

**AMENDMENT SHEET FOR  
DEVELOPMENT MANAGEMENT COMMITTEE  
17<sup>th</sup> August 2022**

**AGENDA ITEM NO.2 : Minutes**

**Page 21: 22/00410 Princes Hall:**

Condition 2 add plan nos:

2205-61CRE-001 REV A 2205-61CRE-002 REV A  
2205-61CRE-003 REV A 2205-61CRE-004 REV A  
2205-61CRE-005 REV A 2205-61CRE-006 REV A  
2205-61CRE-007 REV A 2205-61CRE-008 REV A  
2205-61CRE-009 REV A 2205-61CRE-010 REV A

**AGENDA ITEM NO.3: Planning Applications**

**Item 9: Page 31**

Application No. 22/00029/FULPP

Proposal            Demolition of existing bus station and re-development of site with the erection of a mixed use building comprising three ground floor commercial units with sub-divisible flexible use (Use Class E and sui generis; drinking establishment; Launderette, hot food takeaway); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 X 1-bedroom, 12 X 2-bedroom & 2 X 3-bedroom units) with associated on-site servicing and parking areas [re-submission of development approved with planning permission 16/00981/FULPP dated 26 February 2019]

Address            **Aldershot Bus Station 3 Station Road Aldershot**

Updates to Report:

**Amended Condition No.5; Page 44:**

5. Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, gates, hedges or other means of enclosure 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.

Reason – as set out in the Report.

**Amended Condition No.9; Page 44:**

9. The landscape planting and biodiversity enhancements as set out within plan 128-02-

20 hereby approved shall be installed the first planting season after the first occupation of any part of the proposal hereby permitted. Any plants that fail within 5 years of the implementation of the development shall be replaced with a similar species.

Reason - To ensure the development makes adequate contributions to visual amenity and biodiversity.

**Additional Condition No.30; Page 48:**

30. In the event of a ground floor commercial use being used as a takeaway, the takeaway use shall not commence until:

- (a) details of the location and type of a receptacle for litter to be provided close to the entrance of the premises shall first have been submitted to and approved by the Local Planning Authority. Such details as may be approved shall be implemented and retained thereafter whilst the takeaway premises are open;
- (b) The litter bin that is provided shall be emptied as necessary to ensure that it retains adequate capacity to be usable for its intended purpose; and
- (c) a permanent sign shall be displayed in the waiting area and shopfront of the takeaway premises drawing the attention of customers to the presence of the litter bin(s) provided at the premises.

Reason - In the interests of the visual and other amenities of the area to encourage the responsible disposal of unwanted packaging and other waste by customers.

**Item 10; Page 59**

Application No. 22/00282/FULPP

Proposal            Development of 30 residential units, to include community space [145sqm], parking, access and landscaping. (Phase 5 of 09/00431/FULPP)

Address            **Phase 5 North Town Redevelopment Site, Land Bounded By North Lane, Deadbrook Lane and Eastern Road, Aldershot**

Updates/Amendments to report:

**Additional neighbour comment:** 4 South Walk, North Lane, Aldershot

Objection to removal of commercial shop units, this development is opposite fully occupied commercial shops units and there are no vacancies. The design is bland, with no green space outside the front, and lets down the rest of the North Town development.

These comments are addressed within the body of the report.

**Application Proposal** description (Page 59) revised to read: **“Development of 30 Affordable Residential Units...”**

**Affordable Housing paragraph (Page 65)** to conclude: “The current scheme provides 100% affordable housing units secured by a contractual arrangement between the applicant and the Council as Landowner.”

**Page 66 Paragraph 2:** should read “... 30 new residential flats.”

**Page 67 preceding Paragraph 3:** “The current scheme proposes a net gain of 6 residential units (additional occupancy of 10.3 persons) over and above the extant permission for Phase 5.”

**Pages 68/9 : Amended Full Recommendation:**

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 31<sup>st</sup> October 2022 or such later date as agreed by an extension of time to secure:

- (a) A financial contribution (£35,164.50 + £3,882.58) towards the provision, maintenance and monitoring of SANG in respect of the net gain of 6 additional residential units in accordance with the Council’s avoidance and mitigation strategy;
- (b) A Public Open Space Contribution (£11,642.40);
- (c) The provision of a temporary community facility sufficient to enable an appropriate range and level of community activity (prior to the demolition of the existing building, to be in place until the opening of the new community facility within the development); and
- (d) Securing, via a contractual arrangement to be first agreed, funding for a full-time community support worker or equivalent resource for a period of not less than five years from the date of first occupation of the development.

However, in the event that a satisfactory s106 Agreement is not received by 31st October 2022 or at a mutually agreed alternative date, the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for public open space in accordance with Local Plan Policy DE6; make 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 Local Plan Policy NE1.

**AGENDA ITEM NO.5: Enforcement & possible unauthorised development: Page 95**

**Item 2: Paragraph A : 183 Ash Road, Aldershot (Page 99):**

Amend Enforcement Reference to: 21/00158/GENWRK