

Development Management Committee

Appendix "A"

Application No. & Date Valid: **21/00844/FULPP** **25th October 2021**

Proposal: Proposed external alterations to existing building to facilitate conversion and change of use of former clubhouse to cafe and visitors centre; and change of use of existing ancillary bungalow to storage use; both in association with Southwood Country Park SANG at **Proposed Visitor Centre Southwood Country Park Ively Road Farnborough**

Applicant: Rushmoor Borough Council

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

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

2 The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers:- P-00, P-01, P-02, P-03, P-04, P-05, P-06, P-07; Tree Survey Plan; TS21-461-1; CGI Sheet 1; CGI Sheet 2; CGI Sheet 3; Design & Access Statement (amended version received 18/11/2021); and Bat Survey Report 2021.

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

3 Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained:

External wall cladding;
Roof edging materials;
Rainwater goods;
Door and Window frames; and
External Ground Surfacing Materials.

Reason - To ensure satisfactory external appearance.*

- 4 The existing trees and hedges on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the following:-
- (a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of the trees/hedges as identified in the Tree Survey Report submitted with the application hereby approved;
 - (b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;
 - (c) no burning of materials shall take place on site; and
 - (d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.

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

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

- 5 No construction works pursuant to this permission shall take place until a detailed surface water drainage scheme for the site incorporating, as appropriate, a SUDS drainage installation, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-

Details for the long-term maintenance arrangements for the surface water drainage and/or SUDS systems shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby permitted. To include appropriate maintenance schedules for each drainage feature type and its ownership.

Such details as may be approved shall be implemented in full prior to the first use of the new development and retained thereafter in perpetuity.

Reason - To reflect the objectives of Policy NE8 of the New Rushmoor Local Plan (2014-2032). *

- 6 Prior to first use of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) 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. *

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building 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 biodiversity.

- 8 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.

- 9 The development hereby approved shall not be brought into use until a biodiversity enhancement plan and a pro-forma checklist clearly setting out the steps required to implement these enhancements has been submitted to, and approved by, the Local Planning Authority.

Note: the enhancement plan and checklist should be based on the recommendations in the various wildlife reports submitted in support of the application, presenting them in a clear and concise format suitable for use during construction site project management.

The development hereby permitted shall not be brought into use until the checklist approved under this condition has been completed, signed off by the project ecologist / wildlife consultant and approved in writing by the Local Planning Authority.

Reason: to protect and enhance biodiversity in accordance with Policy NE4 of the New Rushmoor Local Plan (2014-2032) and para 175 of the NPPF. *

- 10 The development hereby permitted shall not be occupied until the disabled parking spaces shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development as shown on the approved plans. Thereafter these parking facilities shall be kept available at all times for their intended purpose as shown on the approved plans.

Reason - To ensure the provision, allocation and retention of disabled parking on-site.

**Application No.
& Date Valid:**

21/00855/ADV

1st November 2021

Proposal: Heritage Trail Sign Marker at **Westgate, Aldershot, Hampshire**

Applicant: Mr Paul Vickers

- Conditions:
- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 - 2 No advertisement shall be sited or displayed so as to-
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
 - 3 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
 - 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
 - 5 The signage hereby permitted shall be carried out in accordance with the following approved drawings-

Site plan labelled 2; Aldershot Heritage Trail (plan of sign)