

<p style="text-align: center;"><b><u>AMENDMENT SHEET FOR</u></b> <b><u>DEVELOPMENT MANAGEMENT COMMITTEE</u></b> <b><u>9<sup>th</sup> November 2022</u></b></p>
--

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

**Item 5: Page 11:**

Application No.                    20/00400/FULPP

Proposal                            Development of site to create a leisure facility comprising aquatic sports centre including restaurant, indoor children's play area, equestrian centre and associated stabling; 9 floating holiday lodges (comprising 7 X 3-bedroom and 2 X 4-bedroom units) with associated car parking, landscaping and bund (revised proposals submitted 24 August 2022)

Address                            **Land at former Lafarge Site, Hollybush Lane Aldershot**

Corrected Recommendation (Pages 60-61):

It is recommended that subject to the completion of a satisfactory s106 Planning Agreement between the applicants and Rushmoor Borough Council by 30 November 2022 or in accordance with an agreed by an extension of time, to secure:-

- (a) the required SPA SAMM financial contributions as set out in the report;
- (b) securing a contribution of £16,500 travel plan monitoring and approval fees payable to Hampshire County Council in connection with the approval, administration and monitoring of a Travel Plan; and
- (c) appropriate clauses to secure the restoration and retention for the lifetime of the development of the original line of the Blackwater Valley Path through the application site

the Head Economy, Planning and Strategic Housing in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

In the event that no satisfactory s106 Agreement ~~and/or confirmation of the viability case to justify no provision of affordable housing are~~ is received by 30 November 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; and fails to secure appropriate amenity improvements to the Blackwater Valley Green Corridor contrary to adopted Local Plan Policy NE2.

Additional Condition No.33 (Page 69):

33. The remnant former concrete batching plant hopper tower shall be demolished and removed from the site prior to the use of the site hereby permitted commencing.

Reason – In the interests of the visual amenities of the Blackwater Valley.

**Item 6: Page 85:**

Application No.	22/00068/REM
Proposal	PART APPROVAL OF RESERVED MATTERS: for the erection of 9 dwellings (Phase 1), including internal access roads, public open space, parking, lighting and associated infrastructure, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020
Address	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot, Hampshire

Replace Condition No.5 (Page 103) and re-number remaining conditions accordingly:

Landscaping, Planting and Biodiversity Enhancements

5. Prior to the first occupation of the residential development hereby approved, details of an updated landscaping, planting and biodiversity enhancement plan, to accord with the recommendations of the approved Ecological Management Plan ref: Vf2 (Aspect Ecology, 21<sup>st</sup> October 2021 and Biodiversity Net Gain Assessment ref: Vf4A (Aspect Ecology, 30<sup>th</sup> September 2022), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first occupation of the residential development hereby approved and thereafter maintained in accordance with the Ecological Management Plan. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved.

Reason: In the interests of the character and appearance of the area, nature conservation and biodiversity net gain.\*

Delete Condition No.10 (Page 105) and re-number remaining conditions accordingly:

This condition for compliance with an approved Construction Traffic/Environmental Management Plan is not required as the details have already been approved under condition 15 of the hybrid outline planning permission. An informative is proposed instead.

Additional Informative No.9 (Page 107)

9. The applicant is advised that the construction of the development shall be carried out strictly in accordance with the Construction Traffic & Environmental Management Plan Revision B (GHPC. March 2022 approved under details application ref: 21/00985/CONDPP granted 09/05/2022.

**Item 7: Page 115:**

Application No. 22/00277/REMPP

Proposal PART APPROVAL OF RESERVED MATTERS: for the erection of 11 dwellings (Phase 3), including internal access roads, public open space, parking, lighting and associated infrastructure, following demolition of existing building and hardstanding, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020

Address Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot, Hampshire

Replace Condition No.5 (Page 132):

Landscaping, Planting and Biodiversity Enhancements

5. Prior to the first occupation of the residential development hereby approved, details of an updated landscaping, planting and biodiversity enhancement plan, to accord with the recommendations of the approved Ecological Management Plan ref: Vf2 (Aspect Ecology, 21<sup>st</sup> October 2021 and Biodiversity Net Gain Assessment ref: Vf4A (Aspect Ecology, 30<sup>th</sup> September 2022), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first occupation of the residential development hereby approved and thereafter maintained in accordance with the Ecological Management Plan. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved.

Reason: In the interests of the character and appearance of the area, nature conservation and biodiversity net gain.\*

Delete Condition No.6 (Page 133) and re-number remaining conditions accordingly:

The applicant has confirmed that no temporary sales or marketing uses are proposed within the Phase 3 application site. The condition is not therefore necessary.

Delete Condition No.10 (Page 134) and re-number remaining conditions accordingly:

This condition for compliance with an approved Construction Traffic/Environmental Management Plan is not required as the details have already been approved under condition 15 of the hybrid outline planning permission. An informative is proposed instead.

Additional Informative No.9 (Page 136):

9. The applicant is advised that the construction of the development shall be carried out strictly in accordance with the Construction Traffic & Environmental Management Plan Revision B (GHPC. March 2022 approved under details application ref: 21/00985/CONDPP granted 09/05/2022.

For Information – Site Wide Affordable Housing Strategy (AHS)

The following tables are included in the approved AHS:

**Table 1: Section 106 Housing Mix Ratio Requirements**

	1-bed Flat	2-bed Flat	2-bed House	3-bed House	4-bed House	Total
<b>Affordable Rented Housing (70%)</b>	25%	15%	20%	25%	15%	100%
<b>Intermediate House (30%)</b>	30%	20%	30%	20%	-	100%

**Table 2: Site Wide Quantum of Affordable Housing**

Total No. Units	Private (70%)	Total Provision (AHU) 30%	Affordable Rent (AR) 70%	Shared Ownership (SO) 30%
176	123	53	37	16

**Table 3: Total Housing Mix Ratio**

Beds	Type	Affordable Rent (%) to be provided	No. Affordable Rent (AR)	Shared Ownership (SO)(%) to be provided	No. Shared Ownership (SO)	Total
1	Flat (including Maisonettes)	24%	9	31%	5	14
2	Flat (including Maisonettes)	16%	6	16%	3	9
2	House	19%	7	31%	5	12
3	House	24%	9	16%	3	12
4	House	16%	6	0	0	6
-	-	100%	37	100%	16	53

**Item 8: Page 143:**

Application No.	22/00453/FULPP
Proposal	Change of use from suite of offices (Class E(g)) to day school (Class F1(a)), provision of car parking, drop-off point for mini bus, landscaping and associated works
Address	<b>Studio Forty 40 Lynchford Road Farnborough</b>

Hampshire County Council have responded to the additional information provided by the agent. In summary;

The Highways Authority are satisfied that there are no works to the highway around the site entrance. Therefore, condition 5 is no longer necessary and can be removed.

With regard to Accident data, additional information has been provided. The Highway Authority have concluded that there does not appear to be a pattern to these accidents that would indicate underlying trends which would be exacerbated by the development.

Hampshire highways have lodged a holding objection pending resolution of issues with the travel plan.

Hampshire County Council have clarified their position and both require a Travel Plan and require it to be secured by S106. This includes securing a Travel Plan Bond.

As a result, the recommendation has been altered as follows;

**Full Recommendation**

It is recommended that subject to the completion of a satisfactory s106 Planning Agreement between the Applicant and Hampshire County Council by the 31<sup>st</sup> January 2022 or in accordance with an agreed extension of time, to secure:-

- a) An agreed Travel Plan
- b) Travel Plan bond



**AGENDA ITEM NO.5 : Enforcement and possible unauthorised development (Page 167):**

Additional Item: Item 2 (Page 170): Update on Enforcement Action : G-Force Tyres:

21/00157/COUGEN : Unauthorised Material Change of Use of Domestic Outbuilding to Use for Commercial Purposes and Erection of Fence Subdividing Residential Garden at 185 Ash Road, Aldershot, Hampshire GU12 4DD

21/00158/GENWRK : Unauthorised Storage of Tyres at 183 Ash Road, Aldershot, Hampshire GU12 4DD

Members will recall the Committee Resolution (Development Management Committee, 15 September 2021, Section C, Item 7 following refusal of planning permission 21/00487/FULPP and 21/00483/FUL) to issue enforcement notices relating to the unauthorised material change of use of domestic outbuilding to use for commercial purposes and erection of fence subdividing residential garden at 185 Ash Road, and the unauthorised storage of tyres at 183 Ash Road. The enforcement notices were issued in July 2022. Two site visits have been undertaken on 23 August 2022 at 16:30 and 27 September at 10:15. At both visits, the officer observed full compliance with the terms of both the enforcement notices. Members will be aware that the Notices remain in effect. We are therefore in a position to proceed to prosecution in respect of any recurrence of the unauthorised use or development.

**AGENDA ITEM NO.6 : Quarterly Report**

**Replace** paragraph 4.2 as follows:

4.2 The total pre-application income received for the **second** quarter was £6,158 against a budget estimate of £9,000.

**Amend** table at 5.1 following update from HCC as follows:

Section 106 contributions received	Jul-Sept 2022
Contributions received (Rushmoor and Hampshire)~	£1,093,926.00
Open Space (specific projects set out in agreements)	£12,600.0
SANGS b) Southwood Country Park	b) £31,038.0
SAMM* b) Southwood Country Park c) Wellesley Woodland	b) £2,793.0 c) £65,454.43

d) Bramshot Farm (Hart)	d) £4,262.24
Transport (specific projects set out in agreements)*	£3,000
Wellesley/AUE 7 <sup>th</sup> Instalment to HCC - Western Primary School*	£974,788.33

## Appendix 1

Planning Permission 21/00235/FULPP Victoria Rd/Arthur Street has now been granted following the completion of the requisite legal obligation. Decision date 1/11/2022