

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	David Stevens
Application No.	22/00779/REVPP
Date Valid	4th November 2022
Expiry date of consultations	2nd December 2022
Proposal	MINOR MATERIAL AMENDMENTS to planning permission 20/00508/FULPP dated 5 September 2022 relating to The Galleries, High Street Car Park and Arcade. Comprising: Revised car park layout to provide a total of 851 spaces (5 additional spaces over development as approved); alterations to stair cores; additional means of escape; re-located disabled bays; provision of EV charging spaces; revised cycle and refuse/recyclables storage and plant room space; re-configured residential floor cores and means of escape; deletion of recessed/inset balconies in favour of additional internal floorspace for flats and elevational alterations to buildings involving an overall reduction in glazed areas; and revised visibility splay for The Galleries site car park entrance.
Address	The Galleries High Street Aldershot
Ward	Wellington
Applicant	Shaviram Aldershot Limited
Agent	D. Rose Planning LLP
Recommendation	Approve

Description & Relevant History

In total the application site covers approximately 1.85 hectares within Aldershot Town Centre to the east of Wellington Street and Court Road, south of Wellington Avenue (A323), north of Victoria Road and west of Station Road. The application site comprises three adjoining elements:-

1. **The Galleries Site** : This is the central element of the application site and primarily consists the footprint of The Galleries Shopping Centre, but also encompasses the adjacent older shop premises at Nos.99 and 101 High Street to the east side. Neighbouring properties at Nos.103-109 High Street (No.109 is Aldershot Library) and 41-51 (odd inclusive) Station Road adjoin to the north-east and east respectively. Little Wellington Street bounds the south side of The Galleries, with Stafford House flats,

Aldershot Conservative Club and Aldershot Arcade located on the opposite side of this service road and footpath link. The Galleries Shopping Centre turns the corner from Little Wellington Street into Wellington Street and has a frontage that terminates against the side of No.6 Wellington Street to the north. The Galleries element excludes the triangle of mainly older properties to the north-west in a mix of commercial and residential uses at the corner of Wellington Street with High Street : these are Nos.2, 2a, 2b, 4 and 6 Wellington Street; 59-61, 61a, 63, 65, 67-79, 81 & 83 High Street; and Bakehouse Mews. No.83 High Street directly abuts the west side of The Galleries where it fronts High Street. The Wellington Shopping Centre is located on the opposite side of Wellington Street to the west of The Galleries. The Council's proposed Union Street East (USE) re-development site is located to the north-west of Wellington Street.

The Galleries Shopping Centre is a two-storey purpose-built shopping mall building with the mall mainly situated at first-floor level, with servicing on the ground floor level below. It was built in the late 1980's, but not completed and opened until the mid-1990s. It was last configured to provide 21 retail units and is now entirely vacant and the Mall closed and boarded-up. There is a bridge link across Wellington Street physically connecting the first-floor mall to the Upper Mall Level of the Wellington Shopping Centre (opened in the mid-1970s). Although, a side staircase from the first-floor Galleries mall also provided a pedestrian route directly down to street level in Wellington Street. The Wellington Street bridge link has been blocked-off where it adjoins the Wellington Shopping Centre since autumn 2017 as it no longer serves any useful purpose following the closure of the Galleries mall. The Council approved an application for demolition of the bridge link under ref: 20/00232/DEMOPP earlier this year, although this work has not yet been implemented. The current planning application site does not include the Wellington Centre bridge link, which has now been demolished in any event.

There are some independently accessible ground floor shop units located in the High Street and Wellington Street frontages of The Galleries building. Nos.16-18 Wellington Street (formerly Poundworld) is vacant; and 12-14 Wellington Street (Bright House) closed at the end of March and is not thought likely to reopen.

The adjoining shop properties at Nos.99 & 101 High Street (formerly a sports shop and a 'Zanussi MegaCentre') that are also included within the current application site are both vacant.

2. **High Street Multi-Storey Car Park Site** : Opposite the High Street (north) entrance into The Galleries is an elongated triangular shaped area of land extending from the wider end to the west at Court Road (opposite Gala Bingo); and the NAAFI Roundabout at the narrower end to the east. This is bounded to the north by Wellington Avenue (A323), with Burger King, a car wash and MoD housing at Anzio Close opposite. The car park building itself is roughly rectangular in footprint. The car park is nominally of 5-storey height and has 9 parking levels. However, due to structural problems, only the lowest 4 levels of the car park remain in use, with the remainder inaccessible to the public. The narrower end of the Car Park Site contains a small stand of trees (the only trees within the entire site; none the subject of a Tree Preservation Order), an area of grass, a bottle bank and an access ramp into the car park. The Car Park site is in Council ownership.
3. **The Arcade Site** : This adjoins The Galleries Site (1 above) on the south side of Little Wellington Street. It is a smaller late 1980s modern shopping mall development with offices at first-floor level which replaced a Victorian shopping arcade in the late 1980's.

It is bounded by Wellington Street to the west; Victoria Road to the south; Nos.122-128 Victoria Road and the car park boundary of Aldershot Conservative Club to the east. The Arcade remains occupied (currently 74% occupancy level) by a number of small shops, especially along the frontages of Wellington Street (Nos.20-28) and Victoria Road (Nos.130-138). The active units comprise of a mix of Class A1, A2, A3 and Sui Generis (betting shop and tattoo parlour). The majority of the internal element of the Arcade, now only accessible from the Victoria Road end, is vacant. Excluded from, and inset into the south-west corner of The Arcade Site and the junction of Wellington Street with Victoria Road, is No.30 Wellington Street, which is an Edwardian turn of the 19th Century building (1896), occupied by National Westminster Bank.

Planning permission was granted in September 2022 subject to the phasing and condition amendments agreed at the Development Management Committee meeting on 19 January 2022. Permission was granted subject to conditions (with some minor changes agreed in January 2022) and a s106 Agreement for *“redevelopment of the High Street Car Park, The Galleries Shopping Centre and the Arcade Shopping Centre to provide a phased development comprising 596 flats (330no. one bedroom and 266no. two bedroom), flexible commercial uses within Use Class E (commercial, business & service uses) and/or Use Class F.1 (learning and non-residential institutions; excluding schools and places of worship), public car parking and residents' car and cycle parking, together with external amenity areas including roof gardens and public realm”*; 20/00508/FULPP.

The current application proposes some minor material amendments to the original approved scheme, but would remain consistent with the description of development of the original permission. There is no change to either the number or mix of residential units, or the overall mix of uses as already approved. The application also retains the public realm and landscape proposals as already approved. The amendments arise from detailed design work on the proposed buildings undertaken to ensure compliance with current Building Control and other technical requirements. The following proposed amendments are identified:-

Galleries Site

Car Park:

- Revised visibility splay for car park entrance into Little Wellington Street;
- Car Park layout revised to minimise 'dead ends', with provision of 242 spaces compared to 271 spaces

approved within the original permission;

- Split level car park layout removed, with the access level no longer requiring a ramp;
- Car park stair core reconfigured and an additional means of escape added;
- Disabled spaces repositioned as structural columns would have impacted upon their accessibility as originally approved; and
- EV car parking spaces added.

Ground Floor:

- Reconfigured and relocated cycle storage more conveniently accessible from the Square;
- Relocated and additional refuse/recyclables stores for both Galleries east and west blocks;
- Revised plant room space to meet mechanical and electrical requirements; and
- Consequential but an overall minor reduction in the quantum of flexible Use Class E and/or Use Class F.1 floorspace in order to provide the above;

Upper (Residential) Floors:

- Cores reconfigured and/or relocated with additional means of escape added; and
- Recessed/inset balconies incorporated into the dwelling for increased utility [but gable end and bolt-on balconies have been retained];

Elevations:

- Glazed areas reduced to address heat loss and gain calculations to ensure Building Regulation compliance;
- Sections of elevations where glazing previously to be replaced with high quality brickwork or complementary panels;
- All living rooms to have full height windows approximately 2-metres wide;
- Bedrooms to have full height windows approximately 1-metre wide; and
- Amendments to balconies as set out above;

High Street Car Park Site

Car Park/Ancillary Areas:

- Improved structural arrangement and car parking bay sizes with revised layout enabling the provision of 463 spaces compared to 425 spaces approved with the original permission;
- Amendment to car ramps;
- Lift and stair cores reconfigured;
- Disabled car parking relocated to a more convenient location adjacent to a residential entrance;
- EV spaces incorporated;
- Residents' bicycle storage has been consolidated; and
- Refuse storage revised with more convenient access.

Residential Floors:

- Lift and cores reconfigured. Passing places introduced on corridors; and
- Recessed/inset balconies incorporated into the dwelling for increased utility [bolt-on balconies have been retained];

Elevations:

- Glazed areas reduced to address heat loss and gain calculations to ensure Building Regulation compliance;
- Glazing to be reduced in extent, with additional masonry in the elevations finished with high quality brickwork or complementary panels to match their surroundings;
- All living rooms to have full height windows approximately 2-metres wide;
- Bedrooms to have full height windows approximately 1-metre wide; and
- Amendments to balconies as set out above.

Arcade Site

Car Park:

- Minor layout changes with provision of 146 spaces compared to 150 spaces as originally approved.

Residential Floors:

- Passing places added to corridors; and
- Recessed/inset balconies incorporated into the dwelling for increased utility [gable end and bolt-on balconies would be retained];

Elevations:

- Glazed areas reduced to address heat loss and gain calculations to ensure Building Regulation compliance;
- Where glazing is reduced, this is to be replaced with high quality brickwork or complementary panels;
- All living rooms to have full height windows approximately 2-metres wide;
- Bedrooms to have full height windows approximately 1-metre wide; and
- Amendments to balconies as set out above.

There would be a net increase in parking spaces provided by the development of 5 spaces overall, but with a redistribution of parking from the Galleries (minus 29 spaces) and Arcade (minus 4 spaces) Sites that would be re-distributed to the High Street Multi-Storey car Park

Site (plus 38 spaces).

Since Minor Material Amendments under s73 of the Town & Country Planning Act 1990 have the legal effect creating a fresh planning permission, the applicants have confirmed that they are willing to enter into a Deed of Variation to the original S106 agreement thereby ensuring that the obligations relating to the original permission would also apply to the fresh planning permission relating to the amended scheme.

Consultee Responses

HCC Highways Development Planning No highways objections.

Contract Management More information needed concerning bin store capacity.

Neighbours notified

In addition to posting a site notice and press advertisement, 193 individual letters of notification were sent to the owner/occupiers of properties in High Street, Anzio Close, Wellington Avenue, Station Road, Victoria Road, The Arcade, Wellington Street and Bakehouse Mews, including all properties adjacent or opposite the application site.

Neighbour comments

No comments have been received as a result of neighbour notifications and other usual application publicity.

Policy and determining issues

The site is located both within the defined urban area of Aldershot and the town centre of Aldershot as defined by the Rushmoor Local Plan (2014-2032), adopted November 2019. The site is not located within a Conservation Area, nor adjoins one. The site does not contain any Listed Buildings and none are located immediately adjacent : the nearest Listed Buildings are the former Palace Cinema and the Post Office Buildings on Station Road.

There are some Buildings of Local Interest (BOLI) are located at No.41 Station Road; 1-11 Wellington Street and 49- 51 Union Street; and the Former George Hotel; and Nos.115 & 117 Victoria Road at 'Bank Corner', at the junction of Wellington Street, Victoria Road and Gordon Road.

Within the defined Town Centre area, the Galleries and Arcade portions of the application site are identified as being within the 'Primary Shopping Area'. However, within this, the Wellington Street frontage of The Galleries portion of the site is then more specifically identified as 'Primary Frontage'. However, the street frontages of the Arcade site onto Wellington Street and Victoria Road are 'Secondary Frontage'. The whole of The Galleries is identified as 'Additional Secondary Frontage (Aldershot)'.

Rushmoor Local Plan Policies IN2 (Transport), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards) and DE5 (Proposals Affecting Existing Residential (C3) Uses) are considered relevant to the consideration of the current application. The Councils adopted Car and Cycle Standards Supplementary Planning Document (SPD) adopted in 2017 is also considered relevant.

The current application is seeking a minor material amendment (MMA) to the already approved Galleries re-development scheme utilising s73 of the Town & Country Planning Act. This is a power for developers to seek variations to planning permissions that was introduced in 2010 and are intended to be a streamlined procedure for the consideration of material but otherwise straightforward amendments to development schemes that do not give rise to significant planning issues and concerns. MMAs are considered in the light of the Planning Policy and Guidance that is in place at the time that the MMA application is considered.

There is no statutory definition of an MMA; however NPPG sets out guidance to the effect that changes sought with MMAs are limited to those where the scale and nature of the proposed amendments result in a development that is not substantially different from the one which was originally approved. In this respect it is a matter for the Local Planning Authority to consider and determine whether or not any proposed variations are 'minor material' and that it is appropriate for such proposals to be considered using s73. Any request for a MMA is considered on its individual circumstances and merit as a matter of fact and degree. In this respect, it is pertinent for an LPA to consider the cumulative effects of any previous amendments that have been approved.

The effect of a s73 application for a MMA is to seek a whole new planning consent as an alternative to that of the originally approved scheme, but on different terms. Where a s73 application for a MMA is granted, the legal effect is to issue a new planning permission sitting alongside the original permission that reflects those proposed variations that are approved. However the original permission remains intact and un-amended. Nevertheless, since a MMA consent under s73 cannot alter the time limit for implementation, this condition must remain unchanged from the original permission. Where an original permission is (as in this case) accompanied by a s106 Planning Obligation, it is likely that a new s106 (or at least a Deed of variation to the original s106) will be required.

In the above context, the main determining issues for the proposed MMA are considered to be:-

1. Principle;
2. Design & Visual Impact;
3. Impact on Neighbouring Properties;
4. The Living Environment Created; and
5. Highways Considerations.

Commentary

1. Principle -

It remains a key Council objective to secure the regeneration of Aldershot Town Centre, of which the Galleries scheme is a significant part.

Although the proposed amendments to the original scheme are numerous, they are amended design details to ensure compliance with Building Regulation and technical requirements of other legislation that apply to the scheme and how it is to be built. Whilst the number of proposed amendments render these proposals 'material' overall, it is not considered that the scale and nature of the proposed amendments would result in an overall development that is substantially different from the one that has already been approved and, as such, they are of 'minor' impact. There is no change in the overall number of dwelling units, a minor increase in the overall number of parking spaces provided in the scheme, and a minor decrease in ground

floor commercial space. On this basis it is considered that seeking an MMA under s73 is an appropriate procedure having regard to the proposals.

2. Design & Visual Impact -

Whilst some of the proposed amendments relate to the elevations of the proposed development this relates to a minor reduction in the size of windows, with the additional masonry walling matching the palette of quality external materials to be used in the development. Where there are some recessed/inset balconies within the already approved scheme, it is now proposed that these be incorporated into the dwellings to which they relate for increased utility – which has the effect of boosting the floorspace of these dwelling units. All projecting balconies within the scheme would be retained as already approved. Overall, it is considered that the proposed amendments would not result in any significant change in the external appearance of the development from that already approved and that the design and external appearance of the proposed development is acceptable and, indeed, would have been found equally acceptable had it been proposed originally.

3. Impact on Neighbouring Properties -

It is considered that there would be no material and harmful changes from what has already been approved in respect of the way in which the proposed development would relate to all of its neighbours.

4. The Living Environment Created -

The proposed amendments would not result in any of the dwelling units within the scheme having a materially worse internal environment. Indeed, where the proposed amendments are to enclose recessed/inset balconies, this simply results in the balcony floorspace being enclosed and, as such, incorporated into these flats. In any event, Local Plan Policy DE3 allows internal floorspace to be provided in lieu of balcony space. The reduction in window sizes would not result in any material change in the extent of sunlighting/daylighting of the residential units within the scheme.

It is considered that an acceptable living environment would continue to be provided for future occupiers as a result of the proposed amendments.

5. Highways Considerations -

The proposed amendments change various details in the internal design and layout of the car parking areas within the proposed development. However, these are considered to be improvements over the parking layouts as already approved. Furthermore, although it is proposed to re-distribute parking spaces away from the Galleries and Arcade sites and increase the parking provided in the development of the High Street site, the overall parking numbers in the scheme would increase by 5 spaces.

The Highway Authority (Hampshire County Council) has confirmed that the proposed revised egress from the Galleries car park into Little Wellington Street is unlikely to result in significant reduction in highway safety, not least because traffic speeds in this road would be slow. The sight-lines are the same as already approved, but the access is re-located approximately 10 metres west of the approved position:-



The proposed amended bin store arrangements seek to replicate the capacity of the bin stores approved with the proposed development as originally approved. However, the Council's bin collection arrangements have changed since the original scheme was designed with the result that the Council's Operations Manager (Domestic Refuse Collection) has continued concerns that the domestic waste bin storage capacity within the development is no longer sufficient. Nevertheless, as with the consideration of the original planning permission for the development, it is considered that imposition of a condition (No.39) will suffice to ensure that adequate domestic bin storage capacity is provided within the scheme. The same condition, as set out below, is to be replicated with the current application:-

"39. Residential Units : Bin Storage & Collection Details

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until the appropriate residential refuse/recycling bin storage areas for that phase have been provided and made available to the occupiers in accordance with details to be first 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 safeguard the amenities of the area. ***

Other Matter : s106 Planning Obligation Requirements –

A s106 Legal Agreement (dated 6 September 2022) was completed in respect of the original planning permission to secure the following:-

- 1) Payment of £3,293,300.00 (comprising £3,021,714.00 SANGS and £271,586.00 SAMMS contributions) towards SPA avoidance and mitigation and access management at Southwood Country Park; OR, alternatively, an appropriate payment to secure equivalent mitigation at the Blandford House/Malta Barracks SANGS site;
- 2) Payment of £100,000 for improvements to off-site Public Open Space comprising either (a) landscaping, park furniture infrastructure and footpath renewal (including renovation of historic hard/soft landscape features) and habitat improvements at Manor Park, Aldershot; OR (b) landscaping, park furniture infrastructure and footpath renewal and habitat improvements at Redan Hill Gardens, Windmill Road, Aldershot;
- 3) Provision of a full Travel Plan prior to occupation along with associated approval, monitoring fees (£1500 for approval and £3000 per annum for 5 years for monitoring : £16,500 in total) and bond;
- 5) Both mid-term and late-stage financial viability re-assessment clauses in accordance with the recommendations of the PBS Independent Viability Review (3rd August 2020);
- 6) Requirements to secure the provision, retention and management/allocation of parking spaces within the development for the lifetime of the development; and
- 7) Payment of a £5,000.00 Monitoring and Administration Fee.

All of these s106 requirements apply equally in respect of the development scheme incorporating the proposed amendments and, as a result, it is necessary for the applicants to enter into a Deed of Variation to the original s106 Agreement. This would be in order to ensure that the implementation of the fresh planning permission being sought in respect of the proposed amendments would also secure identical s106 requirements.

Conclusions –

It is considered that the proposals the subject of the proposed amendments are equally acceptable in principle and in highway terms; to have an acceptable impact on the visual character, appearance and heritage assets of the area and the vitality and viability of the Town Centre shopping frontages; to have no material or adverse impact on neighbours; and to provide an acceptable living environment for future occupiers. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with Local Plan Policy DE6. On the basis of the provision of a contribution towards an appropriate SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. On the basis of the independent assessment of the submitted Financial Viability Report, and subject to mid- and late-stage re-appraisal, the proposals are considered to comply with the requirements of Local Plan Policy LN2 (affordable housing). The proposals are also considered acceptable in terms of trees, flood risk & drainage, air quality, ecology & biodiversity, archaeology, sustainability and access for people with disabilities. The proposals are thereby acceptable having regard to the requirements of Policies SS1, SS2, SP1, SP1.1, SP1.2, SP1.4, IN1, IN2, IN3, HE1, HE4, DE1, DE2, DE3, DE4, DE5, DE6, DE10, LN1, LN2, PC8, NE1, NE2, NE3, NE4, NE6 and NE8

of the adopted New Rushmoor Local Plan (2014-2032); adopted Car and Cycle Standards SPD (2017); Aldershot Town Centre Prospectus SPD (2016); Affordable Housing' SPD (2019); Buildings of Local Importance SPD (2012); & Shop Front Design Guide SPD (2015); and the advice contained in the National Planning Policy Framework and National Planning Policy Guidance.

Full Recommendation

It is recommended that **SUBJECT** to the completion of a satisfactory Deed of Variation to the s106 Agreement dated 9 September 2022 in respect of the original planning permission by 31 January 2023, or in accordance with an agreed by an extension of time, to ensure that the implementation of the development in accordance with the proposed amendments the subject of the current application also requires compliance with identical s106 requirements, the Head of Planning in consultation with the Chairman be authorised **GRANT** planning permission for the proposed Minor Material Amendments subject to the following conditions and informatives:-

1. Time for implementation

The development hereby permitted shall be begun on or before 6 September 2023.

Reason – To conform to the timescale for the implementation of the original planning permission for the development hereby permitted, 20/00508/FULPP.

2. Approved Drawings

Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings – AC_PP_300 REV.P02, AC_PP_301 REV.P02, AC_PP_302 REV.P02, AC_PP_303 REV.P02, AC_PP_304 REV.P02, AC_PP_305 REV.P02, AC_PP_306 REV.P02, AC_PP_307 REV.P02, AC_PP_308 REV.P02, AC_PP_309 REV.P02, CP_PP_320 REV.P02, CP_PP_321 REV.P02, CP_PP_322 REV.P02, CP_PP_323 REV.P02, CP_PP_324 REV.P02, CP_PP_325 REV.P02, CP_PP_326 REV.P02, CP_PP_327 REV.P02, CP_PP_328 REV.P02, CP_PP_329 REV.P02, CP_PP_330 REV.P03, CP_PP_331 REV.P02, GA_PP_340 REV.P02, GA_PP_341 REV.P02, GA_PP_342 REV.P02, GA_PP_343 REV.P02, GA_PP_344 REV.P02, GA_PP_345 REV.P02, GA_PP_346 REV.P02, GA_PP_347 REV.P02, GA_PP_348 REV.P02, GA_PP_349 REV.P02, GA_PP_350 REV.P02, GA_PP_351 REV.P02, GA_PP_352 REV.P02, GA_PP_353 REV.P02, MP_PP_001 REV.P05, MP_PP_002 REV.P05, MP_PP_003 REV.P05, MP_PP_004 REV.P05, MP_PP_005 REV.P05, MP_PP_006 REV.P05, MP_PP_007 REV.P05, MP_PP_008 REV.P05, MP_PP_009 REV.P05, MP_PP_010 REV.P05, MP_PP_011 REV.P05, MP_PP_012 REV.P06, MP_PP_013 REV.P05, MP_BE_400 REV P02, MP_BE_401 REV P02, MP_BE_402 REV P02, MP_BE_403 REV P02, MP_BE_404 REV P02, MP_BE_405 REV P02, MP_BE_406 REV P02, MP_BE_407 REV P02, MP_BE_408 REV P02, MP_BE_409 REV P02, MP_BE_410 REV P02, MP_BE_411 REV P02, MP_PE_100 REV P05, MP_PE_101 REV P05, MP_PE_102 REV P05, MP_PE_103 REV P05, MP_PE_104 REV P05, MO_PS_201 REV P05, MO_PS_202 REV P05, MP_PP_014 REV P05, MP_PS_200 REV P05, MP_SC_001 REV P06, MP_SC_002 REV P02, MP_SC_003 REV P03, MP_SC_004 REV P02, XX_XP_X02 REV P02, XX_XP_X11 REV P02, XX_XP_X12 REV P02, XX_XP_X13 REV P02, XX_XP_X01 REV P02, XX_XP_X03 REV P02, D0302-001 REV.A, D0302-002 REV.A, D0302-003 REV.C, D0302-004 REV.A, D0302-005, D0302-006, D0302-007, D0302-008, D0302-009, 8262-LRW-ZZ-ZZ-SA-A-A00-401 REV.P03, EVOKE SK001 REV.A, EVOKE SK002 REV.A, EVOKE SK003 REV.A, EVOKE SK004 REV.A, & EVOKE R-

20-0051-013. Clarke Saunders Acoustic Report; D.Rose Planning LLP Planning Statement; Delva Patman Redlar Daylight & Sunlight Study; FHP Engineering Research Solutions Sustainability & Energy Statement; Gem Air Quality Ltd. Air Quality Assessment; Holbury Ecological Impact Assessment & Additional Bat Survey Report; JM Enviro Ltd. FRA & Drainage Strategy; JTP Design & Access Statement; Lustre Consulting Site Investigation Desk Study; Neil Tulley Associates Tree Schedule & Arboricultural Constraints; Systra FTPTransport Assessment & Framework Travel Plan; Montagu Evans Financial Viability Assessment; and Shaviram Public Consultation Statement. Drawing Nos. 00817B_GD_XE_E01 REV.P01; 00817B_GD_XE_E02 REV.P01; 00817B_GD_PE_E01 REV.P01; 00817B_GD_PE_E02 REV.P01; 00817B_GD_XP_X03 REV.P01; 00817B_GD_XP_X04_Phasing Plan_P01; and Reports Demolition : COSHH Assessments; Demolition : Execution Plan & Method Statement (Amended version received 10 January 2022); Demolition : Rye Group Method Statement for Eastern Wing; Demolition : Standard Operating Procedures; Demolition : Rye Group Risk Assessments; Agents' covering email of 16 December 2021; and Agents Covering Letter dated 3 November 2022.

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

3. Finer-Grained Phasing Details

Notwithstanding the general phasing details indicated with the application hereby approved, other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street, no works shall start on site in respect of the implementation of this planning permission until finer-grained details for the phasing of the development hereby permitted (including the stage at which the 250 space public car parking to be provided to the Council is to be constructed and made available for use by the Council; and public bicycle parking) have been submitted to, and approved by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the phasing details so approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason – To ensure a satisfactory implementation of the approved development in the interests of the amenities of the Town Centre.

4. Site Investigation

Prior to each phase of development approved pursuant to Condition No.3 of this planning permission, other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street, no works pursuant to that phase shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

(a) a site investigation report based on the Phase I desk study (report ref:1654\MD\1-2017\601 issued by Lustre Consulting) 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 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

(b) 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.

(c) an asbestos survey should be undertaken prior to demolition to ensure that any asbestos present is identified and dealt with in an appropriate manner.

Where step (b) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the completeness and effectiveness of the remediation and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted for approval in writing by the Local Planning Authority.

Reason – (1) To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention; and to ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution; and (2) to ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete; in line with Paragraph 170 of the National Planning Policy Framework. *

5. Unforeseen Contamination

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. *

6. Surface Water Drainage details

Other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street, no development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment Rev.A by JM Enviro Limited, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-

- (a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment;
- (b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
- (c) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change; and
- (d) Maintenance schedules detailing the maintenance requirements of all drainage elements within the site.

Reason – At the request of Hampshire County Council Lead Local Flood Authority and to comply with the requirements of Local Plan Policy NE8. *

7. Surface Water Network Upgrade Provision

No properties within the development hereby approved shall be occupied until confirmation has been provided to, and approved by, the Local Planning Authority that either:- all surface water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason – At the request of Thames Water, whom advise that network reinforcement works are likely to be required to accommodate the proposed development in order to avoid flooding and/or potential pollution incidents. *

8. Surface Water Infiltration Systems

No drainage systems for the infiltration of surface water to the ground are permitted other than with the prior written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason – At the request of the Environment Agency to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework.

9. Piling Using Penetrative Methods

Piling using penetrative methods shall not be carried out other than with the prior written consent of the Local Planning Authority.

Reason – At the request of the Environment Agency to ensure that the piled foundations do not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.

10. Construction & Environmental Management Plan

Other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street, no development shall take place, including any works of demolition, until a Construction & Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the demolition and construction period. The Plan shall provide for:-

- (a) the parking of vehicles of site operatives and visitors;
- (b) loading and unloading of plant and materials;
- (c) storage of plant and materials used in constructing the development;
- (d) details and location(s) of temporary site accommodation;
- (d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (e) wheel washing facilities;
- (f) measures to control the emission of dust, dirt and other emissions during construction;
- (g) a scheme for recycling/disposing of waste resulting from demolition and construction works;

- (h) measures to minimise noise and vibrations during construction and demolition; and
- (i) measures to ensure/maintain vehicular and pedestrian access to adjoining and nearby properties at all times during the demolition and construction period

Reason - In the interests of highway safety & convenience and neighbour amenities. *

11. Construction Hours

Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 Hours on Monday to Fridays and 0800-1300 Hours on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring properties in the vicinity.

12. Green Roof Details

No part of the residential accommodation hereby approved shall be occupied until the design of the green roof, the uses accommodated on the roofs and the habitat creation techniques and long-term management of the roofs shall be submitted to, and approved in writing by, the Local Planning Authority. Those measures so approved shall be implemented in full during the first planting season after occupation of any part of the residential accommodation and retained thereafter.

Reason - To ensure that the green roofs survive, provide the greatest biodiversity gain, and to protect and enhance biodiversity in accordance with Local Plan Policy NE4 and Paragraph 175 of the NPPF. *

13. Biodiversity Enhancement Details

No part of the residential accommodation hereby approved shall be occupied until details of an appropriate level of biodiversity enhancement, including roosting and foraging opportunities for urban birds and bat species and a sensitive external lighting strategy, shall be submitted to, and approved in writing by, the Local Planning Authority. Those details and measures so approved shall be implemented in full and retained thereafter.

Reason: To ensure that the proposals provide adequate biodiversity enhancement relative to the size of the development; and to protect and enhance biodiversity in accordance with Local Plan Policy NE4 and Paragraph 175 of the NPPF. *

14. Tree Protection Measures

No works shall start on site in respect of the development of Building G until existing trees and shrubs/hedges to be retained in the vicinity 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 Arboricultural Impact Assessment Report 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 in accordance with Local Plan Policy NE3.

15. Provision of Highway Access and Visibility Splays

The means of pedestrian, cycle and motor vehicular access (including any visibility splays) shown on the plans hereby approved shall be constructed and/or provided in full accordance with the approved plans and retained thereafter at all times for the lifetime of the development. The visibility splays so provided shall thereafter be kept free at all times of any obstruction including trees and shrubs exceeding 1m in height.

Reason - To improve and maintain visibility for the safety of pedestrian and vehicular traffic.

16. No Overhead Servicing

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.

17. Flexible Commercial/Community Units : Use

The flexible commercial/community units hereby permitted shall be used flexibly for purposes falling within Use Classes E (commercial, business & service uses) and/or Use Class F.1 (learning and non-residential institutions; excluding schools and places of worship) of the Schedule to the Use Classes Order 1987, (or any other Order revoking or re-enacting that Order).

Reason - To safeguard the viability and vitality of the Town Centre.

18. Flexible Commercial/Community Units : Bin Storage & Collection

No flexible commercial/community unit hereby approved shall be occupied until details of the means and measures for the storage and collection of refuse/recycling at and from that unit has been submitted to and approved in writing by the Local Planning Authority. The bin storage and collection measures so approved shall be implemented and retained thereafter in accordance with the details so approved.

Reason - To safeguard the amenities of the area.

19. Flexible Commercial/Community Units : Means of suppressing smells and fumes

Use of any flexible commercial/community units hereby permitted to be used for purposes falling within Use Classes E(c) (restaurants & cafes) shall not commence before appropriate means of suppressing and directing smells and fumes and associated extraction noise from the premises, have been installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. These details shall include the height, position, design, materials and finish of any external chimney or vent. The equipment shall be installed in accordance with the details so approved and thereafter retained.

Reason - To safeguard the amenities of neighbouring property.

20. Flexible Commercial/Community Units : Opening Hours

The flexible commercial/community units hereby permitted shall not be open to customers outside the following times, unless details of any noise mitigation strategy has been submitted to and approved in writing by the LPA:-

- 0700 – 2300 Hours Mondays to Sundays

Reason - To safeguard the amenities of neighbouring occupiers.

21. Flexible Commercial/Community Units : Delivery Hours

No deliveries in relation to the flexible commercial/community units hereby permitted shall be taken in or dispatched from the site outside the hours of 0700 - 2000 Hours Mondays to Sundays.

Reason - To safeguard residential amenities.

22. Flexible Commercial/Community Units : Street Frontage(s)

The street frontage(s) of the flexible commercial/community units hereby permitted shall include a window display which shall be provided prior to occupation of each flexible commercial/community unit hereby permitted.

Reason - To safeguard the character and appearance of the shopping area.

23. Flexible Commercial/Community Units : No Externally Audible Amplified Sound

No sound reproduction equipment, conveying messages, music, or other sound which is audible outside, and emanating from, the commercial/community units hereby permitted shall be installed without the prior written consent of the Local Planning Authority.

Reason - To protect the amenities of occupiers of adjoining and nearby residential properties.

24. Flexible Commercial/Community Units : Plant & Machinery

All plant and machinery (including the mechanical ventilation) to be installed associated with any of the flexible commercial/community use units hereby permitted shall, as appropriate, be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound and any external visual impact in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. Any details so approved shall be implemented in full and retained whilst the plant and machinery remains at the development.

Reason -To protect the amenity of the occupiers of the development and the amenity of neighbouring occupiers.

25. Public Realm : Hard and Soft Landscaping

The flexible commercial/community units hereby approved shall not be occupied until a fully detailed soft and hard landscaping scheme including trees, planting, and details of paving/hardstanding, and external lighting has been submitted to and approved in writing by

the Local Planning Authority. Such details shall be implemented during the first planting season after the occupation of a flexible commercial/community unit within the development.

Reason - To ensure the development makes an adequate contribution to public realm visual amenity and provides satisfactory drainage arrangements. *

26. Public Realm : Landscape Management Plan

The flexible commercial/community units hereby approved shall not be occupied until a landscape management plan detailing management responsibilities, maintenance schedules has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason - To ensure the amenity value of the public realm trees shrubs and landscaped areas is maintained. *

27. Public Realm : Street Furniture & Lighting

The flexible commercial/community units hereby approved shall not be occupied until details of street furniture (including lighting) within the public realm areas of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason - To ensure satisfactory external appearance. *

28. Public Realm : Signage

Details of the direction and other signage at the entrances into and within the public realm areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as so approved.

Reason - To ensure satisfactory external appearance.

29. External Material Samples

Prior to each phase of development approved pursuant to Condition No.3 of this planning permission, no construction works above ground level pursuant to that phase shall start until a schedule and/or samples of the external materials to be used in the construction of that phase have been submitted to, and approved in writing by, the Local Planning Authority. The details so approved shall be implemented in full and retained thereafter.

Reason - To ensure satisfactory external appearance. *

30. External Design Details

Prior to each phase of development approved pursuant to Condition No.3 of this planning permission, the commencement of works on any part of the development pursuant to that phase above ground level shall not start until detailed drawings showing all elevations of the development in that phase including:-

- Architectural detailing on the upper floors;
- windows, (including casing, frames, opening type and colour/finish of frames and glazing);

- Shop fronts;
- Type and position of trickle vents; and
- Any externally visible rainwater goods

shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall subsequently be implemented in full and retained as approved.

Reason - In the interest of the character and appearance of the area. *

31. Residential Communal Amenity Areas : Hard and Soft Landscaping

The residential units of each phase of development approved pursuant to Condition No.3 of this planning permission hereby approved, or any part thereof, shall not be occupied until a fully detailed soft and hard landscaping scheme including trees and other planting for that phase, has been implemented in full in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The hard and soft landscaping scheme thereby approved for that phase shall be provided within the first planting season after occupation of any part of the residential accommodation of that phase, and retained and maintained at all times as a shared communal amenity area for occupiers of the development for the lifetime of that phase of the development.

Reason - To ensure the development makes an adequate contribution to visual and residential amenity. *

32. Residential Communal Amenity Areas : Landscape Management Plan

The residential accommodation hereby approved, or any part of, shall not be occupied until a landscape management plan detailing management responsibilities and maintenance schedules has been submitted to and approved in writing by the Local Planning Authority. The residential communal amenity areas shall be managed, maintained and retained in accordance with the details so approved.

Reason - To ensure the amenity value of the landscaping of the residential communal amenity areas within the development is satisfactorily managed and maintained. *

33. Residential Car Parking

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until each residential unit within that phase has been allocated one parking space for the lifetime of the development that have been provided and made available for use. For the avoidance of doubt, no allocated residential parking space shall be used for the parking and/or storage of boats, caravans and trailers

Reason - To ensure the provision and availability of adequate off-street parking.

34. Residential Cycle Parking

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until secure bicycle storage/parking facilities have been provided and made available for the use of occupiers of

the residential units within that phase. The cycle storage/parking so provided shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason - In order to ensure that secure weather-proof bicycle parking facilities are provided to encourage the use of sustainable modes of travel.

35. Residential Units and Communal Residential Roof Amenity Areas : Noise Mitigation

No residential unit hereby approved [and their associated communal roof amenity area(s)] within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied/brought into use until mitigation measures to protect the residential units and the associated roof amenity areas within that phase from traffic or other external noise have been implemented in accordance with details, which have first been submitted to, and approved in writing by, the Local Planning Authority. The noise mitigation measures so approved shall be retained for the lifetime of the development.

Reason - To protect the amenity of the occupiers of the development.

36. Residential Units : General Noise Attenuation Measures

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until all plant and machinery (including any mechanical ventilation) to be installed with that phase of the development has been enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-born 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 the occupiers of the development and the amenity of neighbouring occupiers.

37. Residential Units : Balcony/Terrace Privacy Screening

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until any privacy screening to the flanks of the residential balconies and/or amenity terraces of that phase have been implemented in accordance with details to be first 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 safeguard the amenities of neighbouring property. *

38. Residential Units and Residential Roof Amenity Areas : Privacy of Neighbours

Notwithstanding the details shown on the submitted plans, no residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until a scheme of measures to address, as appropriate, through provision of measures such as obscure glazing and/or privacy screening to the balustrades of amenity areas and balconies, the privacy of occupiers of adjoining and nearby residential units, has been submitted to and approved in writing by the Local Planning Authority. Such measures as may be approved shall be implemented in full prior to the first occupation of the residential

units within that phase that are involved and the measures so approved shall be retained for the lifetime of the development.

Reason -To protect the amenities of the neighbouring residential properties. *

39. Residential Units : Bin Storage & Collection Details

No residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until the appropriate residential refuse/recycling bin storage areas for that phase have been provided and made available to the occupiers in accordance with details to be first 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 safeguard the amenities of the area. *

40. Residential Units : Communal Broadband and Aerial/Satellite Connections

Notwithstanding any details submitted in the application, no residential unit hereby approved within each phase of development approved pursuant to Condition No.3 of this planning permission shall be occupied until details of the communal telecommunications provision and the aerial or satellite facilities for that phase, including high speed broadband, have been submitted to and approved in writing by the Local Planning Authority. The approved systems and installations shall be installed in full accordance with the approved details and made operational before any residential units in that phase are occupied and retained thereafter.

Reason - To ensure satisfactory external appearance and provide for appropriate telecommunication facilities in accordance with Local Plan Policies DE1 and PC3. *

41. Employment Skills Plan

Other than the demolition of the Galleries Shopping Centre, 12-18 Wellington St and 99-101 High Street, prior to the construction of the development hereby approved, training and employment opportunities shall be provided in respect of the development in accordance with an Employment and Skills Plan to be first submitted to, and approved in writing by, the Local Planning Authority.

Reason - To secure employment and training opportunities for local people in the interest of economic development of the area. *

42. Sustainability : Electric Car Charging Points Details

Details of the provision of Electric Car Charging Points within the development shall be submitted to and approved in writing by the Local Planning Authority prior to the car parking area(s) in which they would be located being first brought into use. The Electric Car Charging Point installation so approved shall subsequently be installed and made operational and available to occupiers of the development prior to the car parking area(s) in which they would be located being first brought into use and retained thereafter.

Reason – To reflect the objective of enabling a sustainable development.

43. Sustainability : BREEAM

On completion of any flexible commercial/community unit within the development hereby approved, certification their compliance with the BREEAM 'excellent' standard for water consumption shall be submitted to, and approved by, the Local Planning Authority.

Reason - To ensure the development is sustainable.

INFORMATIVES

1. **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted permission because:-

It is considered that the proposals the subject of the proposed amendments are equally acceptable in principle and in highway terms; to have an acceptable impact on the visual character, appearance and heritage assets of the area and the vitality and viability of the Town Centre shopping frontages; to have no material or adverse impact on neighbours; and to provide an acceptable living environment for future occupiers. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with Local Plan Policy DE6. On the basis of the provision of a contribution towards an appropriate SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. On the basis of the independent assessment of the submitted Financial Viability Report, and subject to mid- and late-stage re-appraisal, the proposals are considered to comply with the requirements of Local Plan Policy LN2 (affordable housing). The proposals are also considered acceptable in terms of trees, flood risk & drainage, air quality, ecology & biodiversity, archaeology, sustainability and access for people with disabilities. The proposals are thereby acceptable having regard to the requirements of Policies SS1, SS2, SP1, SP1.1, SP1.2, SP1.4, IN1, IN2, IN3, HE1, HE4, DE1, DE2, DE3, DE4, DE5, DE6, DE10, LN1, LN2, PC8, NE1, NE2, NE3, NE4, NE6 and NE8 of the adopted New Rushmoor Local Plan (2014-2032); adopted Car and Cycle Standards SPD (2017); Aldershot Town Centre Prospectus SPD (2016); Affordable Housing' SPD (2019); Buildings of Local Importance SPD (2012); & Shop Front Design Guide SPD (2015); and the advice contained in the National Planning Policy Framework and National Planning Policy Guidance.

It is therefore considered that subject to compliance with the attached conditions, and legal agreements, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

2. **INFORMATIVE** - This permission is subject to a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended).

3. **INFORMATIVE** - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON SITE** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**.

Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions

seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

4. INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:

- 1) provided prior to the occupation of the properties;
- 2) compatible with the Council's collection vehicles, colour scheme and specifications;
- 3) appropriate for the number of occupants they serve;
- 4) fit into the development's bin storage facilities.

5. INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:

- a) ensuring the design and materials to be used in the construction of the buildings are consistent with these aims; and
- b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.

6. INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/alterd access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.

7. INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.

8. INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.

9. INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.

10. INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.

11. INFORMATIVE - The applicant is advised to contact the Council's Environmental Health Team regarding the requirement to provide acoustic insulation. Any scheme of acoustic

insulation must be in accordance with the specifications provided in Schedule 1 of the Noise Insulation Regulations 1975 and must include details of acoustic mechanical ventilation and, where appropriate, solar control.

12. INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable.

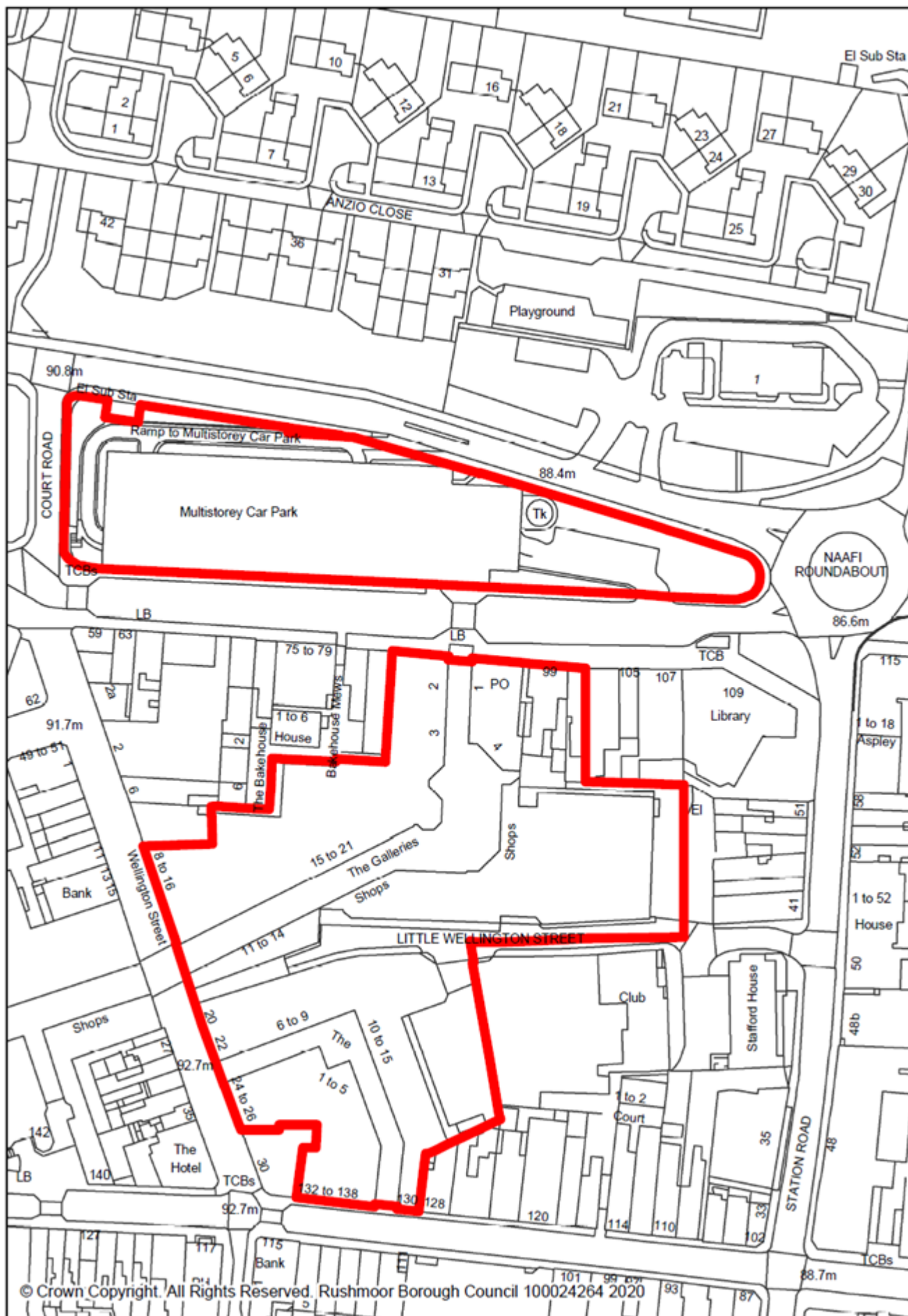
13. INFORMATIVE - The applicant is advised that there is a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.

14. INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed.

15. INFORMATIVE - The applicant is reminded that the flexible commercial/community use premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings".

16. INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.

17. INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



High Street South Elevation (A-A):

Proposed Amendment:



Block Elevation A-A

As Approved:



Block Elevation A-A

High Street North Elevation (B-B):

Proposed Amendment:

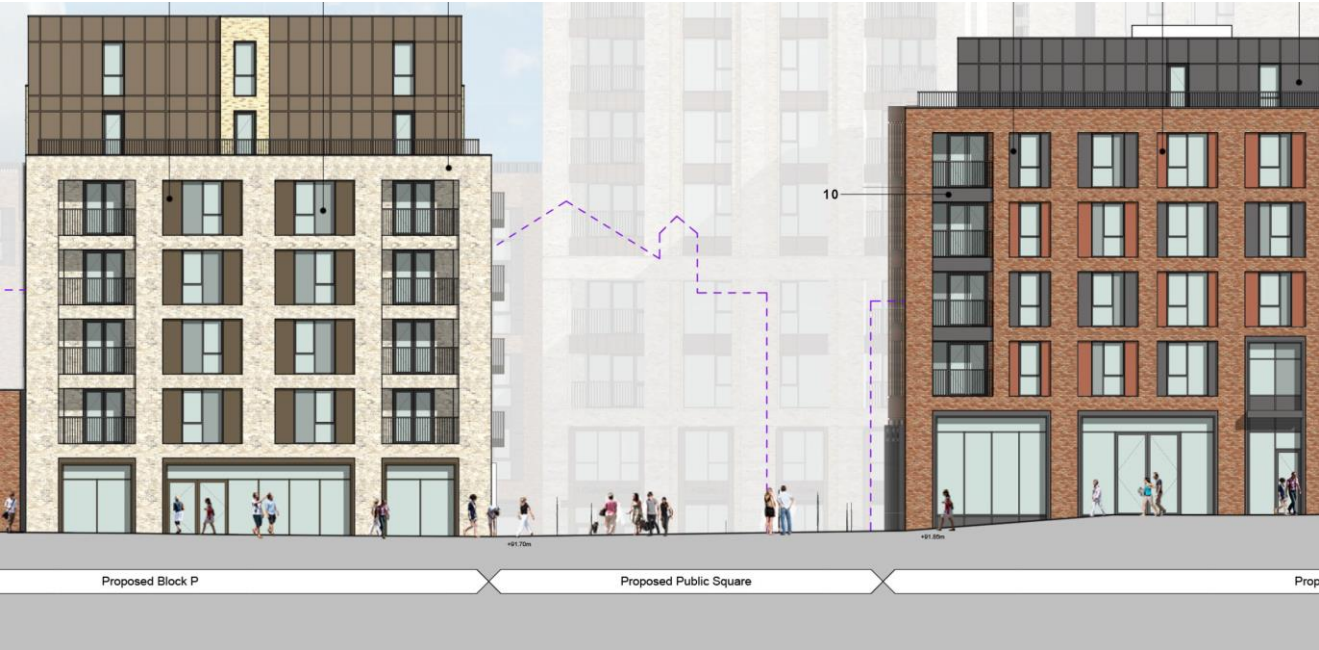


As Approved:



Example of Changes in Extent of Glazing (Using Wellington Street frontage blocks):

Proposed Amendment:



As Approved:



New Public Street within Development (Elevation E-E [East]):

Proposed Amendment:



As Approved:



Victoria Road frontage (Elevation D-D):

Proposed Amendment:



Internal Street Elevation (West):

Proposed Amendment:



Elevation E-E_West