

AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
20 January 2021

Section A: Future Items for Committee

Page 15 : Insert Item 1a:

Item	Reference	Description and address
1a	20/00400/FULPP	<p>Development of site to create a leisure facility comprising aquatic sports centre including cafe, gym, equestrian centre accommodation, and ancillary facilities; equestrian centre and associated stabling; 21 floating holiday lodges with associated car parking, landscaping and bund; and provision of a 75 space North Camp Station car park with improved bus stop</p> <p>Land at Former Lafarge Site Hollybush Lane Aldershot Hampshire</p> <p>Amended/additional submissions responding to matters raised by statutory and other consultees are awaited for consideration prior to this application being reported to Committee. Members' request for a site visit has been agreed and will be arranged in advance of consideration.</p>

Section C:

Item 3 : Pages 17 to 55

Application No. 20/00149/FULPP

Proposal Refurbishment and amalgamation of existing Units 2A & 3 Blackwater Shopping Park, including removal of existing mezzanine floors, revised car parking and servicing arrangements; relief from Condition No. 4 of planning permission 93/00016/FUL dated 10 January 1994 to allow use as a foodstore (Use Class A1) with new mezzanine floor to provide ancillary office and staff welfare facilities, ancillary storage and plant machinery areas; use of part of new foodstore unit as self-contained mixed retail and cafe/restaurant use (Use Classes A1/A3); relief from Condition No. 17 of planning permission 93/00016/FUL dated 10 January 1994 to allow extended servicing hours for the new foodstore unit of 0600 to 2300 hours Monday to Saturday (including Bank Holidays) and 0700 to 2000 hours on Sundays; loss of existing parking spaces to front of proposed foodstore to provide new paved area with trolley storage bays and cycle parking; installation of new customer entrances to new units; widening of site vehicular access to Farnborough

Gate road to provide twin exit lanes; and associated works (re-submission of withdrawn application 19/00517/FULPP)

Address **Units 2A and 3 Blackwater Shopping Park 12 Farnborough Gate Farnborough**

Updates to the Report:

- (a) A late representation has been received from the occupier of Ashton House, Pond Road, Farnborough. This expresses support for the proposals along the lines already set out in the Report.
- (b) A late letter has been received from the Applicants' agents in response to the content and conclusions of the Officer Report. This makes the following summary points:-
- The Applicant is extremely disappointed that their planning application is recommended for refusal;
 - The BSP proposals fully comply with the sequential test. The Officer Report recommendation is based upon an assessment of the Sequential Test that is argued to take the wrong approach to the issue of sequentially preferable site 'availability' based upon a misdirection of law : the applicants' legal advice in this respect, provided by David Forsdick QC, is submitted to the Council;
 - Aldi and Lidl battle for market share in towns and cities across the UK and it is not uncommon (examples are provided) to find the two retailers opening new stores in the same town - and in some cases their stores are located very close to one another;
 - The Unit 3 & 4 Solartron Retail Park scheme cannot be considered to be 'available' having regard to the sequential test because Lidl has exchanged contracts with the freeholder of SRP on a new Agreement for Lease in respect of Units 3 and 4;
 - Furthermore, there is also no sustainable basis put forward in the Officer Report to fear that Lidl will not go ahead with the SRP scheme if planning permission is granted for an Aldi foodstore at BSP;
 - The possibility of an alternative town centre site becoming available at Units 3 & 4 Horizon Retail Park has not been considered. In this respect, the applicants understand that Unit 4 is not available as is confirmed by a letter submitted from the occupier of this unit, Bensons for Beds;
 - It is considered that the Council's retail advisors conclude that there would be no significant adverse impact on the town centre as a result of the BSP scheme. Refusal of the application on retail impact grounds is therefore argued to be entirely unsubstantiated; but, in any event, such a ground falls away if SRP is not considered to be 'available';
 - It is clear that Lidl's objection is commercially motivated with the sole purpose of preventing Aldi from opening a new store in Farnborough; and

- If permission is granted for the BSP proposals Farnborough's residents will get two discount foodstores, resulting in improved consumer choice; and twice the number of jobs will also be created.

The agent's letter is accompanied by a copy of the applicants' legal advice; a copy of a letter from Bensons for Beds advising that they occupy Unit 4 Horizon Retail Park in Farnborough Town Centre and, as such, that it is not 'available'; a list of locations where Aldi and Lidl stores co-exist in towns of the same size as Farnborough; and a leaflet providing examples of towns where Aldi & Lidl co-exist.

Amendment to second paragraph on Page 39: Delete the last 3 sentences in this paragraph from the word 'Nevertheless' onwards.

Amended Reason for Refusal No.1 (Page 51):

The second sentence of Reason No.1 as set out in the report is deleted and, as such, Reason No.1 to now read:-

1. It is considered that there is a sequentially preferable suitable and available town centre location which could accommodate the proposed development. Development in this out of town location would therefore be contrary to the objective of regenerating Farnborough town centre and would adversely impact upon the vitality and viability of the town centres within the Borough. As such the proposal conflicts with Policies SS1, SS2, SP1, SP2 and LN7 of the adopted New Rushmoor Local Plan (2014-2032), the advice contained in the National Planning Policy Framework and the objectives of the Supplementary Planning Documents on Farnborough Town Centre (July 2007) and accompanying Prospectus.

Item 4 : Pages 57 to 92

Application No.	20/00785/FULPP
Proposal	Erection of 1 x 4-bedroom detached and 2 x 4-bedroom semi-detached dwellinghouses with associated access, parking, refuse storage, landscaping and ancillary works
Address	Development Site, Land at 'The Haven', 19 York Crescent Aldershot

Update to the Report : Correspondence has been received from the Applicants' agent requesting that the consideration of the application be deferred to allow time for the ecology/biodiversity and surface water drainage issues to be addressed following discussions with Council Officers. In this respect:-

- A Reptile Survey Report and a letter from the Applicants' Ecology Consultant were received by email on Monday 18th January 2021. It is understood that further ecology survey work was undertaken by the applicants' ecology consultant at the site on 19th January 2021.
- A Surface Water Drainage Design Statement was submitted by email on Wednesday morning 20th January 2021.