

## Development Management Committee

### Appendix "A"

**Application No. & Date Valid:**      **22/00026/FULPP**                      **14th December 2021**

**Proposal:**                      Erection of 1 x 4-bedroom detached and 2 x 4-bedroom semi-detached dwellinghouses (3 dwellings in total) with associated access, parking, refuse storage, landscaping and ancillary works [re-submission following refusal of planning application 20/00785/FULPP on 21 January 2021] at **Development Site 19 York Crescent Aldershot Hampshire**

**Applicant:**                      Messrs S & H Sandhu

**Conditions:**                      1      The development hereby permitted shall be begun before the expiration of one year 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, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended 2021 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2      The permission hereby granted shall be carried out in accordance with the following approved drawings and details - L.01 REV.A; B.01 REV.B; P.01 REV.G; P.02; P.03; P.04; P.05; P.06; P.07; P.08; P.09 REV.E; Vincent & Rymill SK1 Drainage Scheme; Surface Water Disposal Hierarchy Checklist; Vincent & Rymill Surface Water Storage Calculations; Vincent & Rymill Soakaway Report Letter (Infiltration Tests); Thames Water Asset Map for YC; AEWG Badger Mitigation Strategy Sept 2020; AEWG response to Council Jan 21; AEWG Reptile Mitigation Strategy Feb 2021; AEWG Ecology Consultants Summary Statement; PTP Access Statement (Highways Issues); AEWG Updated Walkover Survey January 2021; AEWG Protected Species Walkover Survey Sept 20; AEWG Reptile Survey Report July 2019; AEWG Biodiversity Net Gain Metric Spreadsheet; SMW Tree Report & Appendices 1-6; Tree Report: Heli-Pile & Rootbridge System Details; Design & Access Statement; and Applicants'

Supplementary Supporting Statement.

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 walls;  
Roofing materials;  
Window frames;  
Rainwater Goods; and  
Ground Surfacing Materials.

Reason - To ensure satisfactory external appearance. \*

- 4 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.

- 5 Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure for the boundaries of the overall site and between adjoining plots within the development hereby approved shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the details so approved prior to the first occupation of the new dwellings hereby permitted.

Reason - To safeguard the amenities of neighbouring property. \*

- 6 The development hereby permitted shall not be occupied until the parking spaces shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development as allocated on the approved plans. Thereafter these parking facilities shall be kept available at all times for their intended purposes as shown on the approved plans. Furthermore, the parking spaces 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, allocation and retention of adequate off-street car parking. \*

- 7 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.

- 8 Prior to first occupation of the development hereby approved the ecological enhancements as shown by Drawing No.P.09 REV.E : Proposed Landscaping Plan hereby approved shall be implemented in full and retained thereafter. All planting, seeding or turfing comprised in the approved details of landscaping shown by Drawing No.P.09 REV.E : Proposed Landscaping Plan hereby approved 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 gain. \*

- 9 Prior to the commencement of development, a Construction 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;
  - (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;
  - (f) the protective hoarding/enclosure of the site; and
  - (g) appropriate provision for ecological advice and/or supervision of works being undertaken at 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.

For the avoidance of doubt, the Construction Management Plan must incorporate in full all of the management and other measures identified by the wildlife mitigation strategy documents in respect of Badger and Reptiles approved with this planning permission.

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

- 10 No construction works pursuant to this permission shall take place until a detailed surface water drainage scheme for the site incorporating a SUDS drainage installation in accordance with the indicative Vincent & Rymill SK1 Drainage Details plan hereby approved 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 occupation of any of the dwellings hereby permitted. The submitted details shall 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 occupation 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). \*

11 No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.

iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for 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.\*

- 12 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.

- 13 Prior to occupation of any part of the development hereby approved, the refuse and recycling bins for each dwelling hereby approved as shown on the plans hereby approved shall be provided and retained thereafter at all times.

Reason - In the interests of visual amenity and highway safety.

- 14 Prior to the occupation of any part of the development hereby approved, details of on-plot cycle storage for each individual dwelling hereby approved shall be submitted to, and approved in writing by the Local Planning Authority. Those details so approved shall be implemented in full and retained thereafter.

Reason - In the interests of visual amenity and highway safety.

- 15 No works shall start on site until existing trees and shrubs/hedges to be retained on and adjoining the site have been adequately protected from damage during site clearance and works in accordance with the details that are set out in the SMW Tree Report and Appendices hereby approved with the application. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general.

- 16 No works consisting of foundations and services (pipes drains cables etc), including the proposed area of no-dig construction parking spaces and access, shall start until a construction method statement detailing how impact on the roots of trees identified for retention will be avoided has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out strictly in accordance with the method statement so approved.

Reason - To ensure the amenity value of the trees shrubs and landscaped areas to be retained is maintained . \*

- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C, D and E of Part 1; and Class L of Part 3; of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the first-floor elevations and roofs of the new development hereby permitted without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties.

- 19 Notwithstanding the details shown on the submitted plans, the first-floor landing window in the north side elevation of the Plot 1 house facing towards Green Acre properties shall be fitted with obscure glass and fixed closed with the exception of:-

- o High level windows with a cill height not less than 1.7m above the internal floor level of the room.
- o Opening top light windows forming the upper part of a larger window where the horizontal division is no less than 1.7m above the internal floor level of the room, and where the section below the division is obscurely glazed and fixed closed.

Reason - To prevent overlooking and loss of privacy to neighbouring residential properties.

- 20 No works of construction of the building hereby approved shall start until plans showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the height of any retaining walls within the application site have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure a satisfactory form of development in relation to neighbouring property and having regard to surface water flood risk considerations. \*

- 21 No development shall commence until a Sensitive Lighting Management Plan (SLMP) has been submitted to and approved in writing by the Local Planning Authority in respect of both the site clearance/construction/fitting out stages of the development hereby approved and also the future on-going residential occupation of the Plot 2 & 3 dwellings hereby approved. The SLMP shall:-

(a) identify the areas or features on the site that are particularly sensitive for badgers and bats and identify the aspects of the development that would be likely to cause disturbance in or around the breeding sites and resting places of these species or along important routes used to access key areas of their territory; and

(b) show how and where all the proposed external lighting will be installed and demonstrate (through the provision of appropriate lighting plans and technical specifications) that those areas to be lit will not disturb or prevent the above species using their territory or gaining access to their breeding sites, resting places and foraging areas.

The SLMP as may be approved shall be implemented in full in accordance with the specifications and locations set out and retained as required thereafter at all times and, in the case of the on-going residential occupation of the Plot 2 & 3 houses, for the lifetime of the development. No other external lighting shall be installed without prior express consent from the Local Planning Authority in respect of the dwelling Plots 2 & 3 hereby approved.

Reason - To ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework. \*

22 No development shall commence until an ecological walk-over survey has been undertaken by a suitably qualified ecologist immediately before the start of any site clearance and works on site to identify the presence of any protected species within the area of the development hereby approved. In the event that protected species are identified within the area of the development hereby approved, no works shall start and a survey report incorporating a scheme of mitigation measures to protect any such protected species as are found shall be submitted to the Local Planning Authority for consideration and approval as appropriate. The scheme of mitigation as may subsequently be approved shall thereafter be implemented in full in accordance with the approved mitigation details prior to and/or during the commencement of works on site as specified in all respects.

Reason: To ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework. \*

23 Site clearance and development works of any kind in respect of the implementation of the development hereby approved shall take place in full accordance with the mitigation recommendations set out in the AEWG Badger Mitigation Strategy (February 2021) and AEWG Reptile Mitigation Strategy (January 2021) reports hereby approved at all times for the duration of the works.

Reason - To ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework.

24 No site clearance and development works of any kind in respect of the implementation of the development hereby approved shall be undertaken until the wildlife corridor/buffer zone and associated segregated link route as shown and identified by the Landscaping Plan Drawing No.P.09 REV.E and described in the AEWG Badger Mitigation Strategy (February 2021) hereby approved has been established, enclosed and provided in full. The completed wildlife corridor/buffer zone and associated segregated link route shall thereafter be retained for the lifetime of the development.

No development of any sort shall take place within the wildlife corridor/buffer zone and associated segregated link route as shown and identified by the Landscaping Plan Drawing No.P.09 REV.E hereby approved. Furthermore, the wildlife corridor/buffer zone and associated segregated link route shall not at any time form part of the curtilage of the adjoining residential

properties hereby permitted and shall not be used at any time for any purpose(s) associated with the residential use and occupation of the adjoining residential properties hereby permitted.

Reason - In the interests of safeguarding protected wildlife species from harm and disturbance.

- 25 No works in connection with the development hereby approved (including ground works and vegetation clearance) shall commence until a Biodiversity Monitoring & Management Strategy for the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The purpose of the Strategy shall be, for the lifetime of the development, to safeguard protected wildlife species from harm and disturbance as a result of the development hereby approved; maintain biodiversity enhancements; and to manage the satisfactory retention of the enhancement and mitigation measures approved in respect of the development hereby approved. The content of the Strategy shall, inter alia, include the following:-

- (a) Aims and objectives of monitoring to match the stated purposes;
- (b) Identification of the management and monitoring measures to be adopted and implemented;
- (c) Identification of adequate baseline conditions prior to the start of development;
- (d) Timing and duration and intervals of monitoring; and
- (e) Responsible persons and lines of communication.

A report describing the results of monitoring shall be submitted to the Local Planning Authority at the intervals identified in the Strategy. The Strategy shall also set out how contingencies and remedial action will be identified, agreed with the Local Planning Authority, and then implemented so that the development still delivers the fully- functioning biodiversity gain and safeguarding of protected species objectives of the originally approved scheme. The development shall be carried out in strict accordance with the approved monitoring strategy.

Reason - In the interests of safeguarding protected wildlife species from harm and disturbance; and to comply with the requirements of the NPPF and Local Plan Policy NE4. \*

**Application No. 22/00379/FULPP 6<sup>th</sup> June 2022**  
**& Date Valid**

Proposal: Single storey rear extension to cover 3 existing MOT bays and erection of tyre store at **183 Ash Road Aldershot Hampshire GU12 4DD**

Applicant: Mr Ahmad Chishti

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 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 for all proposed structures. Those elements of the development shall be carried out using the materials so approved and thereafter retained:

External walls  
Roofing materials  
Shutter door

Reason - To ensure satisfactory external appearance.\*

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the north or east elevation of the development hereby permitted.

Reason - To protect the amenities of neighbouring residential properties.

4 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.

- 5 The garage door(s) shall be of a type which will not encroach or overhang the highway or footway when being opened or in an open position.

Reason - In the interest of highway and pedestrian safety.

- 6 No display or storage of goods, materials, plant, or equipment shall take place other than within the buildings hereby approved.

Reason - To protect the amenities of neighbouring property.

- 7 No sound reproduction equipment, conveying messages, music, or other sound which is audible outside the premises shall be installed on the site.

Reason - To protect the amenity of neighbouring property

- 8 All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.

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

- 9 No occupation or use of the development hereby approved shall take place until a scheme of provisions for the control of noise emanating from the site has been implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved scheme installed shall be thereafter retained.

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

- 10 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

**Application No. & Date Valid:** 22/00410/FULPP

**9th June 2022**

**Proposal:** Formation of new ground floor window to rear at **Princes Hall Princes Way Aldershot Hampshire**

**Applicant:** Mr Graham King

**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:

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

**Application No. & Date Valid:** 22/00413/FUL

**10th June 2022**

**Proposal:** Erection of a new play area incorporating natural play equipment (including a zip-line), safer surfacing, paths and 1.2 metre high picket fencing adjacent to rear of Southwood Country Park Visitor Centre 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:- 20.6.44\_PGPA\_100 REV.A; 20.6.44\_PGPA\_101; FAWNS PHW0272; FAWNS PHW0272\_B; Design & Access Statement; Fawns Design Statement; Playground Data & details; Design Option 1 : Oblique View; Design Option 2 : Oblique view; Agent's email received on 8 July 2022; and Construction & Environmental Management Plan v2 received 13 July 2022.

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

- 3 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.

- 4 In complying with the working methods set out in the submitted Construction & Environmental Management Plan v2 received on 13 July 2022 hereby approved for the duration of the site clearance and construction period (including in respect of the proposed adjacent site compound), for the sake of clarity precautionary working methods to avoid ecological harm should follow

best ecological practice and should include, but not be limited to:-

- o Clearance works should ideally be taken when common reptiles are likely to be fully active i.e. during the April to September period and during optimal weather conditions;

- o Clearance of tall vegetation should be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day. Cutting will only be undertaken in a phased way which may either include:-

- Cutting vegetation to a height of no less than 30mm, clearing no more than one third of the site in anyone day or;

- Following removal of tall vegetation using the methods outlined above, remaining vegetation will be maintained at a height of 30mm through regular mowing or strimming to discourage common reptiles/amphibians from returning.

- Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped.

- Any building materials such a bricks, stone etc. will be stored on pallets to discourage reptiles/amphibians from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.

- Should any reptiles be discovered during construction, works should cease in this area and a suitably experienced ecologist contacted. Works will need to proceed in line with the advice subsequently provided.

- Should any common reptiles be discovered during construction, which are likely to be effected by the development, works will cease immediately. The developer will then seek the advice of a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide.

- Mammal holes are present to the south of the development site. The applicant should ensure that construction activities on site have regard to the potential presence of badgers and other terrestrial mammals to ensure that these species do not become trapped in trenches, culverts or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in.

- If badger activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species.

Reason - In the interests of avoiding harm to ecology and biodiversity and in order to comply with the

requirements of Local Plan Policy NE4 and Government Planning Policy & Guidance.

- 5 The zip-wire support structures shall be finished and retained thereafter with external materials and finishes that match as closely as possible those used in the remainder of the playground equipment hereby approved.

Reason - In the interests of visual amenity.