

Development Management Committee

Appendix "A"

Application No. & Date Valid: **21/00926/FULPP** **24th November 2021**

Proposal: Change of use of the Station House and land from residential (Use Class C3) to a community use (Use Class F2) at 37 Farnborough Street, Farnborough. at **37 Farnborough Street Farnborough Hampshire GU14 8AQ**

Applicant: Network Rail Limited

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:

40718_01_P Rev 0
40718_03_ES

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

Appendix "B"

Application No. & Date Valid:	21/00947/FULPP	4th December 2021
Proposal:	Alterations to front elevation and change of use of first and second floors from offices to nightclub at 101 Victoria Road Aldershot Hampshire GU11 1JE	
Applicant:	S Gurung	
Reasons:	<ol style="list-style-type: none">1 The proposed night club, given its hours of operation, provision of an outdoor terrace/ smoking area, potential for acoustic volume and vibrations, and its proximity to residential occupiers, would be likely to give rise to noise pollution that would result in adverse harm to the amenities of adjacent residential occupiers. No satisfactory evidence has been provided to demonstrate that the proposal would not result in such harm. As a result, the development would be contrary to Policy DE10 of the Local Plan.	
Application No. & Date Valid:	22/00159/FULPP	24th February 2022
Proposal:	First floor rear extension to facilitate change of use of first floor ancillary accommodation to public house (Sui generis) to 2 self contained flats (1no. 1-bed and 1no. 2 bed) and associated cycle and refuse storage space at The White Lion Public House 20 Lower Farnham Road Aldershot Hampshire	
Applicant:	Mr A Jaman	
Reasons:	<ol style="list-style-type: none">1 The application has not been supported by sufficient recent or relevant evidence to establish the viability of the public house without the staff accommodation and therefore conflicts with the Policy objectives of Policy LN8 of the Ruhs Moor Local Plan and the 'Development Affecting Public Houses' supplementary planning document.	

- 2 The proposal fails to demonstrate that the likely significant impact of the public house on the living environment created for future occupants of the proposed development can be adequately mitigated and therefore fails to comply with Policy DE1 and DE10 of the Rushmoor Local Plan.
- 3 The proposal fails to make adequate provision for the open space needs of future occupiers contrary to the requirements of Rushmoor Local Plan Policy DE6.
- 4 The proposal fails to address the likely significant impact of the development on the Thames Basin Heaths Special Protection Area as required by the Habitats Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy, and is therefore contrary to Rushmoor Local Plan Policy NE1 and retained Policy NRM6 of the South East Plan.
- 5 The development would fail to provide a satisfactory level of neighbouring amenity to adjoining property no.18 Lower Farnham Road by way of creating a sense of enclosure to a rear facing window from the roof terrace fencing and in this regard the application would not comply with Policy DE1 of the Rushmoor Local Plan.
- 6 The development would fail to provide sufficient on-site car parking to the detriment of the free flow and safety of the surrounding highway network, the residential amenities of neighbouring properties and the living conditions of proposed occupiers. In this regard it contravenes the requirements of Local Plan Policy IN2 and the Council's adopted Car and Cycle Parking Standards SPD.