study, development options and business case; and
- (ii) **RECOMMENDED TO THE COUNCIL** that an initial budget of up to £250,000 be allocated to enable the progression of the steps set out at Resolution (i) above.

**NOTE:** Whilst not a declarable interest under the Code of Conduct, as this decision did not directly relate to his registered disclosable pecuniary interest, nor directly relate to or affect his financial interests or well being, Cllr P.G. Taylor advised, in the interests of transparency in respect of this item, that he was currently a tenant of one of the properties within the site under discussion.

The Meeting closed at 7.34 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL

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# CABINET

Meeting held on Tuesday, 21st September, 2021 at the Council Offices, Farnborough at 7.00 pm.

## **Voting Members**

Cllr D.E. Clifford, Leader of the Council  
Cllr K.H. Muschamp, Deputy Leader and Customer Experience and Improvement  
Portfolio Holder

Cllr Marina Munro, Planning and Economy Portfolio Holder  
Cllr A.R. Newell, Democracy, Strategy and Partnerships Portfolio Holder  
Cllr M.L. Sheehan, Operational Services Portfolio Holder  
Cllr P.G. Taylor, Corporate Services Portfolio Holder  
Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **4th October, 2021**.

## 26. **DECLARATIONS OF INTEREST –**

Having regard to the Members' Code of Conduct, no declarations of interest were made.

## 27. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 10th August, 2021 were confirmed and signed by the Chairman.

## 28. **GENERAL FUND REVENUE BUDGET OUTTURN 2020/21 –** (Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN2113, which set out the General Fund revenue budget outturn position for 2020/21.

It was reported that Members had received regular updates on the financial impact on the Council through the budget monitoring reports to the Cabinet. Members were advised that the outturn position set out might be adjusted as a result of the audit of the financial statements. The Cabinet was informed that, rather than providing a detailed analysis of the outturn position, the Report had set out material variations across the General Fund revenue budget, with consideration of the impact on the Council's financial position in future years.

The Executive Head of Finance advised the Cabinet on the complex position regarding Business Rates and outlined the impact the accounting treatment of the various elements of the Business Rates position had had on the outturn and the Stability and Resilience Reserve. The Executive Head of Finance outlined how Business Rates had been impacted by Covid. The Council had estimated in January, 2020 that around £50 million of Business Rates would be billed for and collected

during 2020/21. As a result of the coronavirus pandemic, the Government had supported businesses with a number of additional reliefs. In total, £23.5 million of additional business rates relief had been provided to support local businesses. It was reported that there was a timing difference in how these changes had been accounted for through the Collection Fund.

Members were advised that there were a number of timing differences to work through over the following weeks and that CIPFA's Financial Advisory Network had been engaged to provide an external assessment of the Collection Fund accounting. The Executive Head of Finance would review the report that had been received from the Financial Advisory Network and would work through the accounting and financial issues.

It was stressed that the Council would need to ensure that the next update of the Medium Term Financial Strategy would take into account the longer-term impact of the business rates outturn, given the adverse material variation of £1.171 million shown in Table 2 of the Report. Table 6 of the Report showed a transfer of £10.812 million to the COVID BRR Earmarked Reserve in accordance with year end accounting guidance. This would ensure that the Council would have funding available to support its share of the Business Rates Collection Fund deficit and any repayment of Section 31 Grant over the following two financial years.

**The Cabinet RESOLVED** that

- (i) the General Fund revenue budget outturn position for 2020/21, as set out in Report No. FIN2113, be noted;
- (ii) the position in relation to Business Rates, as set out in paragraphs 4.8 to 4.11 of the Report and the opportunity to review the accounting treatment of this, as set out in paragraph 4.12, be noted, with the financial implications of any change in treatment being reported to the Cabinet in the regular financial reports;
- (iii) the budget carry forward requests from 2020/21 into 2021/22, as set out in Table 3 of the Report, be approved; and
- (iv) the transfers to earmarked reserves, as set out in Table 6 of the Report, be approved.

29. **CAPITAL BUDGET OUTTURN 2020/21 –**  
(Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN2114, which set out the capital outturn position for 2020/21, subject to audit.

Members were informed that the capital outturn was broadly in line with previous reports published in April and July, 2021. The outturn on the capital programme was £22.257 million, with a slippage of £2.176 million. It was reported that a number of variations within the Capital Programme were due to timing differences on major projects and these would be treated as slippage from 2020/21 to 2021/22. The major variations related to the fit out of Voyager House and regeneration activities at Union



Street, Aldershot. The most significant financial risk faced by the Council was the impact of Covid-19 on the Council's 2021/22 budget and Medium Term Financial Strategy.

**The Cabinet RESOLVED** that

- (i) the capital outturn position for 2020/21, as set out in Report No. FIN2114, be noted; and
- (ii) the budget slippages and pre-spends to and from 2021/22, as set out in the Report, be approved.

30. **MOBILE HOMES FIT AND PROPER PERSON FEES POLICY –**  
(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. OS2111, which set out a proposed new Mobile Homes Fit and Proper Person Fees Policy.

Members were informed that the fees related to legislation that introduced the requirement that the owner or manager of a residential mobile homes site must be a fit and proper person. A fees policy in relation to this would need to be in place before the application deadline of 1st October, 2021. It was confirmed that there were, currently, four sites in the Borough where this legislation would apply. In response to a question, it was clarified that fees would be reviewed annually in line with other fees levied for the Council's services.

**The Cabinet RESOLVED** that

- (i) the adoption of the Mobile Homes Fit and Proper Person Fee Policy, as set out in Report No. OS2111, be approved;
- (ii) the proposed fees for 2021/22 for the mobile homes fit and proper person function, as set out in Appendix 2 of the Report, be approved; and
- (iii) the Head of Operational Services, in consultation with the Operational Services Portfolio Holder, be authorised to approve the Mobile Homes Fit and Proper Person Determination Policy.

31. **ADOPTION OF NORTH HAMPSHIRE NARRATIVE –**  
(Cllr Marina Munro, Planning and Economy Portfolio Holder)

The Cabinet considered Report No. EPSH2118, which set out a proposed North Hampshire Narrative document.

Members were informed that the document provided a combined narrative for the North Hampshire area, comprising the entire Council areas of Basingstoke and Deane, Rushmoor and Hart and the north of the Test Valley Council area. The document was designed to set out what North Hampshire had to offer, along with its aspirations for development, its needs to address housing, economic and infrastructure challenges and how Councils might be assisted to deliver the growth required. It was felt that the document would help to inform conversations with key

stakeholders and would also assist authorities in providing the strategic context in any negotiations relating to a County Deal.

The Cabinet expressed support for this approach. In answer to a question, it was confirmed that the location of the exact boundary line in defining the north of the Test Valley area had not yet been decided.

**The Cabinet RESOLVED** that the adoption of the North Hampshire Narrative document, as set out in Appendix 1 of Report No. EPSH2118, be approved.

32. **ALDERSHOT CREMATORIUM - PROPOSAL TO UNDERTAKE FEASIBILITY STUDY TO INFORM FUTURE INVESTMENT OPTIONS –**  
(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet received Report No. OS2110, which set out a proposal for the Council to undertake a feasibility study to inform future investment options in relation the Aldershot Crematorium.

Members were informed that, due to the age of the facility and the heavy operational demands, regular extensive maintenance was required. The most recent condition survey of the crematorium had indicated that significant repair and refurbishment works were now required in addition to the regular maintenance regime. It was, therefore, considered that this an appropriate time to carry out a wider appraisal of the options available to the Council in continuing to provide this important service. It was reported that options may include a range from a light touch refurbishment to a complete rebuild of the facility.

In discussing this, Members acknowledged the importance of this facility and service and were supportive of the proposed approach. In reply to a question, it was confirmed that there was evidence of customers choosing other, more modernised facilities in preference to the Aldershot Crematorium.

**The Cabinet**

- (i) **RESOLVED** that the commissioning of a full feasibility study and business case assessing the investment options in respect of the Aldershot Crematorium, as set out in Report No. OS2110, be approved; and
- (ii) **RECOMMENDED TO THE COUNCIL** that a budget of £75,000 to deliver the study be approved.

33. **ALDERSHOT TOWN FOOTBALL CLUB - FINANCIAL SUPPORT –**  
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. RP2108, which set out an application from Aldershot Town Football Club for rent relief.

The Cabinet was informed that the Chairman of Aldershot Town Football Club had approached the Council as the Club had remained in a difficult financial position as a result of the pandemic and a slower than anticipated recovery in income. It was noted that the Club was an important part of the social fabric of the town and that the

Council had, on several occasions, taken reasonable steps to support its continued existence.

**The Cabinet RESOLVED** that, subject to Aldershot Town Football Club recommencing its payment plan for rent arrears accrued prior to the pandemic, a rent reduction on the basis of post covid recovery for the 2021/22 financial year, as set out in Report No. RP2108, be approved.

**34. REVENUE BUDGET MONITORING REPORT P1 2021/22 –**  
(Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN2115, which set out the anticipated financial position for 2021/22, based on the monitoring exercise carried out during July and August, 2021. Members were informed that the Covid-19 pandemic had continued to have a widespread impact on local authority budgets, particularly in relation to a significant loss of income from services and an uncertain income recovery during the current financial year. It was noted that the forecast focussed on the immediate financial pressures that had been identified and that further analysis would be undertaken on the Medium Term Financial Strategy and Savings Plan to inform the budget setting process for 2022/23. A summary of the general risks and uncertainties faced by the Council at this time was included in the Report.

**The Cabinet RESOLVED** that

- (i) the latest revenue forecasts and financial impact on reserve balances, as set out in Report No. FIN2115, be noted;
- (ii) the additional expenditure on IT salaries, as set out in Section of the Report, be noted; and
- (iii) the additional transfers from earmarked reserves, as set out in Table 8 of the Report, be approved.

**35. CAPITAL PROGRAMME MONITORING AND FORECASTING REPORT P1 2021/22 –**  
(Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet received Report No. FIN2116, which provided the latest forecast regarding the Council's Capital Programme for 2021/22, based on the monitoring exercise carried out during August, 2021. The Report advised that the original Capital Programme for 2021/22, which had been agreed by the Council on 25th February, 2021, had totalled £38.510 million. Table 1 of the Report set out the reconciliation of budget changes since then, along with the projected actual capital expenditure for 2021/22. It was noted that projects of major financial significance to the Council in the Capital Programme included the regeneration projects in Aldershot town centre and Farnborough Civic Quarter and the replacement of cremators at the Aldershot Crematorium. It was explained that there was an error in Table 2 of the Report in relation to the total approved budget for Aldershot Town Centre Projects. Members were advised that this was an isolated error in relation to a single figure in the table and did not have any further impact on the table or the Report. A revised report would be published on the Council's website with the updated table. Members

were advised that, of the approved capital budget of £40.7 million, only £40.0 million was forecast to be spent by the end of 2021/22. In noting this variance, it was explained that the programme contained large and complex projects that required proactive monitoring to ensure any delays or variations in cost were clearly understood and communicated to assess the implications for the Council.

### **The Cabinet**

- (i) **RESOLVED** that the latest Capital Programme position, as set out in Tables 1 and 2 of Report No. FIN2116, as amended at the meeting, be noted; and
- (ii) **RECOMMENDED TO THE COUNCIL** that the addition of £235,000 to the Capital Programme in 2021/22, to enable the Council to purchase the vehicles required for the food waste service, be approved.

The Meeting closed at 7.56 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL

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# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 21st July, 2021 at the Council Chamber, Council Offices, Farnborough at 7.00 pm.

## Voting Members

Cllr C.J. Stewart (Chairman)  
Cllr L. Jeffers (Vice-Chairman)

Cllr P.I.C. Crerar  
Cllr Michael Hope  
Cllr J.H. Marsh  
Cllr Nadia Martin  
Cllr S.J. Masterson  
Cllr T.W. Mitchell  
Cllr Sophie Porter  
Cllr Nem Thapa

## Non-Voting Member

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

An apology for absence was submitted on behalf of Cllr Mrs. D.B. Bedford.

## 12. 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:

<b>Member</b>	<b>Application No. and Address</b>	<b>Interest</b>	<b>Reason</b>
Cllr Nem Thapa	21/00333/FULPP Parsons Barracks Car Park, Ordnance Road, Aldershot	For noting	Has been lobbied by BCCUK but has remained neutral before the meeting

Cllr Sophie Porter	21/00333/FULPP Parsons Barracks Car Park, Ordnance Road, Aldershot	For noting	Attends the Temple adjacent to site for services and is an acquaintance of some of the members, however her mind remains open on the planning application
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### 13. 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
21/00333/FULPP	Parsons Barracks Car Park	Mr. G. Inglis	Against
		Ms. J. Kemp	In support
21/00231/FULPP	Nos. 209-211 Lynchford Road, Farnborough	Mr. M. Ford	Against
		Ms. K. Collins	In support

### 14. MINUTES

Subject to the amendments as follows, the minutes were agreed and signed by the Chairman:

**Declarations of interest** – to be amended to read:

“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.”

Next to the names of Cllr Bedford and Cllr Masterson, it was agreed that, rather than saying “non-registerable”, the minutes should be amended to read “for noting”. In

addition, next to Cllr Stewart in relation to the two Conference Centre items and the Aldershot Heritage Trail item, the minutes should be amended to state “for noting”.

**15. APPOINTMENT TO THE STANDING CONSULTATION GROUP**

**RESOLVED:** That the appointment of Cllr J.H. Marsh to the vacant place on the Standing Consultation Group for the remainder of the 2021/22 Municipal Year be agreed.

**16. PLANNING APPLICATIONS**

**RESOLVED:** That

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

\* 21/00333/FULPP Parsons Barracks Car Park, Ordnance Road, Aldershot

(ii) the following application be determined by the Head of Economy, Planning and Strategic Housing in consultation with the Chairman:

\* 21/00231/FULPP Nos. 209-211 Lynchford Road, Farnborough

(iii) 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. EPSH2119, be noted;

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

20/00400/FULPP Land at former Lafarge site, Hollybush Lane, Aldershot

21/00271/FULPP Block 3, Queensmead, Farnborough

21/00074/FULPP ASDA Click and Collect Facility, Farnborough

\* The Head of Economy, Planning and Strategic Housing’s Report No. EPSH2119 in respect of these applications was amended at the meeting

**17. APPLICATION NO. 21/00333/FULPP - PARSONS BARRACKS CAR PARK, ORDNANCE ROAD, ALDERSHOT**

The Committee received representations from Mr. Gerald Inglis (against) and Ms. Jo Kemp (in support) before considering the Head of Economy, Planning and Strategic Housing’s Report No. EPSH2119 in respect of Planning Application No. 21/00333/FULPP (Parsons Barracks Car Park, Ordnance Road, Aldershot). The Report was updated and amended at the meeting.

The application was for the erection of a three-storey, 66 bed residential care home for elderly people needing dementia support with associated car parking, access and landscaping.

During deliberations, the Committee raised questions regarding the overall car parking capacity in the town centre taking into account the loss of the Parsons Barracks Car Park. In response, the Committee was advised that work had been done using the Aldershot Parking Study and this showed there would be sufficient parking spaces available in the town centre, even allowing for the loss of the Co-op and High Street Car Parks. Members were also advised of the average daily usage figures for 2019 of the Parsons Barracks Car Park. Members were reminded that the planning application included five public spaces which would be provided on site and would be protected for public use by a planning condition (as amended at the meeting). It was also explained that the current thirteen spaces that were on the access road to Aldershot Town Football Club adjacent to the Parsons Barracks Car Park were not part of the planning application site and would therefore remain available for public use. These were currently thirteen generous parking spaces that could be changed to provide parking for fifteen vehicles.

**RESOLVED:** That planning permission be approved, subject to the conditions and informatives set out in the Head of Economy, Planning and Strategic Housing's Report No. EPSH2119 and as amended at the meeting.

18. **APPLICATION NO. 21/00231/FULPP - NOS. 209-211 LYNCHFORD ROAD, FARNBOROUGH**

The Committee received representations from Mr. Mark Ford (against) and Ms Kay Collins (in support) before considering the Head of Economy, Planning and Strategic Housing's Report No. EPSH2119 in respect of Application No. 21/00231/FULPP (Nos. 209-211 Lynchford Road, Farnborough), which was updated and amended at the meeting.

The application was for the erection of an apartment building and ten terraced houses, comprising a total of seventeen dwellings (three 1-bedroom, four 2-bedroom and ten 3-bedroom) with associated landscaping and parking, with vehicular access from Morris Road, following the demolition of all buildings on the site.

**RESOLVED:** That, subject to:

- (i) the completion of a satisfactory Section 106 Planning Agreement between the applicants and Rushmoor Borough Council by 30th September 2021 to secure the required Thames Basin Heaths Special Protection Area, Strategic Access Management and Monitoring and Public Open Space financial contributions and to ensure the development is subject to a late-stage economic viability review and to prevent ground rents being made in view of affordability;
- (ii) receipt of amended surface water drainage plans and details and Hampshire County Council as Lead Local Flood Authority confirming that they have no objections to the proposals as amended in this respect;



- (iii) any additional condition necessary as a result of representations from Hampshire County Council as Lead Local Flood Authority arising from assessment of the submitted amended surface water drainage plans;
- (iv) receipt of habitat survey information and the Council's Ecology and Biodiversity Officer confirming that they have no objections to the proposals as amended in this respect; and
- (v) any additional condition necessary as a result of assessment by the Council's Ecology and Biodiversity Officer of habitat survey information

the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in Report No. EPSH2119 (as amended at the meeting).

## 19. APPEALS PROGRESS REPORT

Application No.	Description	Decision
20/00830/FULPP	Against the refusal of planning permission for the erection of a detached garage to the front of No. 68 Pierrefondes Avenue, Farnborough.	Dismissed
19/00237/EDC	Against the refusal of a Certificate of Lawful Existing Use in respect of the use of the dwelling house at No. 68 Salisbury Gardens, Farnborough as a House in Multiple Occupation with eight bedsitting rooms and shared facilities has been withdrawn by the appellant.	Withdrawn

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2120 be noted.

## 20. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

Enforcement Reference No.	Description of Breach
21/00103/UNTIDY	The property at No. 1 Blunden Road, Farnborough is a semi-detached bungalow located in a prominent position close to the junction of Blunden Road and West Heath Road. The property has been brought to the attention of the Council's Corporate Empty Homes Group and has an absentee owner who is refusing to engage with the Council to keep the property tidy. In this respect the owner has been provided with ample opportunity to take the necessary steps in this respect.

The long-term failure to keep the external areas of the

property tidy and free from thick undergrowth with weeds, which is considered to have a material impact on the visual character and appearance of the area. The overgrowth has, this year, now completely covered the on-site parking spaces at the property such that it is no longer possible to park on the property. As such, it is considered appropriate for the Council to take enforcement action using Section 215 of the Town and Country Planning Act 1990 to require the external areas of the property to have the overgrowth of vegetation removed.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2121 be noted.

21. **ESSO PIPELINE UPDATE**

The Head of Economy, Planning and Strategic Housing updated the Committee on the current position with regard to the Development Consent Order issued in respect of the major infrastructure project to renew and partially re-align the Southampton to London fuel pipeline which crosses the Borough of Rushmoor (RBC Ref: 19/00432/PINS).

It was noted that the Council had opposed the process being taken by Esso regarding the issue of trenching in Queen Elizabeth Park in Farnborough. It was therefore necessary for the Council to make some decisions within the terms of the Development Consent Order and how far the Council was able to exercise its judgement. The Council has appointed a Barrister, through whom a significant number of clarifications had been sought. It was expected to have an answer from Esso within the next few days. The main issue of concern for the Council was how trenching might impact on surrounding trees.

The Committee was advised that the Leader of the Council and the Member of Parliament for Aldershot had written to Esso to request that the company takes account of concerns regarding plans for Queen Elizabeth Park in Farnborough.

Members would be kept updated on issues and officers were in regular consultation with the Chairman of the Committee and the Cabinet Portfolio Holder.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's update be noted.

The meeting closed at 8.48 pm.

CLLR C.J. STEWART (CHAIRMAN)

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## Development Management Committee

### Appendix "A"

**Application No. & Date Valid:**      **21/00333/FULPP**                      **23rd April 2021**

**Proposal:**                      Erection of 3 storey, 66-bed care home for general residential and dementia elderly people, with associated car parking, access and landscaping at **Parsons Barracks Car Park Ordnance Road Aldershot Hampshire**

**Applicant:**                      LNT Care Developments

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

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

2              The permission hereby granted shall be carried out in accordance with the following approved drawings and documents - GU11 2EU-A-01, GU11 2EU-A-02A, GU11 2EU-A-03A, GU11 2EU-A-04, GU11 2EU-A-05, GU11 2EU-A-05.1, GU11 2EU-A-05.3, & GU11 2EU-A-05.4; Design & Access Statement; Planning Statement; Transport Statement & Travel Plan; Arboricultural Report and separate Appendix 7 : Arboricultural Implications Assessment Plan; Site Drainage details/proposals (comprising Drawing Nos.GU112EU-CHG-ZO-00-DR-C-0001 REV.P1, GU112EU-CHG-ZO-00-DR-C-0002 REV.P1 & GU12 EU-CHG-XX-00-DR-C-0300 REV.P2, SiteCheck Flood Report Sheets, Storm Sewer Design Calcs & Thames Water Drainage Connection Conditional Consent); Sustainability Statement; Geoenvironmental Appraisal; Applicant's covering letter; and Response to Objections (received on 23/06/2021).

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

3              Notwithstanding any indication of details which may have been given in the application, or in the absence of such information, construction of the following elements of the development hereby approved [the external walls,

roofing materials, window frames/glazing, rainwater goods, any new external ground hard-surfacing materials, and any new means of enclosure] 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.

Reason - To ensure satisfactory external appearance. \*

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

Reason - In the interests of visual amenity.

- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any other Order revoking or re-enacting that Order), the land and/or building(s) shall be used only for the purpose of a Use Class C2 care home and be occupied solely by persons whom are mentally and/or physically frail; have mobility problems; suffer from paralysis or partial paralysis; or are in need of assistance with the normal activities of life. No vehicle parking/storage facilities shall be provided on site for residents. The care home hereby permitted shall not be used for any other purposes, including any other purpose within Use Class C2, without the prior permission of the Local Planning Authority.

Reason - For the avoidance of doubt; to ensure no harm arises to the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; to protect the amenities of neighbouring residential properties; and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 6 The care home shall provide a maximum of 66 client bed spaces only unless with the prior written permission of the Local Planning Authority.

Reason - For the avoidance of doubt; to ensure no harm arises to the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; and in the interests of the safety and convenience of highway users.

- 7 For the avoidance of doubt, there shall be no self-containment and/or staff accommodation provided within the Care Home the subject of this permission.

Reason - To ensure that there is no creation of self-contained and/or ancillary staff residential accommodation to ensure that no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise.

- 8 The care home the subject of this permission shall not be occupied until the 29 parking spaces shown to be provided and/or made available solely for care home staff and/or visitors as shown on the approved plans have been constructed and/or made available for such use. Thereafter the parking spaces shall be kept available at all times for such parking purposes and shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision and retention of adequate off-street car parking to serve the development at all times.

- 9 The development hereby approved shall be implemented and completed in full incorporating the drainage measures as specified by the on-site Drainage Strategy plans, details and documentation submitted with the application (as amended). The approved surface water drainage system shall subsequently be retained and kept fully operational at all times in accordance with the approved details. In this respect, surface water discharge to the public sewer network shall be limited to 38.7 l/s. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority. Any revised details submitted for approval in this respect must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason - To ensure adequate surface water drainage having regard to the requirements of adopted New Rushmoor Local Plan (2014-2032) Policy NE8.

- 10 The 5 on-site parking spaces to be provided so as to be approached from the adjoining private access road as shown shaded pink on the amended Site Layout Plan

GU11 2EU-A-03A received by the Local Planning Authority on 23 June 2021 shall be laid out as indicated and subsequently provided and kept made available in perpetuity at all times for general public parking use. Furthermore, the 15 in-line parking spaces located along the north side of the private access road within and adjacent to the boundary of the application site shared with Aldershot Telephone Exchange shall also be kept made available in perpetuity at all times for general public parking use.

Reason - In the interests of the safety and convenience of highway users.

- 11 Prior to the first occupation of the Care Home the subject of this permission, notwithstanding the indications for landscape planting shown on the plans hereby approved, a fully detailed landscape and planting scheme (to include landscaping incorporating biodiversity enhancement measures (such as the provision of appropriate bat or bird boxes at the site) 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 and biodiversity enhancement. \*

- 12 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 re-occupation of the building the subject of this permission or the practical completion of the development hereby approved, whichever is the sooner.

Reason -To ensure the development makes an adequate contribution to visual amenity and the amenities of occupiers of adjoining residential properties are adequately protected.

- 13 Prior to the commencement of development a Construction & Traffic Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:

- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
- (b) the arrangements to be made for the delivery of all

building and other materials to the site, including construction servicing/delivery routes;  
(c) the provision to be made for any storage of building and other materials on site;  
(d) measures to prevent mud from being deposited on the highway;  
(e) the programme for construction; and  
(f) the protective hoarding/enclosure of the site.  
Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

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

- 14 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.

- 15 The existing trees, hedges and landscape planting on the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the means and measures specified in the JAC Ltd. Arboricultural Report reference 15464/EW submitted with the application and hereby approved.

Reason - To preserve the amenity and biodiversity value of the retained trees and landscaping.

- 16 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.

- 17 The development hereby approved shall not be occupied until measures to protect buildings from traffic or other external noise have been implemented in accordance with a scheme to include, for example, bunds, acoustic barriers and double glazing which has been first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of the occupiers of the development. \*



# CORPORATE GOVERNANCE, AUDIT AND STANDARDS COMMITTEE

Meeting held on Tuesday, 27th July, 2021 at the Council Offices, Farnborough at 7.00 pm.

## Voting Members

Cllr Sue Carter (Chairman)  
Cllr P.J. Cullum (Vice-Chairman)

Cllr Sophia Choudhary  
Cllr A.K. Chowdhury  
Cllr Christine Guinness  
Cllr A.J. Halstead  
Cllr Jacqui Vosper  
Cllr Jessica Auton  
Cllr Jib Belbase  
Cllr Sarah Spall

An apology for absence was submitted on behalf of Cllr Prabesh KC.

## 7. STATEMENT OF ACCOUNTS AND AUDIT OPINION 2019/20

The Chairman welcomed to the meeting Adrian Balmer (Senior Manager) and Justine Thorpe (Audit Manager) of Ernst & Young (EY) via Microsoft Teams to update the Committee on the Draft Audit Results Report for the financial year ended 31st March 2020.

Mr Balmer referred to the Executive Summary which stated that the audit had been carried out in accordance with the audit scope for the audit of the 2019/20 financial statements. As a result of Covid-19, new regulations – the Accounts and Audit (Coronavirus) (Amendment) Regulations 2020 No. 404, had come into force on 30th April 2020. The Regulations announced a change to the publication date from 31st July to 30th November 2020 for all relevant authorities. It was noted that 30th November 2020 was not a statutory deadline for the completion of the audit of the Council's 2019/20 financial statements.

As a result of Covid-19, Mr Balmer gave further details of changes made to EY's risk assessment in respect of the following:

- Valuation of investment properties and property plant and equipment
- Disclosures on Going Concern
- Adoption of IFRS16

Reference was also made to changes in materiality. EY had updated its planning materiality assessment using the draft financial statements and had also

reconsidered its risk assessment. Based on its materiality measure of gross expenditure on provision of services, EY had updated its overall materiality assessment to £1.512 million. The basis for this assessment had remained consistent with prior year at 2% of gross expenditure on the provision of services. This had resulted in an updated performance materiality of £1.135 million and an updated threshold for reporting mis-statements of £75.6k.

In respect of the status of the audit, the draft Audit Results Report stated that, subject to satisfactory completion of the remaining areas of the audit to be completed, EY expected to issue an unqualified opinion on the Council's financial statements. However, it was noted that until the work was complete, further amendments could arise. Outstanding work included:

- Property Plant and Equipment and Investment Properties valuation – the provision of source valuation information
- Going Concern – some final information required from the Council

Mr Balmer referred to the sections in the Executive Summary of the Audit Report concerning control observations and other reporting issues. It was noted that EY had no other matters to report in respect of the Annual Governance Statement and the National Audit Office Whole of Government Accounts submission.

Once outstanding queries had been answered, EY would review the final position on the concluded work, audit adjustments and reporting (including financial instruments, journals and income). Together with Council's management team, the final version of the accounts would be produced and reviewed. Completion of subsequent events procedures to the date of signing the audit report would also be undertaken. The Committee would also produce a signed management representation letter, with the Chairman and Section 151 delegated to sign this off.

Ms Thorpe drew attention to the area of audit focus in respect of mis-statements due to fraud or error and it was noted that EY had not identified:

- any material weaknesses in controls or evidence of material management override
- any instance of inappropriate judgements being applied
- any other transactions during the audit which appeared unusual or outside the Authority's normal course of business
- any errors or fraud issues

In addition to giving an audit opinion, EY was required to consider whether the Council had put in place 'proper arrangements' to secure economy, efficiency and effectiveness on its use of resources (the Value for Money conclusion). The Committee noted that the value for money risk assessment at the planning stage of the audit had considered both the potential financial impact of issues facing the Council and also the likelihood that the issues would be of interest to local taxpayers, the Government and other stakeholders. At the time of planning, EY had identified one significant risk relevant to its 'Value for Money' conclusion, which was the effectiveness of the Council's Governance and Risk Management Framework. EY had concluded that the Council's risk management arrangements were adequate

and recognised that there had been improvements in the Council's Governance and Risk Management Framework during 2019/20. EY had made some suggestions in the draft Audit Results Report that the Council might like to consider to further embed risk management in the day-to-day business and reporting of the Council. It had further been suggested that disclosures in the draft 2019/20 Annual Governance Statement could be improved so that the Statement better described the effectiveness of the Council's governance arrangements in the year in question and any significant weaknesses and action plans for the resolution of prior year issues and issues going forward. EY had also considered that the Council could better disclose how the Council's risk management framework enabled the Council to achieve its strategic objectives and address areas for improvement.

In respect of the assessment of the internal financial control environment, EY had made recommendations in respect of:

- ensuring that appropriate documentation was retained and accessible in relation to property, plant and equipment and investment properties held;
- reviewing policies and procedures to ensure these were kept up-to-date;
- appropriate officer capacity to respond to audit queries within agreed timelines; and
- the collection and retention of all Declarations of Interest forms for all Members and key Officers

The Executive Head of Finance advised the Committee that progress had been made in terms of responding to the outstanding issues. Discussion would be required on the draft Audit Report by the management team. The Committee also noted that a draft timetable had been agreed by EY and the Council for the 2020/21 audit. The Council would be putting resources in place to respond to audit questions and it was hoped that EY would respond positively and timely when information had been provided.

During discussion, questions were raised regarding: risk management; the updating of the Council's policies and procedures; asset valuations; and, EY's audit fees. The Committee requested a breakdown on the final audit fee from EY.

The Chairman thanked Mr Adrian Balmer and Ms Justine Thorpe for their presentations.

**RESOLVED:** That the update be noted.

## 8. **MINUTES**

The Minutes of the meeting held on 27th May 2021 were approved and signed by the Chairman.

## 9. **STATEMENT OF ACCOUNTS 2020/21 - PROGRESS/UPDATE**

The Executive Head of Finance advised the Committee that work would commence in August 2021 on the 2020/21 financial statements. EY would be on site to do

testing of the financial statements and it was hoped to have an audit opinion by November 2021.

The Committee was referred to the late agenda paper circulated on EY's 'Going Concern' consultation for 2019/20 and the response provided by the Executive Head of Finance, as updated on 22nd July 2021.

During discussion, the Executive Head of Finance was asked to provide the Committee with a synopsis in respect of the Statement of Accounts for the 2020/21 financial year.

**RESOLVED:** That the update be noted.

#### 10. **ANNUAL GOVERNANCE STATEMENT 2020/21**

The Executive Head of Finance gave an update on progress with the Annual Governance Statement for publication alongside the Council's Statement of Accounts, under Regulation 6(1) of the Accounts and Audit Regulations 2015.

It was noted that the Regulations required councils to ensure that their financial management was adequate and effective and that there was a sound system of internal control. This facilitated the effective exercise of the Council's functions, including the management of risk and review of performance management. The system of internal control included more than the financial aspects of the Council's business. It included matters such as the establishment and monitoring of objectives, the arrangements for decision-making and ensuring compliance with established policies.

The Committee was advised that recent CIPFA guidance had requested that the Annual Governance Statement should include the Council's position in respect of continuing services during the Covid-19 pandemic. In accordance with the Council's Code of Corporate Governance, assurance statements had been obtained from Heads of Service in this respect. The Executive Head of Finance confirmed that there were no significant areas of concern given in the assurance statements.

The Executive Head of Finance undertook to provide the Committee with a synopsis on progress with the Annual Governance Statement.

**RESOLVED:** That the Executive Head of Finance's update be noted.

#### 11. **INTERNAL AUDIT OPINION 2020/21**

The Executive Head of Finance updated the Committee on the Internal Audit Opinion for 2020/21. It was noted that the Internal Audit Manager, Nikki Hughes, was currently on maternity leave and that an interim Internal Audit Manager (Mr David Thacker) had been appointed. Mr Thacker would commence work at the beginning of August 2021 and would be working closely with the Committee.

The Committee was advised that Nikki Hughes was being consulted to give an opinion on audits outstanding since the start of her maternity leave. An updated Audit Opinion would be provided to the Committee in due course.

The Executive Head of Finance also updated the Committee on audit resources negotiated with Wokingham Borough Council through a Section 113 agreement.

During discussion, the Executive Head of Finance was asked to provide the Committee with a written synopsis of the situation with regard to the Internal Audit Opinion for 2020/21.

**RESOLVED:** That the Executive Head of Finance's update be noted.

## 12. **RUSHMOOR COMMUNITY AWARD 2021**

The Head of Democracy and Community advised the Committee that the Rushmoor Community Award was an initiative that the Council had had in place for many years to recognise outstanding achievements of Borough residents. The Award was open to all local people and nominations were sought through advertising in the Arena magazine and through the Council's social media. Nominations made had to meet certain criteria: outstanding service to the community; outstanding service to an individual or individuals; or outstanding service to the voluntary sector.

2021 had seen an unprecedented number of nominations received for the Award. In previous years, between 5-10 nominations were normally received. However, 32 nominations had been received for 2021 and would require some time to go through by the Committee to make its decision for one, or rarely two, recipients of the Rushmoor Community Award. It was therefore proposed to set up a small group from the Committee to go through the nominations comprising the Chairman, Vice-Chairman, one representative of the Conservative Group and two representatives of the Labour Group. All Members of the Committee would receive a strictly confidential list of all nominees in order to make any comments to the Head of Democracy and Community before the small group would meet to make its decision. It was the intention to present the Rushmoor Community Award for 2021 at the October meeting of the full Council.

During discussion, Members agreed to the proposed way forward and suggested that a set of robust criteria be circulated to the Committee with the information on the nominees to assist with being able to make comments.

**RESOLVED:** That the following Members be appointed to the group to consider nominations for the 2021 Rushmoor Community Award and recommend a recipient:

- Chairman
- Vice-Chairman
- Conservative Group representative - Cllr Jacqui Vosper
- Labour Group representatives – Cllrs Sarah Spall and Ashley Halstead

### 13. TAXI LICENSING HEARINGS AND WHEELCHAIR ACCESSIBLE VEHICLES

The Committee considered the Head of Operations' Report No. OSP2109 which proposed an amendment to the Scheme of Delegation set out in the Council's Constitution (Taxi and private hire licensing and associated licensing arrangements) to reflect new arrangements required when an authorised officer was minded to refuse or revoke a licence for a private hire operator or a hackney carriage and/or private hire driver. The Report also proposed the designation of Wheelchair accessible vehicles in accordance with the power provided under Section 167 of The Equality Act 2010.

In respect of taxi decision making, the Report advised that the Council's current Scheme of Delegation allowed for all decisions on taxi licence applications and any interferences with licences once issued to be made by the Head of Operations or delegated officers. Historically, these decisions had been made by officers with the option to refer them to a sub-committee, which had been determined by the Manager or Head of Service on an exception basis with no specific criteria. This had resulted in very few taxi hearings.

DfT statutory guidance had recently been released which required the licensing authority to refer a contentious decision by the authorised officer to a sub-committee. However, an exception should be specified that delegation to the Head of Operations would remain in place where it was determined urgent or necessary for an expedient decision.

The Report also set out a proposed protocol and procedures for the arrangements for taxi hearings. It was proposed that training would be provided for the Committee incorporating mock hearings based on previously determined cases to comply with the DfT guidance to ensure that Members were confident on decision making on taxi hearing cases.

In respect of wheelchair accessible vehicles, it was proposed that the Council designated wheelchair accessible vehicles in accordance with the power provided at Section 167 of The Equality Act 2010, introducing statutory duties on the drivers of these vehicles. The DfT guidance recommended that the criteria used to determine that a vehicle was designated was if it would be possible for the user of a 'reference wheelchair (as detailed in Schedule 1 of The Public Service Vehicle Accessibility Regulations 2000, as appended to the Report) to enter, leave and travel in the passenger compartment in safety and reasonable comfort whilst seated in their wheelchair'. It was proposed that the responsibility for determining whether a vehicle was designated in accordance with the criteria should be delegated to officers in accordance with the current Scheme of Delegation. Licensing officers would produce a draft list of vehicles to be designated in accordance with the criteria and that the proprietors/drivers of these vehicles should be informed in writing of the decision to designate the vehicle, the duties that this put on them and additional information to assist them in those duties. The Report advised the Committee that, as there was a right of appeal to the Magistrate's Court within 28 days of the decision, the designated vehicles list and duties would be published online and

therefore made available to members of the public at the end of the appeal period for all vehicles where no appeal had been received.

During discussion, Members raised questions regarding: the number of taxi licensing hearings held over recent years; the training required for Members to sit on the Licensing Sub-Committee to undertake hearings; and, the enforcement of wheelchair accessibility requirements.

**RESOLVED:** That approval be given to:

- (i) the updating of the Scheme of Delegation, set out in Part 3, Section 4, Para. 4.5.2 of the Constitution (taxi and private hire licensing and associated licensing arrangements) to reflect that, where the authorised officer is minded to refuse or revoke a licence for a private taxi hire operator or a hackney carriage and/or private hire driver, the matter be referred to a taxi licensing hearing for decision, but an exception to be specified that delegation to the Head of Operations will remain in place where it is deemed urgent or necessary for an expedient decision; and
- (ii) a panel of three Members drawn from the Corporate Governance, Audit and Standards Committee by rotation, forming a sub-committee, be authorised to deal with the determination of taxi licensing applications, as set out in Recommendation (i) above, and that the Head of Democracy and Community be authorised to make the appointments to the sub-committee from amongst the trained Members of the Committee, in accordance with the proposed protocol and procedure, as set out in Appendix 3 of the Head of Operations' Report No. OSP2109;
- (iii) the adoption of the Taxi Hearings Protocol and Procedure, as set out in Appendix 3 of the Report;
- (iv) the arranging of training to support Members to determine matters at taxi licensing hearings and the Head of Operations be authorised to continue to use delegated powers in the absence of trained Members.
- (v) the designation of Wheelchair Accessible Vehicles in accordance with the power provided at Section 167 of The Equality Act 2010, using a reference wheelchair as detailed in Appendix 4 of the Report; and
- (vi) the delegation to officers of the designation of Wheelchair Accessible Vehicles, in accordance with the current Scheme of Delegation.

#### 14. **APPOINTMENT OF INDEPENDENT MEMBER**

The Monitoring Officer reminded Members that, at the meeting on 29th March 2021, the Committee had approved the appointment of Independent Members with technical knowledge and expertise in respect of audit matters to be co-opted on to the Committee to help with the process of in-depth questioning and committee discussion.

A public advertisement to recruit Independent Members had been published and, following an initial interview of candidates by the Monitoring Officer and the Committee Services Manager, two candidates would be interviewed in August 2021 by the Chairman of the Committee, Chief Executive and the Monitoring Officer.

The Monitoring Officer undertook to circulate details of the successful candidate(s) following the interviews.

During discussion, Members were advised that the Committee could have up to three Independent Members co-opted on to the Committee.

**RESOLVED:** That the update by the Monitoring Officer be noted.

The meeting closed at 8.39 pm.

CLLR SUE CARTER (CHAIRMAN)

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# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 18th August, 2021 in the Council Chamber, Council Offices, Farnborough Road, Farnborough at 7.00 pm.

## Voting Members

Cllr C.J. Stewart (Chairman)  
Cllr L. Jeffers (Vice-Chairman)

Cllr Mrs. D.B. Bedford  
Cllr P.I.C. Crerar  
Cllr J.H. Marsh  
Cllr Sophie Porter  
Cllr Michael Hope  
Cllr S.J. Masterson  
Cllr Nem Thapa

Apologies for absence were submitted on behalf of Cllr Nadia Martin and Cllr T.W. Mitchell.

Cllr A.J. Halstead attended the meeting as a Standing Deputy.

## Non-Voting Member

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

## 22. 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:

<b>Member</b>	<b>Application No. and Address</b>	<b>Interest</b>	<b>Reason</b>
Cllr Sophie Porter	21/00545/FULPP The White Lion, No. 20 Lower Farnham Road, Aldershot	For noting	No interest to declare under the Code of Conduct for Councillors, however has been closely involved in supporting the community group campaigning to save

The White Lion and promoting their efforts in this regard. Therefore Cllr Porter felt that it would not be appropriate to take part in the debate or decision making to avoid any suggestion of bias or predetermination.

23. **MINUTES**

The minutes of the meeting held on 21st July 2021 were agreed and signed by the Chairman.

24. **REPRESENTATIONS BY THE PUBLIC**

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

<b>Application No.</b>	<b>Address</b>	<b>Representation</b>	<b>In support of or against the application</b>
21/00545/FULPP	The White Lion Public House, No. 20 Lower Farnham Road, Aldershot	Mr. P. Broberg	Against

25. **PLANNING APPLICATIONS**

**RESOLVED:** That

- (i) planning permission/consent be refused in respect of the following applications, as set out in Appendix "A" attached hereto for the reasons mentioned therein:

21/00074/FULPP	ASDA Click and Collect Facility, Farnborough
21/00075/ADVPP	ASDA Click and Collect Facility, Farnborough

- (ii) Subject to no further or substantive representations being received before expiry of the notification deadline (midnight on 18th August 2021), the following application be determined, in accordance with Members' resolution to refuse planning permission, by the Head of Economy, Planning and Strategic Housing in consultation with the Chairman:

- \* 21/00545/FULPP      The White Lion Public House, No. 20 Lower Farnham Road, Aldershot

- (iii) 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. EPSH2123, be noted;
- (iv) the current position with regard to the following applications be noted pending consideration at a future meeting:
 

20/00400/FULPP	Land at former Lafarge site, Hollybush Lane, Aldershot
21/00271/FULPP	Block 3, Queensmead, Farnborough
21/00476/FULPP	The Royal Staff Public House, No. 37A Mount Pleasant Road, Aldershot
* 21/00483/FULPP	No. 183 Ash Road, Aldershot
* 21/00487/FULPP	No. 185 Ash Road, Aldershot

  - \* The Head of Economy, Planning and Strategic Housing's Report No. EPSH2123 in respect of these applications was amended at the meeting

**26. PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2021**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2124 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning Service and the overall workload of the Section for the quarter from 1st April to 30th June 2021.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2124 be noted.

The meeting closed at 7.38 pm.

CLLR C.J. STEWART (CHAIRMAN)

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**DEVELOPMENT MANAGEMENT COMMITTEE  
18<sup>TH</sup> AUGUST 2021**

**APPENDIX "A"**

**Application No. & Date Valid:**      **21/00074/FULPP**                      **4th February 2021**

**Proposal:**                      Construction of new Home Shopping storage areas and associated coldrooms, construction of new click & collect canopy and associated steelworks and associated works at **ASDA Westmead Farnborough Hampshire**

**Applicant:**                      ASDA Asda Stores Ltd

- Reasons:**
- 1      The proposal would result in the loss of an amenity area and trees having amenity value and would replace them with an incongruous structure with illuminated advertisements, to the detriment of the character and amenity of the area and therefore fails to provide high quality design that respects the character and appearance of the area or to improve the quality of the built environment and is therefore contrary to Policies DE1, DE6 and NE3 of the Rushmoor Local Plan.
  
  - 2      The proposal would have a detrimental impact upon the amenity of the nearby residents by reason of the increased traffic and activity at the rear of the building and the adverse impact upon the outlook from these properties due to the loss of established amenity trees and landscaping and their replacement with hardstanding and a structure bearing illuminated advertisements, contrary to Policy DE1 of the Rushmoor Local Plan.

**Application No. & Date Valid:** 21/00075/ADVPP

**4th February 2021**

Proposal: Display of four internally illuminated fascia signs on proposed new Click & Collect Canopies at rear of building at **ASDA Westmead Farnborough Hampshire**

Applicant: ASDA Asda Stores Ltd

Reasons: 1 The proposed illuminated advertisements in combination with the construction of the click and collect facility, would have a detrimental impact upon the amenity of the nearby residents and upon the general character and visual amenity of the area and is therefore contrary to Policy DE9 of the Rushmoor Local Plan.

# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 15th September, 2021 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

## Voting Members

Cllr C.J. Stewart (Chairman)  
Cllr L. Jeffers (Vice-Chairman)

Cllr Mrs. D.B. Bedford  
Cllr P.I.C. Crerar  
Cllr Michael Hope  
Cllr J.H. Marsh  
Cllr Nadia Martin  
Cllr S.J. Masterson  
Cllr Sophie Porter  
Cllr Nem Thapa

## Non-Voting Member

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

## 27. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

## 28. MINUTES

Subject to the following amendments, the Minutes of the meeting held on 18th August 2021 were approved and signed by the Chairman as a correct record:

- Cllr T.W. Mitchell was not present at the previous meeting
- Minute No. 25, (ii) was amended to read:

“Subject to no further or substantive representations being received before expiry of the notification deadline (midnight on 18th August 2021), the following application be determined, in accordance with Members’ resolution to refuse planning permission, by the Head of Economy, Planning and Strategic Housing in consultation with the Chairman:

- \* 21/00545/FULPP The White Lion Public House, No. 20 Lower Farnham Road, Aldershot”

## 29. 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:

<b>Application No.</b>	<b>Address</b>	<b>Representation</b>	<b>In support of or against the application</b>
21/00476/FULPP	Market Site, Queensmead, Farnborough	Mr. D. Kirincic	Against
21/00483/FULPP	No. 183 Ash Road, Aldershot	Mr. R. Watkins Mr. A. Amin	Against In support
21/00487/FULPP	No. 185 Ash Road, Aldershot	Mr. R. Watkins Mr. A. Amin	Against In support

## 30. PLANNING APPLICATIONS

**RESOLVED:** That

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

- \* 21/00680/REV                      Market Site, Queensmead, Farnborough
- 21/00683/TEMP                      Cross Street Car Park, Aldershot

(ii) planning permission/consent be refused in respect of the following applications, as set out in Appendix "B" attached hereto, for the reasons mentioned therein:

- 21/00476/FULPP                      The Royal Staff Public House, No. 37a Mount Pleasant Road, Aldershot
- \* 21/00483/FULPP                      No. 183 Ash Road, Aldershot
- \* 21/00487/FULPP                      No. 185 Ash Road, Aldershot

(iii) 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. EPSH2125, be noted;

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

20/00400/FULPP	Land at former Lafarge Site, Hollybush Lane, Aldershot
21/00271/FULPP	Block 3, Queensmead, Farnborough
21/00645/FULPP	Land to the rear of Nos. 162 to 170 Holly Road, Aldershot

\* The Head of Economy, Planning and Strategic Housing's Report No. EPSH2125 in respect of these applications was amended at the meeting

### 31. **APPLICATION NO. 21/00483/FULPP - NO. 183 ASH ROAD, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. 21/00483/FULPP in respect of a first floor side extension and a single storey rear extension with the creation of a parking area to the frontage of No. 183 Ash Road, Aldershot. It was noted that this site had been the subject of enforcement investigation in the past, and most recently in January and May 2021 following the unauthorised erection of large structures across the rear of the property, covering part of the open yard service area. The Report advised that these structures had now been removed.

The Report also advised the Committee that the current storage of tyres across the site, informally in piles and on racks along the east boundary wall with No. 185 Ash Road represented unauthorised storage in the open parking area. The storage racks were substantial and had been built to a height of approximately four metres, stretching along the rear boundary approximately ten metres. The planning application would replace this unauthorised arrangement. Notwithstanding this, these racks were visually unacceptable in this location and the intensification of storage of tyres in the open was considered to have a detrimental impact on the visual character and appearance of the street scene. Furthermore, the racks were visible from the rear of Nos. 185 and 187 Ash Road and it was considered that they represented an unacceptable loss of visual amenity to surrounding residents.

**RESOLVED:** That

- (i) planning permission be refused for the reasons set out in Appendix B attached hereto; and
- (ii) the Solicitor to the Council be authorised to issue an enforcement notice with regard to the unauthorised storage of tyres and fitting of tyre racks within the rear parking area at No. 183 Ash Road, Aldershot for the reasons that the unauthorised development was unacceptable due to the impact on visual amenity and loss of on-site parking spaces to the detriment of the amenities of the occupiers of nearby residential properties by reason of increased noise and disturbance and was thereby contrary to Policy DE1 and DE10 of the Rushmoor Local Plan (2019), with three months as the period for compliance.



32. **APPLICATION NO. 21/00487/FULPP - NO. 185 ASH ROAD, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. 21/00487/FULPP in respect of retrospective change of use of part of the land to the rear of No. 185 Ash Road, Aldershot from residential amenity space (C3) to tyre storage (B2) in connection with No. 183 Ash Road, and the proposed erection of a single storey building for the storage of tyres and the provision of staff facilities (kitchen with wc) at No. 185 Ash Road, Aldershot. It was noted that planning records for this property showed that an enforcement notice in respect of a material change of use had been issued on 31st March 1989 relating to the outbuildings to the rear of the garden regarding 'unauthorised material change of use of a domestic garage to use of a garage for commercial purposes not ancillary to the residential area of the premises'. The notice required the cessation of this use. The reasons for the service of this notice had been given as:

"(i) this use is unacceptable because it is likely to cause noise and disturbance to occupiers of nearby residential properties, and (ii) this use represents an over-intensification and expansion of the business carried on at No. 183 Ash Road, Aldershot which itself is a non-conforming use in a residential area, to the detriment of the amenities of the occupiers of nearby residential properties".

**RESOLVED:** That

- (i) planning permission be refused for the reasons set out in Appendix B attached hereto; and
- (ii) the Solicitor to the Council be authorised to issue an enforcement notice with regard to the unauthorised material change of use of domestic outbuilding to use for commercial purposes at No. 185 Ash Road, Aldershot for the reasons that (i) the unauthorised development was unacceptable because it constituted unacceptable loss of residential garden space to a use likely to cause noise and disturbance to the detriment of the amenities of the occupiers of nearby residential properties and was thereby contrary to Policies DE1 and DE10 of the Rushmoor Local Plan (2019) with three months as the period for compliance.

33. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2126, which advised Members that an appeal against the refusal of planning permission in respect of planning application 21/00092/FULPP for the erection of a car port to the front of the property at No. 74 Ayling Lane, Aldershot had now been made valid and had been given a start date. The planning appeal reference was APP/P1750/D/21/3276184. It was noted that the appeal would be determined by the fast-track householder written representation method.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2126 be noted.

34. **ESSO PIPELINE PROJECT**

The Head of Economy, Planning and Strategic Housing gave an update to the Committee on the position regarding the approval of requirements pursuant to the Development Consent Order for the renewal and partial realignment of the Southampton to London Esso fuel pipeline which crossed the Borough of Rushmoor.

It was noted that the Council had secured agreement from Esso that it would submit further details for approval of how it planned to carry out trenching work close to the fairy tree and another veteran tree in Queen Elizabeth Park, Farnborough, as part of its pipeline project.

The agreement followed a request from Esso for the Council to discharge a number of requirements in the Development Consent Order that the Secretary of State for Business, Energy and Industrial Strategy had granted in October 2020. The Development Consent Order was the permission needed for Nationally Significant Infrastructure Projects.

The Council had spent a significant amount of time formally considering Esso's requests as required by the Development Consent Order to agree a way forward. In doing so, the Council had worked with the Friends of Queen Elizabeth Park with a view to minimising the potential impacts of the work in the Park. The most difficult of these requests involved changes to the Site Specific Plan for Queen Elizabeth Park because of a small change in the route of the pipeline. This had become necessary after the discovery of concrete blocks linked to a sewage pipe already running through the Park, meaning that the trenching had to be carried out closer to a small number of mature trees including the well-known fairy tree.

Esso had agreed to submit further information on the detailed working methods it would use for this work as part of the revised Site Specific Plan and the Council would need to approve this before the work could be started. It was noted that all the submissions had now been agreed.

**RESOLVED:** That the update be noted.

The meeting closed at 8.32 pm.

CLLR C.J. STEWART (CHAIRMAN)

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## Development Management Committee

### Appendix "A"

**Application No. & Date Valid:**      **21/00680/REV**      **18th August 2021**

**Proposal:**      Variation of Condition No.2 of planning permission 16/00841/FUL dated 8 December 2016 to allow setting-up of market stalls to commence from 7.00am instead of the current permitted 7.30am at **Market Site Queensmead Farnborough Hampshire**

**Applicant:**      Adrian Long

**Conditions:**      1      Access to the market site (including, for the avoidance of any doubt, the bin storage area) for the purposes of setting up shall only take place between the hours of 7.00am and 9.00am on the day of the market concerned.

Reason - To safeguard the amenities of adjoining occupiers.

2      The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers: 20.6.13-2/100; 20.6.13-2/101; & Applicants' Supporting Statement.

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

**Application No. & Date Valid:** 21/00683/TEMP

**19th August 2021**

**Proposal:** Change of use of land for re-location of Aldershot street market bin store and Town Centre Manager equipment store containers to the Cross St. Car Park for a temporary period of 4 years at **Cross Street Car Park Cross Street Aldershot Hampshire**

**Applicant:** Adrian Long

**Conditions:** 1 The use hereby permitted shall be discontinued and the land restored to its former condition on or before four years from the date of this permission.

Reason - It is considered inappropriate to permit indefinitely a use of land for the siting of a portable building.

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

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

3 No access to the storage containers hereby permitted shall take place for the purposes of the collection or the return of items stored therein between the hours of 11.00pm to 7.00am.

Reason - To safeguard the amenities of adjoining occupiers.

## Appendix "B"

**Application No. & Date Valid:**      **21/00476/FULPP**                      **9th June 2021**

**Proposal:**                      Change of use from public house (Sui Generis) to grocery shop (Use Class E) with continued use above ground floor of ancillary residential accommodation at **The Royal Staff 37A Mount Pleasant Road Aldershot Hampshire**

**Applicant:**                      Mr Raj Pandher

**Reasons:**                      1      The application has not been supported by sufficient evidence to demonstrate that there is no-longer term need for the public house. In this regard, the proposal conflicts with Policy LN8 of the Rushmoor Local Plan and the requirements of the adopted 'Development Affecting Public Houses' supplementary planning document and would thereby give rise to the loss of a community facility with the status of an Asset of Community Value.

**Application No. & Date Valid:**      **21/00483/FULPP**                      **11th June 2021**

**Proposal:**                      First floor side extension and a single storey rear extension with creation of parking area to frontage of 183 Ash Road at **183 Ash Road Aldershot Hampshire GU12 4DD**

**Applicant:**                      Ahmad Chishti

**Reasons:**                      1      The proposed development, due to its siting, scale, massing and appearance, would result in highly visible and obtrusive cramped over-development of the site, harmful to and at odds with the character and appearance of this predominantly residential area, contrary to Policies DE1 and DE11 of the Rushmoor Local Plan

2      The proposed development, by reason of the resultant bulk and mass of the building alongside the boundary with the adjoining properties to the north, west and east, together with the intensification of tyre fitting and storage uses, would be likely to give rise to material and

undue harmful impacts on the living conditions of occupiers of neighbouring residential properties, by reason of poor outlook and loss of visual amenity, and increased noise and disturbance, contrary to Policy DE1 and DE3 of the Rushmoor Local Plan.

- 3 The development would fail to provide the required number of off-road parking spaces to serve the B2 Use under the adopted Rushmoor Borough Council Parking Standards SPD (2017). The development would therefore be likely to result in conditions harmful to pedestrian and highway safety, contrary to Policy IN2 of the Rushmoor Local Plan.
- 4 The proposals fail to provide details of appropriate surface water drainage for the development as required by Policy NE8 of the Rushmoor Local Plan.

**Application No.  
& Date Valid:**

**21/00487/FULPP**

**14th June 2021**

**Proposal:**

Retrospective change of use of part of land to rear of no.185 Ash Road from residential amenity space (C3) to tyre storage (B2) in connection with No. 183 Ash Road, and the proposed erection of single storey building for the storage of tyres and provision of staff facilities (kitchen with w/c) at **185 Ash Road Aldershot Hampshire GU12 4DD**

**Applicant:**

Ahmad Chishti

**Reasons:**

- 1 The proposed development and use, due to its siting, scale, massing and appearance, would result in highly visible and obtrusive cramped over-development of the site, harmful to and at odds with the character and appearance of this predominantly residential area, contrary to Policies DE1 and DE11 of the Rushmoor Local Plan
- 2 The proposed development and use, by reason of the resultant bulk and mass of the building alongside the boundary with the adjoining properties to the north, west and east, together with the intensification of tyre fitting and storage uses, would be likely to give rise to material and undue harmful impacts on the living conditions of occupiers of neighbouring residential properties, by reason of poor outlook and loss of visual amenity, and increased noise and disturbance, contrary to Policy DE1, DE3 and DE10 of the Rushmoor Local Plan
- 3 The development would fail to provide the required

number of off-road parking spaces to serve the B2 Use under the adopted Rushmoor Borough Council Parking Standards SPD (2017). The development would therefore be likely to result in conditions harmful to pedestrian and highway safety, contrary to Policy IN2 of the Rushmoor Local Plan

- 4 The proposals fail to provide details of appropriate surface water drainage for the development as required by Policy NE8 of the Rushmoor Local Plan.