

CABINET

Report of the meeting held on Tuesday, 5th July, 2022 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr D.E. Clifford, Leader of the Council
Cllr M.L. Sheehan, Deputy Leader and Operational Services Portfolio Holder
Cllr M.J. Tennant, Deputy Leader and Major Projects and Property Portfolio Holder

Cllr J.B. Canty, Customer Experience, Digital and Transformation Portfolio Holder
Cllr Sue Carter, Democracy, Strategy and Partnerships Portfolio Holder
Cllr A.R. Newell, Planning and Economy Portfolio Holder
Cllr P.G. Taylor, Corporate Services Portfolio Holder

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **18th July, 2022**.

7. DECLARATIONS OF INTEREST –

Having regard to the Council's Code of Conduct for Councillors, no declarations of interest were made.

8. MINUTES –

The Minutes of the meeting of the Cabinet held on 7th June, 2022 were confirmed and signed by the Chairman.

9. DRAFT OUTTURN 2021/22 - UPDATE –

(Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN2221, which set out an update on the progress made since the draft outturn position had been presented to the Cabinet in April, 2022.

Members were informed that work to complete the year-end processes was continuing and that carry forward requests had now been finalised by Service Managers and the Finance team.

The Cabinet RESOLVED that

- (i) the progress update on the draft outturn position for 2021/22 since the report to Cabinet on 26th April, 2022, as set out in Report No. FIN2221, be noted;
- (ii) the carry forward requests submitted by Heads of Service, as set out in Section 4 of the Report, be approved;

- (iii) the establishment of an earmarked reserve of £27,500, to support the Joint Working proposal funded from the anticipated beneficial outturn position, as set out in paragraph 2.5 of the Report, be approved; and
- (iv) the variation to the scope of the Southwood Country Park capital scheme to include provision for a crossing on Ively Road and S106-funded Children's Play Area, as set out in paragraph 3.2 of the Report, be approved.

10. **2022-23 HIGH-RISK BUDGETS, FINANCIAL REPORTING PLAN AND BUDGET MONITORING PROCESS –**

(Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN2223, which set out an assessment of the Council's high-risk budgets and outlined the high-level plan for financial reporting to the Cabinet for the year and the budget monitoring process to be followed as part of the Finance Improvement Plan.

The Report set out a number of areas where the Council was facing significant risks. These included an increase in the level of interest rates, an annual pay award that was higher than that budgeted for and reduced income from the Aldershot Crematorium caused by local competition within its market.

The Cabinet RESOLVED that

- (i) the high-risk budgets and pressures, as reviewed and agreed by the Council's Executive Leadership Team and set out in Section 2 of Report No. FIN2223, be noted;
- (ii) the high-level financial reporting timetable for completion and presentation to Cabinet for 2022/23, as set out in Section 3 of the Report, be approved; and
- (iii) the budget monitoring process, with early service management action to ensure timely completion and to enable robust forecasting for presentation to the Cabinet on 2022/23 revenue and capital budget monitoring reports, as set out in Section 4 of the Report, be approved.

11. **A GREEN INFRASTRUCTURE STRATEGY FOR RUSHMOOR –**

(Cllr Adrian Newell, Planning and Economy Portfolio Holder)

The Cabinet considered Report No. EPSH2218, which set out a Green Infrastructure Strategy for Rushmoor.

Members were informed that the Rushmoor Local Plan included a commitment for the Council to prepare a Strategy that would demonstrate how the quality of the Borough's green infrastructure network could be improved and how contributions from developers might be used to provide funding for this work. The Report set out the Strategy's aims, how it would influence decisions and what changes had been made to the draft strategy as a result of comments received from a period of public consultation.

In expressing its strong support for the Strategy, the Cabinet stressed the importance of the Strategy having been designed to complement schemes and sites in surrounding local authority areas.

The Cabinet RESOLVED that the adoption of the Rushmoor Green Infrastructure Strategy, as set out in Report No. EPSH2218, be approved.

12. **FARNBOROUGH TOWN CENTRE STRATEGY –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. REG2204, which set out a Farnborough Town Centre Strategy.

Members were informed that the Strategy would help to facilitate the delivery of a coordinated regeneration project for the wider Farnborough town centre area. The draft Strategy had been considered by the Policy and Project Advisory Board at its meetings on 5th April, 2022 and 28th June, 2022. At the most recent meeting, the Board had made a number of recommendations under the following headings:

- Town centre purpose – a balance between living and visiting
- Branding as a priority
- Drawing on innovative local partners
- A focus on sustainable travel
- The skate park's importance

The Cabinet discussed the proposals by the Policy and Project Advisory Board and supported the inclusion on these in the final version of document. Members expressed strong support for the Strategy and felt this was integral to allowing good progress to be made in the regeneration of Farnborough town centre.

The Cabinet RESOLVED that

- (i) the adoption of the Farnborough Town Centre Strategy, as set out in Report No. REG2204 and amended by the recommendations of the Policy and Project Advisory Board at its meeting on 28th June, 2022, be approved; and
- (ii) the establishment of a Member Task and Finish Group to oversee the implementation of the Strategy be approved.

13. **RUSHMOOR BOROUGH COUNCIL AND HART DISTRICT COUNCIL WORKING TOGETHER –**
(Cllr David Clifford, Leader of the Council)

The Cabinet considered Report No. LDR2201, which set out proposals for Rushmoor Borough Council and Hart District Council to work more closely together.

In introducing the proposal, the Leader of the Council explained that the benefits of working closer together included providing a stronger voice in the County and with the Government, reducing costs and improving service delivery. The Report included a proposal for a shared Chief Executive across the two councils and suggested an approach to identifying services that could be shared, subject to undertaking further

work to identify the potential benefits. It was stressed that the proposal was about shared services and joint working and was not considering merging the councils.

The Cabinet RESOLVED that

- (i) the adoption of the Joint Working Together Statement, as set out in Appendix 1 of Report No. LDR2201, be approved;
- (ii) the noting of the report of the independent consultant on sharing a Chief Executive, as set out in Exempt Appendix 2, and the proceeding with further work to produce a business case to consider a shared Chief Executive, including obtaining relevant HR and legal advice, be approved;
- (iii) the undertaking of work to assess services which may be suitable to be delivered as shared services, based on the approach set out in Appendix 3 of the Report, be approved;
- (iv) the utilisation of £27,500 from Earmarked Reserves, as set out in paragraph 2.5 of the Draft Outturn Report No. FIN2221, being 50% of the overall cost, be approved;
- (v) the indicative timeline of these activities, as set out in Appendix 4 of Report No. LDR2201, be noted; and
- (vi) the identified risks, as set out in paragraph 8 of the Report, be noted.

14. **UK SHARED PROSPERITY FUND (UKSPF) INVESTMENT PLAN AND LEVELLING UP FUND APPLICATION –**
(Cllr David Clifford, Leader of the Council)

The Cabinet considered Report No. ACE2204, which set out an update on the development of an Investment Plan in respect of the UK Shared Prosperity Fund (UKSPF) and details of a bid the Council was preparing for submission for the Government's Levelling Up Fund.

Members were informed that the Investment Plan was required to be submitted for Government approval in order to access up to £1 million from the UKSPF. In view of the tight timescale, permission was being sought for the final version of the Investment Plan to be submitted under delegated powers. It was reported that the Council's bid to the Government's Levelling Up Fund was for around £19.8 million towards the development of a new Leisure and Cultural Hub for Farnborough and would have to be submitted by 6th July, 2022.

The Cabinet RESOLVED that

- (i) the progress in developing a draft UKSPF Investment Plan, as set out in Report No. ACE2204, be noted;
- (ii) the Chief Executive, in consultation with the Leader of the Council, be authorised to approve and submit the Investment Plan, once completed; and

- (iii) the submission of the Levelling Up Fund bid, as set out in the Report, be approved, with the Executive Director and Executive Head of Finance being authorised to sign off the bid in accordance with the fund requirements.

15. **EXCLUSION OF THE PUBLIC –**

RESOLVED: That, taking into account the public interest test, the public be excluded from the meeting during the discussion of the under mentioned item to avoid the disclosure of exempt information within the paragraph of Schedule 12A to the Local Government Act, 1972 indicated against the item:

Minute No.	Schedule 12A Para. No.	Category
16	3	Information relating to financial or business affairs

**THE FOLLOWING ITEM WAS CONSIDERED
IN THE ABSENCE OF THE PUBLIC**

16. **PROPERTY ACQUISITION FARNBOROUGH TOWN CENTRE –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Exempt Report No. REG2205, which set out a proposal to undertake due diligence with a view to acquiring partially vacant office premises in Farnborough town centre, to enable the progression of regeneration in line with the Council's Regenerating Rushmoor Programme.

Members were informed that the necessary funding to progress the due diligence and legal work and to prepare the business case to support a decision by the Council to make the necessary amendments to the 2022/23 Capital Programme was also being requested. Members expressed strong support for the suggested approach to acquiring this premises.

The Cabinet RESOLVED that the purchase of the freeholds of both properties, subject to due diligence and as set out in Exempt Report No. RP2015, be approved.

The Cabinet RESOLVED that

- (i) the commencement of due diligence on the office premises named in the Exempt Report No. REG2205, with a view to acquisition at the price set out in the Report, be approved;
- (ii) the preparation of a detailed business case, to support the acquisition and the future decision by the Council to make the necessary amendments to the 2022/23 Capital Programme, be approved; and
- (iii) the release of up to £75,000 from the regeneration reserve, to progress the due diligence, legal and other project work associated with the acquisition, be

approved.
The Meeting closed at 8.07 pm.

CABINET

Report of the meeting held on Tuesday, 9th August, 2022 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr D.E. Clifford, Leader of the Council
Cllr M.L. Sheehan, Deputy Leader and Operational Services Portfolio Holder

Cllr J.B. Canty, Customer Experience, Digital and Transformation Portfolio Holder
Cllr Sue Carter, Democracy, Strategy and Partnerships Portfolio Holder
Cllr A.R. Newell, Planning and Economy Portfolio Holder
Cllr P.G. Taylor, Corporate Services Portfolio Holder

An apology for absence was submitted on behalf of Cllr M.J. Tennant.

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **22nd August, 2022**.

17. **DECLARATIONS OF INTEREST –**

Having regard to the Council's Code of Conduct for Councillors, no declarations of interest were made.

18. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 5th July, 2022 were confirmed and signed by the Chairman.

19. **REVENUE AND CAPITAL BUDGET MONITORING REPORT - P1 2022/23 –** (Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN2227, which set out the anticipated financial position for 2022/23, based on the initial budget monitoring carried out with Head of Service and Service Managers during July 2022. Members were informed that the Council faced a number of significant financial risks that were expected to materialise in the following weeks. It was clarified that these risks were mainly external and included interest rates, provision for the pay award, rising energy costs and the rate of inflation. It was reported that, at this early stage of the financial year, the projected revenue budget variance of £1.6 million posed a significant to the Council's financial sustainability. The Report, therefore, set out a series of urgent actions to be taken over the following weeks to mitigate and reduce the projected variation. The Cabinet was supportive of the actions proposed and it was confirmed that Portfolio Holders would continue to closely monitor budgets within their areas of responsibility.

The Cabinet RESOLVED that

- (i) the revenue budget forecast and impact on reserve balances, as set out in

Section 3 of Report No. FIN2227, be noted;

- (ii) the Capital Programme forecast, as set out in Section 5 of the Report, be noted; and
- (iii) the recommended actions to manage and reduce the level of adverse variation across the revenue budget, as set out in Section 4 of the Report, be approved.

20. **COUNCIL BUSINESS PLAN AND RISK REGISTER QUARTERLY UPDATE APRIL TO JUNE 2022/23 –**

(Cllr Sue Carter, Democracy, Strategy and Partnerships Portfolio Holder)

The Cabinet received Report No. ACE2205, which set out progress in delivering the Council Business Plan projects during the first quarter of 2022/23. Members were informed that progress against key activities and projects was included in the Report, along with the Council's business performance monitoring information and the Council's Corporate Risk Register. It was reported that, at the end of the first quarter, 53.8% of projects/activities were on track, with the remainder showing an amber status. No project had a red status.

The Cabinet NOTED the progress made towards delivering the Council Business Plan, as set out in Report No. ACE2205.

21. **ALDERWOOD LEISURE CENTRE - TRANSFER OF FACILITIES TO ALDERWOOD SCHOOL –**

(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. DEM2201, which proposed the transfer the operation of the Alderwood Leisure Centre to Alderwood Senior School. Members were informed that new community and leisure facilities were introduced at the then Connaught School, along with Wavell and the then Oak Farm Schools, in the early 1990s, as part of the community schools project with Hampshire County Council. It was reported that negotiations had been going on for some time with the School for them to take over the management of the facilities. As part of the deal, the Council would undertake to fund the future replacement of the 3G artificial pitch, using existing S106 contributions. It was noted that the facility had not been able to match expenditure with income in recent years.

The Cabinet was supportive of the suggested approach, which would enable the facility to continue to provide important and well-used community facilities, in one of the more deprived areas of the Borough.

The Cabinet RESOLVED that

- (i) the transfer of the Alderwood Leisure Centre facilities to the Alderwood Senior School, as set out in Report No. DEM2201, be approved, subject to the conclusion of the necessary legal and financial arrangements; and
- (ii) the noting of the estimated accumulated deficit and transfer costs and agreement to draw the costs of the future 3G artificial pitch replacement from

existing S106 funding, as set out in the Report, be approved, with necessary amendments to be made to the Council's General Fund Balances and Earmarked Reserves, as detailed in the Report.

The Meeting closed at 7.30 pm.

CABINET

Report of the meeting held on Tuesday, 13th September, 2022 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr D.E. Clifford, Leader of the Council
Cllr M.L. Sheehan, Deputy Leader and Operational Services Portfolio Holder
Cllr M.J. Tennant, Deputy Leader and Major Projects and Property Portfolio Holder

Cllr J.B. Canty, Customer Experience, Digital and Transformation Portfolio Holder
Cllr Sue Carter, Democracy, Strategy and Partnerships Portfolio Holder
Cllr A.R. Newell, Planning and Economy Portfolio Holder
Cllr P.G. Taylor, Corporate Services Portfolio Holder

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **27th September, 2022**.

22. HER LATE MAJESTY QUEEN ELIZABETH II –

As a mark of respect for Her late Majesty Queen Elizabeth II, the meeting started with a minute's silence.

23. DECLARATIONS OF INTEREST –

Having regard to the Council's Code of Conduct for Councillors, no declarations of interest were made.

24. MINUTES –

The Minutes of the meeting of the Cabinet held on 9th August, 2022 were confirmed and signed by the Chairman.

25. FINAL REVENUE AND CAPITAL OUTTURN 2021/22 – (Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN2230, which set out an update on the progress made since the draft outturn position had been presented to the Cabinet in July, 2022.

Members were informed that the Report presented the final outturn position, with year-end processes having been completed. It was pointed out that the final outturn position was subject to the audit of the Council's Annual Statement of Accounts by the external auditors.

The Cabinet RESOLVED that

- (i) the final outturn position for 2021/22, since the reports to Cabinet on 26th April, 2022 and 5th July, 2022 and as set out in Report No. FIN2230, be noted;
- (ii) the final carry forward balances, as set out in Table 3 of the Report, be approved;
- (iii) the final transfers to and from the earmarked reserves and General Fund Balance, as set out in Table 6 and paragraphs 3.19 to 3.23 of the Report, be approved;
- (iv) the final Capital slippage from 2021/22 to 2022/23, as set out in Table 6a of the Report, be approved; and
- (v) the final Capital Programme outturn for 2021/22, as set out in Table 6b of the Report, be noted.

The Meeting closed at 7.12 pm.

DEVELOPMENT MANAGEMENT COMMITTEE

Report of the meeting held on Wednesday, 20th July, 2022 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr Calum Stewart (Chairman)
Cllr L. Jeffers (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr Jib Belbase
Cllr P.I.C. Crerar
Cllr C.P. Grattan
Cllr Michael Hope
Cllr S.J. Masterson
Cllr Sophie Porter

Apologies for absence were submitted on behalf of Cllr Peace Essien Igodifo and Cllr T.W. Mitchell.

Cllr C.W. Card and Cllr A.H. Gani attended the meeting as Standing Deputies.

Non-Voting Member

Cllr A.R. Newell (Planning and Economy Portfolio Holder) (ex officio)

1. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

2. MINUTES

The Minutes of the Meeting held on 13th April 2022 were approved and signed as a correct record of the proceedings.

3. REPRESENTATIONS BY THE PUBLIC

In accordance with the guidelines for public participation at meetings, the following representations were made to the Committee and were duly considered before a decision was reached:

Application No.	Address	Representation	In support of or against the application
22/00026/FULPP	Development Site, land at "The Haven", No. 19	Mr Henryk Pietrzak	Against

York Crescent,
Aldershot

22/00026/FULPP	Development Site, land at "The Haven", No. 19 York Crescent, Aldershot	Mr Hasan Sandhu	For
22/00394/FULPP	Briarwood, Sorrel Close, Farnborough	Mr Tony Wood	Against
22/00379/FULPP	183 Ash Road, Aldershot	Mr Roger Watkins	Against

4. PETITIONS

RESOLVED: That the petitions received in respect of the following application be noted, as set out in the Head of Economy, Planning and Strategic Housing's Report No. EPSH2220:

Application No.	Address
22/00193/OUTPP	Farnborough Civic Quarter, Farnborough
22/00289/FULPP/ 22/00290/FULPP	Royal Staff, 37A Mount Pleasant Road, Aldershot

5. PLANNING APPLICATIONS

RESOLVED: That

- (i) permission be given to the following applications, as set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

*	22/00026/FULPP	Development Site, Land at 'The Haven', No. 19 York Crescent, Aldershot
*	22/00413/FUL	Proposed Visitor Centre, Southwood Country Park, Farnborough
*	22/00379/FULPP	No. 183 Ash Road, Aldershot
	22/00410/FULPP	Princes Hall, Princes Way, Aldershot

- (ii) the applications dealt with by the Head of Economy, Planning and Strategic Housing, where necessary in consultation with the Chairman, in accordance

with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Economy, Planning and Strategic Housing's Report No. EPSH2220, be noted

(iii) the following applications be determined by the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman:

- * 22/00394/FULPP Briarwood, Sorrel Close, Farnborough
- 21/00980/FULPP No. 63 Cambridge Road East, Farnborough
- * 22/00390/FUL 9A Wellington Street, Aldershot

(iv) the current position with regard to the following applications be noted pending consideration at a future meeting:

- ** 20/00400/FULPP Land at former Lafarge Site, Hollybush Lane, Aldershot
- 21/00271/FULPP Block 3, Queensmead, Farnborough
- 22/00029/FULPP Aldershot Bus Station, No. 3 Station Road, Aldershot
- ** 22/00193/OUTPP Proposed Farnborough Civic Quarter Development Site, Meudon Avenue, Farnborough
- 22/00282/FULPP Phase 5 North Town Redevelopment Site Land Bounded by North Lane Deadbrook Lane and Eastern Road, Aldershot
- ** 22/00068/REM Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot
- ** 22/00138/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot
- ** 22/00277/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot
- ** 22/00340/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

* The Head of Economy, Planning and Strategic Housing's Report No. EPSH2220 in respect of these applications was amended at the meeting.

** It was agreed that site visits would be arranged to these sites

6. **PLANNING APPLICATION NO. 22/00394/FULPP - BRIARWOOD, SORREL CLOSE, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2220 (as amended at the meeting) regarding the erection of ten 3-bedroom, 3-storey detached houses with vehicular access from Sorrel Close.

RESOLVED: That

subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 2 September 2022 or such later date as agreed by an extension of time to secure the SAMMs SPA and Public Open Space contributions as set out in the report, the Head of Planning in consultation with the Chairman be authorised to **Grant** planning permission subject to the following conditions and informatives as set out in the report.

7. **PLANNING APPLICATION NO. 21/00980/FULPP - NO. 63 CAMBRIDGE ROAD EAST, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2220 (as amended at the meeting) regarding the erection of a bungalow to be accessed via Minster Close.

RESOLVED: That

subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 30th September 2022 or unless otherwise agreed by an Extension of Time to secure the SAMMs SPA and Public Open Space contributions as set out in the report, the Head of Planning in consultation with the Chairman be authorised to **Grant** planning permission subject to the following conditions and informatives as set out in the report.

8. **PLANNING APPLICATION NO. 22/00390/FUL - NO. 9A WELLINGTON STREET, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2220 (as amended at the meeting) regarding the conversion of an existing 3 bedroom maisonette into 2, one bedroom flats with the provision of a cycle and bin store.

RESOLVED: That

subject to the completion of a suitable legal mechanism securing Public Open Space and THBSPA contributions as set out in the report, the Head of Planning in consultation with the Chairman be authorised to **Grant** planning permission subject to the following conditions and informatives as set out in the report.

9. **URGENT ACTION – LAND TO THE REAR OF NOS. 162-170 HOLLY ROAD, ALDERSHOT - 21/00645/FULPP**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2221. The Report set out the detail of a delay and a succession of time extensions up until the 31 May 2022, to obtain the S106. A satisfactory S106 was finally completed on 12 May 2022. The Chairman subsequently agreed that the Committee's resolution to grant planning permission had been satisfied and thereby authorised the grant of the planning permission.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2221 be noted.

10. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2222 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
21/00545/FULPP	Against the refusal of planning permission for a two-storey extension to facilitate the change of use of a Public House with ancillary accommodation into four flats at the White Lion Public House, 20 Lower Farnham Road, Aldershot.	New Appeal to be Determined
21/00074/FULPP	Against the refusal of planning permission for construction of new Home Shopping storage areas and associated coldrooms, construction of a new click and collect canopy and associated steelworks and associated works at Asda, Westmead, Farnborough.	New Appeal to be Determined
21/00331/FULPP	Against the refusal of planning permission for the construction of an attached dwelling to the existing semi-detached property to create a terrace of three following the demolition of the existing detached garage at 71 Tongham Road, Aldershot.	Dismissed

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2222 be noted.

11. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

Enforcement Reference No.

Description of Breach

21/00013/OTHER

Following a complaint from a residential property located above a new shop at Nos. 88-89 Queensmead, Farnborough, regarding noise from compressor units located on the roof of the shop.

It was noted that following a discussion with the owner of the shop the compressor units had been relocated to an acceptable location on the ground floor.

A subsequent retrospective planning application had been submitted, but was invalid on receipt. However, as noted on the amendment sheet a further, valid, application (22/00476/FULPP) had been received on 14 July 2022.

No further action be taken.

22/00030/RESWRK

A complaint had been received regarding a porch that had been erected at No. 52 Sidlaws Road. The complainant stated that the porch encroached on their property.

A site visit had been carried out and the owner had been advised that the pitched roof required planning permission, but one had not been forthcoming.

The matter of encroachment was a civil matter and the complainant had been advised of this.

No further action be taken.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2223 be noted.

12. PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JAN - MAR 2022 AND FOR THE YEAR 2021/22

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2224 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning Service and the overall workload of the Section for the quarter from 1st January to 31st March 2022 and for the year 2021/22.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2224 be noted.

The meeting closed at 10.26 pm.

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: 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: 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.

CORPORATE GOVERNANCE, AUDIT AND STANDARDS COMMITTEE

Report of the meeting held on Tuesday, 26th July, 2022 at the Council Offices,
Farnborough at 7.00 pm.

Voting Members

Cllr P.J. Cullum (Chairman)
Cllr Jessica Auton (Vice-Chairman)

Cllr A. Adeola
Cllr M.S. Choudhary
Cllr K. Dibble
Cllr A.H. Gani
Cllr Christine Guinness
Cllr Nem Thapa
Cllr S. Trussler
Cllr Jacqui Vosper

Non-Voting Member:

Mr Tom Davies – Independent Member (Audit)

Apologies for absence were submitted on behalf of Cllr Sarah Spall.

7. MINUTES

The Minutes of the Meeting held on 26th May 2022 were agreed and signed as a correct record of the proceedings.

8. REVIEW OF ANIMAL LICENSING FEES

The Committee considered the Head of Operations' Report No. OS2212 which outlined the background and current fees for the animal licensing regime and proposed a new fee scale, as set out in Appendix A to the Report, to take effect from 1st August 2022.

Under the Animal Welfare Act 2018, local authorities could only charge on a cost recovery basis in respect of how fees should be calculated. It was noted that the current costs were not recovered by the Council. Appendix B to the Report set out a comparison of fees with neighbouring authorities. It was proposed that the Council's fees should be amended for the ongoing service to achieve full cost recovery as far as the Council was able to in accordance with current legislation.

The Committee considered the alternative options available to the Council, including no change, but this would mean that the Council would not recover the costs to

which it was entitled under legislation. Members were informed that the Licensing Team was currently producing a business case for the training of an in-house animal licensing inspector, to replace the current situation where inspection activities were contracted out to the City of London. This proposal was likely to reduce costs and thereby enable the Council to set fees accordingly. However, it was stressed that, if this approach was agreed, it would take some time for a member of staff to become qualified as this involved a lengthy period of study followed by the requirement to carry out a number of supervised inspections to demonstrate competence. It was felt that, as this would not resolve the issue of cost recovery in accordance with the legislation in the short term, it should be proposed that fees be set based on the current arrangements, as they would be reviewed again on a regular basis to take account of any changes in costs of service provision.

During discussion, Members raised queries regarding: informing current licence holders about the changes; the length of time required to carry out the business case process; the amount of staff time required to carry out inspections; the percentage increase to be faced by existing licence holders; and, the possibility of investigating the sharing an animal licensing inspector with Hart District Council.

It was noted that, if costs to the Council for providing this service reduced in the future then, under the regular review process, this benefit would be passed on to the customer and reflected in a reduction in licence fee as part of the legislation's requirement for cost recovery.

Members agreed that the Cabinet should be recommended to approve the recommendation, including the carrying out of a business case for an in-house animal licensing inspector with the aim of reducing costs to the Council which could be passed on to animal licensing regime customers.

RESOLVED: That the Cabinet be recommended to approve the new fees, as set out in Report No. OS2212, to take effect from 1st August 2022.

9. **INTERNAL AUDIT - AUDIT UPDATE**

The Committee received the Audit Manager's Report No. AUD2210 which provided Members with: an overview of the work carried out by Internal Audit in Quarter 4 2021/22 and Quarter 1 2022/23 to date; an update on progress towards completing the Audit Plan for 2021/22; a progress update on the 2022/23 Audit Plan; a schedule of work expected to be delivered in Quarters 1 and 2 of 2022/23; and, an update on the outstanding audit issues from reports covering 2019/20, 2020/21 and 2021/22, focusing on the high-risk issues.

During discussion, Members raised questions concerning: historic debts and reporting updates to the Committee; the fraud investigation set out in the Report which had arisen as a result of a "spear-phishing" attack and the subsequent recommendations made by Internal Audit regarding internal controls around updating supplier information in the Council's financial situation; and, monies paid to the Council under Section 106 legal agreements for SANGS which had not yet been used for the purposes collected and how long the Council could hold on to the money before it has to hand the money back.

Arising out of the discussion on management updates and revised target dates in some cases for outstanding high risk audit issues for the three years 2019/20, 2020/21 and 2021/22, the Committee requested that Heads of Service should be requested to report in person to the Committee when required on outstanding high risk audit issues.

RESOLVED: That

- (i) the audit work carried out in Quarter 4 2021/22 and Quarter 1 2022/23 to date be noted;
- (ii) the update to the expected deliverables for Quarters 1 and 2 2022/23 be noted; and
- (iii) the outstanding high-risk audit issues and engagement by the Services to address them be noted.

10. **ANNUAL STATEMENT OF ACCOUNTS 2021/22**

The Committee received the Executive Head of Finance Report No. FIN2226, which informed Members of the proposed timetable for the external audit of the 2020/21 and 2021/22 Statement of Accounts and provision of the Audit Opinion.

The Council had amended its 2021/22 accounts timetable closure process to meet the revised Accounts and Audit Regulation 2021 timetable, as follows:

- Draft Accounts completion – 1st August 2022
- Public Inspection period – First ten working days of September of the financial year immediately following the end of the financial year to which the Statement of Accounts relates
- Publication of Accounts – 30th September 2022

The Committee was advised that an initial discussion had taken place with the Council's external auditors (EY) around the timing of the external audit of the Council's Financial Statements for 2020/21 and 2021/22 with a view to ensuring these could be completed by the end of the current financial year. Subject to final confirmation, the audit of the 2020/21 Financial Statements would commence in September 2022 and conclude no later than late November/early December 2022. The audit of the 2021/22 Financial Statements would then commence in January 2023 and complete no later than March 2023. It was noted that initial walkthrough tests and confirmation for both audit years would take place during August and September 2022, allowing for key staff availability.

The Committee was advised that there would remain some risk and uncertainty around the timing of when the Council would receive the audited Financial Statements and EY's Audit Opinion given the issues reported to the Committee on

the audit issues for the 2018/19 and 2019/20 Financial Statements. The Committee would be kept updated on progress throughout the civic year.

During discussion, Members raised questions concerning: staffing availability for the audit process (both at Rushmoor and EY); additional fee implications for the Council of overrunning external audits with increased workload by the auditor and whether this was something for which the Council budgeted; and, the Committee's right to have an independent conversation with the external auditor up to two times per year.

RESOLVED: That the Executive Head of Finance's Report No., FIN2226 be noted.

11. **WORK PROGRAMME 2022/23**

RESOLVED: That the Work Programme for 2022/23, as circulated with the agenda, be noted and confirmed.

The meeting closed at 8.20 pm.

DEVELOPMENT MANAGEMENT COMMITTEE

Report of the meeting held on Wednesday, 17th August, 2022 at the Princes Hall,
Princes Way, Aldershot GU11 1NX at 7.00 pm.

Voting Members

Cllr Calum Stewart (Chairman)

Cllr Mrs. D.B. Bedford
Cllr Jib Belbase
Cllr P.I.C. Crerar
Cllr Michael Hope
Cllr Peace Essien Igodifo
Cllr S.J. Masterson
Cllr T.W. Mitchell
Cllr Sophie Porter

Apologies for absence were submitted on behalf of Cllr C.P. Grattan and Cllr L. Jeffers.

Non-Voting Member

Cllr A.R. Newell (Planning and Economy Portfolio Holder) (ex officio)

13. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

14. MINUTES

The Minutes of the Meeting held on 20th July, 2022 were approved and signed as a correct record of the proceedings.

15. REPRESENTATIONS BY THE PUBLIC

In accordance with the guidelines for public participation at meetings, the following representations were made to the Committee and were duly considered before a decision was reached:

Application No.	Address	Representation	In support of or against the application
22/00282/FULPP	Phase 5, North Town Redevelopment Site, land	Mr Alex King	In support

bounded by
North Lane,
Deadbrook Lane
and Eastern
Road, Aldershot

16. REPRESENTATIONS BY WARD MEMBERS

In the absence of a North Town elected Ward Councillor on the Committee, the Committee agreed that a representation be made by Cllr Keith Dibble in support of Planning Application No. 22/00282/FULPP. The representation was duly considered before a decision was reached.

17. PLANNING APPLICATIONS

RESOLVED: That

(i) the applications dealt with by the Head of Economy, Planning and Strategic Housing, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Economy, Planning and Strategic Housing's Report No. EPSH2227, be noted

(ii) the following applications be determined by the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman:

* 22/00029/FULPP Aldershot Bus Station, No. 3 Station Road, Aldershot

* 22/00282/FULPP Phase 5, North Town Redevelopment Site, land bounded by North lane, Deadbrook Lane and Eastern Road, Aldershot

(iii) the current position with regard to the following applications be noted pending consideration at a future meeting:

** 20/00400/FULPP Land at former Lafarge Site, Hollybush Lane, Aldershot

** 21/00271/FULPP Block 3, Queensmead, Farnborough

** 22/00193/OUTPP Proposed Farnborough Civic Quarter Development Site, Meudon Avenue, Farnborough

** 22/00068/REM Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

Land at Blandford House and Malta Barracks

- ** 22/00138/REMPP Development Site, Shoe Lane, Aldershot
- ** 22/00277/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot
- ** 22/00340/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot
- 22/00402/FULPP No. 244 Farnborough Road, Farnborough
- * The Head of Economy, Planning and Strategic Housing's Report No. EPSH2227 in respect of these applications was amended at the meeting.
- ** It was agreed that site visits would be arranged to these sites

18. **PLANNING APPLICATION NO. 00/00029/FULPP - ALDERSHOT BUS STATION, NO. 3 STATION ROAD, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2227 (as amended at the meeting) regarding the demolition of the existing bus station and re-development of the site.

RESOLVED: That

Subject to the completion of a satisfactory Planning Obligation or Deed of Variation under Section 106 of the Town and Country Planning Act 1990 by 31st August 2022 or such other date as agreed by an extension of time to secure:

- (i) The stated financial contribution towards the maintenance of SPA avoidance and mitigation;
- (ii) The stated Public Open Space Contribution; and
- (iii) Financial viability re-assessment clauses in the event that the implementation and completion of the scheme is protracted and market conditions improve the value of the scheme;

the Head of Planning in consultation with the Chairman be authorised to **Grant** planning permission subject to the following conditions and informatives as set out in Report No. EPSH2227 (as amended at the meeting).

However, in the event that a satisfactory S106 Agreement is not received by 31st August 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.

Also, in addition to the amended and additional conditions as set out in the Amendment Sheet (attached), further consideration be given to the removal of the

trees with TPO's, taking account of how the trees are disposed of after removal. A request was also made to add in the standard informative regarding Employment and Skills.

19. **PLANNING APPLICATION NO. 22/00282/FULPP - PHASE 5, NORTH TOWN REDEVELOPMENT SITE, LAND BOUNDED BY NORTH LANE, DEADBROOK LANE AND EASTERN ROAD, ADERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2227 (as amended at the meeting) regarding the development of 30 affordable homes, to include a community space, parking access and landscaping.

RESOLVED: That

Subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 31st October, 2022 or such other date as agreed by an extension of time to secure:

- (i) A financial contribution (£35,164.50 + £3,882.58) towards the provision of 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;
- (ii) A Public Open Space Contribution (£11,642.40);
- (iii) 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;
- (iv) 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;

The Head of Economy, Planning and Strategic Housing in consultation with the Chairman be authorised to **Grant** planning permission subject to the conditions and informatives as set out in Report No. EPSH2227 (as amended at the meeting).

However, in the event that a satisfactory S106 Agreement is not completed 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 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.

20. APPEALS PROGRESS REPORT

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2233 concerning the following appeals decisions:

Application / Enforcement Case No.	Description	Decision
21/00856/TELEPP	Against notification that Prior Approval was required and refusal for the installation of a 20metre high monopole supporting six antennas and two transmission dishes, four equipment cabinets and development works ancillary thereto at land to the front of Nos. 82-86 Cove Road, at the junction of Bridge Road and Cove Road, Farnborough.	New Appeal to be Determined
21/00074/FULPP	Against the refusal of planning permission for the construction of new Home Shopping storage areas and associated cold rooms, construction of a new click and collect canopy and associated steel works and works at ASDA, Westmead, Farnborough.	Dismissed

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2233 be noted.

21. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

Enforcement Reference No.	Description of Breach
22/00030/RESWRK	<p>A complaint had been received regarding a porch that had been erected at No. 52 Sidlaws Road. The complainant alleged that the porch encroached on a neighbouring property.</p> <p>A site visit had been carried out and the owner had been advised that the pitched roof required planning permission. An application had not however been forthcoming.</p> <p>The matter of encroachment is a civil matter between landowners and the complainant had been advised of this.</p> <p>Notwithstanding the absence of a planning application, the</p>

development as constructed was considered acceptable in planning terms. Material harm resulting from the development was not therefor considered to have occurred to the extent that enforcement would be expedient.

No further action will therefore be taken.

An update on enforcement matters had been provided:

Enforcement Reference No.:	Update	Issue Date
21/00158/GENWRK	An enforcement notice had been issued requiring the removal of unauthorised storage of tyres within the rear parking area at 183 Ash Road, Aldershot.	27 July 2022 (with a compliance period of three months)
21/00157/COUGEN	An enforcement notice had been issued requiring the cessation of the unauthorised material change of use of the domestic outbuilding to use for commercial purposes and the removal of a fence sub-dividing the residential garden at 185 Ash Road, Aldershot.	15 July 2022 (with a compliance period of three months)
22/00054/COUGEN	Planning Contravention Notices had been served on two separate owners of 146 Tongham Road, Aldershot in connection with a Council investigation of an alleged unauthorised change of use of the property. A response had been received from both owners of the property confirming that the unauthorised change of use had ceased. The situation would be monitored.	4 July 2022 (with the requirement for a written response by 25 July 2022)

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2228 be noted.

22. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL TO JUNE 2022**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2229 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the

Planning Service and the overall workload of the Section for the quarter from 1st April to 30th June 2022.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2229 be noted.

The meeting closed at 8.37 pm.

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 AEWB Badger Mitigation Strategy (February 2021) and AEWB 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 AEWB 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.
& Date Valid**

22/00379/FULPP

6th June 2022

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.

DEVELOPMENT MANAGEMENT COMMITTEE

Report of the meeting held on Wednesday, 14th September, 2022 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr Calum Stewart (Chairman)
Cllr L. Jeffers (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr C.P. Grattan
Cllr Michael Hope
Cllr Peace Essien Igodifo
Cllr S.J. Masterson
Cllr T.W. Mitchell
Cllr Sophie Porter

Apologies for absence were submitted on behalf of Cllr Jib Belbase and Cllr P.I.C. Crerar.

Cllr A.H. Gani attended the meeting as a Standing Deputy.

Non-Voting Member

Cllr A.R. Newell (Planning and Economy Portfolio Holder) (ex officio)

23. HER LATE MAJESTY QUEEN ELIZABETH II

As a mark of respect for Her late Majesty Queen Elizabeth II, the meeting started with a minute's silence.

24. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

25. MINUTES

The Minutes of the Meeting held on 17th August, 2022 were approved and signed as a correct record of the proceedings.

26. REPRESENTATIONS BY THE PUBLIC

In accordance with the guidelines for public participation at meetings, the following representations were made to the Committee and were duly considered before a decision was reached:

Application No.	Address	Representation	In support of or against the application
22/00402/FULPP	Land between Nos. 242 and 244 Farnborough Road, Farnborough	Ms Harinder Pawar (presented by Mr Perminder Singh Bains (brother))	Against

27. PLANNING APPLICATIONS

RESOLVED: That

(i) the applications dealt with by the Head of Economy, Planning and Strategic Housing, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Economy, Planning and Strategic Housing's Report No. EPSH2234, be noted

(ii) the following applications be determined by the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman:

* 22/00402/FULPP Land between 242 and 244 Farnborough Road, Farnborough

(iii) the current position with regard to the following applications be noted pending consideration at a future meeting:

** 20/00400/FULPP Land at former Lafarge Site, Hollybush Lane, Aldershot

** 21/00271/FULPP Block 3, Queensmead, Farnborough

** 22/00193/OUTPP Proposed Farnborough Civic Quarter Development Site, Meudon Avenue, Farnborough

** 22/00068/REM Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

** 22/00138/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

** 22/00277/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

** 22/00340/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

22/00480/FULPP

Nos. 209-211 Lynchford Road, Farnborough

- * The Head of Economy, Planning and Strategic Housing's Report No. EPSH2234 in respect of these applications was amended at the meeting.
- ** It was agreed that site visits would be arranged to these sites

28. **PLANNING APPLICATION NO. 22/00402/FULPP - LAND BETWEEN 242 AND 244 FARNBOROUGH ROAD, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2234 (as amended at the meeting) regarding the land between Nos. 242 and 244 Farnborough Road, Farnborough.

RESOLVED: That

Subject to the completion of a satisfactory Section 106 Planning Agreement by 25th October 2022 or such other date as agreed by an extension of time to secure:

- (i) The required SPA SAMP and Public Open Space financial contributions; and
- (ii) Receipt of a document produced by a suitably qualified ecologist demonstrating no net loss of biodiversity and the Council's Ecology and Biodiversity Officer confirming they have no objections to the proposal as set out in the report,

the Head of Economy, Planning and Strategic Housing in consultation with the Chairman be authorised to **Grant** planning permission subject to the following conditions and informatives as set out in Report No. EPSH2234 (as amended at the meeting).

In the event that no satisfactory Section 106 Agreement and/or biodiversity submissions are received by 25 October 2022 and no extension of time has been agreed, the Head of Economy, Planning and Strategic Housing be authorised to refuse planning permission on the grounds that the proposal does not provide 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 adopted Rushmoor Local Plan Policy NE1; does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6 and/or results in a net loss of biodiversity in accordance with the requirements of the National Planning Policy Framework (amended July 2021) and Local Plan Policy NE4.

29. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

**Enforcement
Reference No.**

Description of Breach

22/00049/BOUND

A one meter high black picket fence had been erected at the front of No.15 Bruneval Drive, Wellesley, Aldershot, a

previously open plan front garden.

The fence required planning permission due to permitted development rights being removed by an Article 4 Direction, which had been placed on the Wellesley development on 31st January 2021.

The owner had been made aware that the fence required planning permission, but no application had been forthcoming.

An enforcement notice could be issued but as the development was considered acceptable and permission would have been granted, no further action will therefore be taken.

22/00092/GENWRK

A complaint had been received regarding an outbuilding that had been erected at No. 15 Gillian Avenue, Aldershot, which was allegedly over 2.5 metres in height within two metres of a boundary. A site visit had been undertaken and the height of the outbuilding had been measured as 2.7 metres high and would require planning permission.

The owner had been made aware that the outbuilding required planning permission, but no application had been forthcoming.

An enforcement notice could be issued, but as the development had been considered acceptable, following the site visit, planning permission would be granted should an application be forthcoming, therefore it was considered expedient for the Council to take no further action.

22/00040/GENWRK

In April, a complaint had been received regarding the replacement of block paving with concrete at Unit 1 Blackwater Park, Aldershot.

Upon investigation it was noted that a section of the block paving between the position of the yard and the vehicular access point to and from Holder Road had been replaced with impermeable concrete to match the yard. The area was approximately 32 metres in length and 10 metres at its widest point. As impermeable concrete had been used which could lead to a risk of ground water contamination and it was considered that planning permission would be required.

Following contact with the site owner's planning agent, it was noted that the block paving had been damaged during

construction works and the tenants had decided to replace it. The agent had indicated that the tenant's planning consultant would arrange for a planning application to be submitted to regularise matters, but an application had not been forthcoming.

Taking account of the surface water drainage during a site visit, it was consequently considered that had a planning application been submitted it would have been accepted when assessed against Policy NE8 of the Rushmoor Plan, therefore it was considered expedient for the Council to take no further action.

An update on enforcement matters had been provided:

Enforcement Reference No.:	Update	Issue Date
21/00194/CONDS	Enforcement and Breach of Condition Notices requiring compliance with a number of conditions of planning permission 18/00481/FULPP be issued in respect of the Old Warehouse, Star Yard to the rear of Nos. 182-192 Victoria Road, Aldershot. Instructions had been issued to the Corporate Manager – Legal, to draft and serve the notices in this respect.	TBA

30. **ESSO PIPELINE PROJECT - UPDATE**

The Head of Economy, Planning and Strategic Housing gave a verbal update to the Committee on the position regarding the agreement of all outstanding legal agreements including the Environmental Improvement Plan pursuant to the Development Consent Order for the renewal and partial realignment of the Southampton to London Esso fuel pipeline which crossed the Borough of Rushmoor.

The Committee noted that whilst drilling within the Queen Elizabeth Park, Farnborough, the drill had encountered previously unidentified utilities that had resulted in the drill bit being broken. The land now needed to be back filled and an investigation undertaken to determine how the works would continue going forward. It was estimated that delays in the region of 6-9 months could be incurred. It was proposed that the car park would be re-opened during the investigation period.

It was also noted that ESSO works at Southwood Country Park would be completed by the end of October, 2022 and it was also expected that the related works in Cove Road, Farnborough would finish on schedule.

In response to a query regarding the £5k contribution from Esso for the resurfacing of the small car park at Queen Elizabeth Park, it was noted that the funds had been received and the work was hoped to be carried out in January 2023.

RESOLVED: that the Head of Economy, Planning and Strategic Housing would provide a formal update at the next meeting of the Committee.

The meeting closed at 8.09 pm.
