

AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
13th October 2021

FOR INFORMATION : Update to Item 5 considered at the 21 July 2021 Development Management Committee meeting

Application No.	21/00231/FULPP
Proposal	Erection of an apartment building and ten terraced houses comprising a total of 17 dwellings (3 x 1-bed, 4 x 2-bed and 10 x 3-bed) with associated landscaping and parking, with vehicular access from Morris Road, following demolition of all buildings on site
Address	209 - 211 Lynchford Road Farnborough

In this case it was resolved to grant planning permission subject to a number of requirements first being met no later than 30 September 2021 – that drainage matters be resolved with no objection from the Lead Local Flood Authority (LLFA); that there was no objection from the Council’s Ecology & Biodiversity Officer following an ecology survey of the site; and a satisfactory s106 being completed to secure SPA and POS contributions.

However, the LLFA subsequently continued to raise objection despite further submissions from the applicants; and advised that those matters that remained unresolved could not be dealt with by imposition of conditions. A Preliminary Bat Species survey prepared since the Committee meeting identified a moderate potential for bat roosts in two buildings on the site, such that further emergence surveys are required. However, these surveys were not undertaken when it was still possible to do so this year; and the required survey work cannot now be undertaken until spring 2022. The imposition of conditions to deal with this matter is considered inappropriate and an ecology objection to the proposals therefore remains.

The applicants were provided the opportunity to withdraw the application with a view to re-submitting when the outstanding matters had been resolved, however they declined to do so. Accordingly, with the resolution to grant time-bound to the requirements being met on or before 30 September 2021 and no likelihood of the outstanding matters being resolved for months, the decision was taken, in consultation with the Chairman, to **REFUSE** planning permission for failure to adequately address drainage and ecology matters. Because the s106 was not completed in time, further reasons for refusal related to failure to secure the required s106 financial contributions.

Planning permission was formally refused by the Council on 1 October 2021.

FOR INFORMATION : Update to the enforcement action authorised by Committee at the last meeting on 15 September 2021 relating to No.183 Ash Road, Aldershot (see Pages 5 & 6 of Agenda Item No.2)

A site visit undertaken earlier this week has confirmed that the unauthorised racking has been removed from the property. However, a quantity of used tyres remain stacked against the boundary wall shared with No.185 Ash Road. Furthermore, the domestic outbuilding at No.185 was still in use for the storage of new tyres. As a result, instructions have been issued to the Solicitor to the Council to proceed with the preparation of the Enforcement Notices authorised by Committee.

Section C : Item 4 : Page 29

Application No. 21/00645/FULPP

Proposal Erection of three 3-bedroom 5-person occupancy terraced two-storey houses following the demolition of existing garages; alterations to side elevation of No.170 Holly Road and provision of replacement parking spaces for Nos.162a, 164, 164a and 170 Holly Road

Address **Land to the rear of 162 to 170 Holly Road Aldershot**

Updates to the Report:

An Extension of Time for the determination of the application has been agreed until 30 November 2021 to allow more time for the completion of the required s106 Planning Obligation.

A Drainage Consultants' Report has been submitted on behalf of the applicants which confirms that the risk of significant surface water flooding at the application site is low; and that the consequences of surface water flooding can be appropriately incorporated into the drainage scheme for the site, with details to be required by condition. [See Suggested Condition No.11 in the Report on Pages 47-48]

Amended Full Recommendation (Page 45):

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by **26 November 2021** to secure the SAMMs SPA and Public Open Space contributions as set out in the report, the Head of Planning in consultation with the Chairman be authorised to GRANT planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by **26 November 2021**, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1; and does not make appropriate provision for Public

Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6.

Amended Condition No.2 (Page 46):

The permission hereby granted shall be carried out in accordance with the following approved drawings and details – 16.13-100; A17521.DWG; 16.13-102; 16.13-103 REV.B; 16.13-110 REV.A; 16.13-111 REV.A; 16.13-113 REV.A; 16.13-114 REV.A; 16.13-112 REV.A; Davis Planning Ltd. Planning, Design & Access Statement; Mark Welby Arboricultural Assessment & Method Statement; AA Environmental Ecology Survey Report; and **Lanmor Consulting Drainage Report**.

Reason – as set out in the Report.

Add additional Informative (No.12) (Page 52):

12 INFORMATIVE - Part I of the Wildlife and Countryside Act 1981 (as amended), makes it an offence to intentionally kill, injure or take any wild bird, or intentionally to damage, take or destroy its nest whilst it is being built or in use. Development activities such as vegetation or site clearance should be timed to avoid the bird nest season of March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site should be inspected for active nests by an ecologist within 24 hours of any clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.