

# CABINET

Report of the meeting held on Tuesday, 4th July, 2023 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 Sue Carter, Democracy, Strategy and Partnerships Portfolio Holder  
Cllr G.B. Lyon, Planning and Economy Portfolio Holder

Apologies for absence were submitted on behalf of Cllrs J.B. Canty and P.G. Taylor.

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 **17th July, 2023**.

## **8. DECLARATIONS OF INTEREST –**

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

## **9. MINUTES –**

The Minutes of the meeting of the Cabinet held on 6th June, 2023 were confirmed and signed by the Chairman.

## **10. Q4 REVENUE BUDGET AND CAPITAL PROGRAMME MONITORING AND FINAL OUTTURN REPORT 2022/23 –**

(Cllr Paul Taylor, Finance Portfolio Holder)

The Cabinet considered Report No. FIN2311, which set out the financial position for 2022/23, based on the budget monitoring exercise carried out with budget officers during March 2023, along with the anticipated outturn position for 2022/23. Members were informed that the Council had faced a number of challenges that had restricted the ability to financially plan for the medium to long term. These had included a high inflation rate, interest rates and the cost of living crisis. It was reported that, despite the pressures that, despite these factors, the Council had managed to deliver services within the overall budget set. Members heard that, following the approval of specific carry forwards of budgets, grants and earmarked reserves, the net adverse variation was £0.075 million, after taking into account the delivery of savings and the movements in other corporate reserves. The Cabinet expressed appreciation to all that contributed to the Council being able to continue to operate efficiently and to deliver high-quality services, despite these difficult financial conditions.

**The Cabinet RESOLVED that**

- (i) the final unaudited outturn report and anticipated financial position for the 2022/23 financial year, with regards to the risks highlighted, the latest revenue forecasts and the impact on reserve balances, as set out in Report No. FIN2311, be noted;
- (ii) the update on the in-year savings achieved, as set out in Section 5 of the Report, be noted;
- (iii) the carrying forward of any requested underspent budgets, due to ringfenced grants being received but not spent in full in 2022/23, identified as part of closing the accounts for the year and transferred to reserves that will fund expenditure in 2023/24 related to those grants, as set out in the Report, be noted;
- (iv) the addition to the MTFs Equalisation Reserve of any unspent budgets from 2022/23 that contributed positively to the Council's General Fund, as set out in the Report, be approved, in order to improve the Council's financial stability; and
- (v) the latest Capital Programme position, as set out in Section 8 of the Report, be noted.

11. **CLIMATE CHANGE ACTION PLAN 2023-26 –**

(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. ACE2306, which set out an update to the action plan in support of the Council's Climate Change Strategy Statement 2020-2030.

Members were reminded that, following the Council's declaration of a climate emergency in June 2019, the Cabinet had approved a Climate Change Action Plan at its meeting in November 2020. Since that time, the Council had been delivering a number of projects and programmes that had sought to mitigate the impact of climate change. The Cabinet was informed that the Report provided details of actions taken to date and presented the Council's carbon footprint for the period 2021/22. Work had been carried out to develop a revised action plan that would cover the period 2023-26 and would focus on twelve priority actions.

In discussing this, Members stressed the importance of engagement with younger people in progressing the Council's climate change response. Thanks were conveyed to both the former Climate Change Cabinet Champion and the cross party Cabinet Working Group for the significant work that had been undertaken in this area to date.

**The Cabinet RESOLVED** that

- (i) the progress in delivering the actions in the climate change action plan that had been agreed in November 2020, as set out in Report No. ACE2306, be noted;
- (ii) the Council's carbon footprint for 2021/22 and the carbon footprint target setting report, as set out in Annex A of the Report, be noted; and

- (iii) the Climate Change Action Plan 2023-26, as set out in section 4 of the Report, be approved.

The Meeting closed at 7.20 pm.

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# CABINET

Report of the meeting held on Tuesday, 8th August, 2023 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, Transformation and Corporate Portfolio Holder

Cllr Sue Carter, Democracy, Strategy and Partnerships Portfolio Holder

Cllr G.B. Lyon, Planning and Economy Portfolio Holder

Cllr P.G. Taylor, Finance 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 **21st August, 2023**.

## **12. DECLARATIONS OF INTEREST –**

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

## **13. MINUTES –**

The Minutes of the meeting of the Cabinet held on 4th July, 2023 were confirmed and signed by the Chairman.

## **14. REVENUE AND CAPITAL BUDGET MONITORING REPORT - Q1 2023/24 –** (Cllr Paul Taylor, Finance Portfolio Holder)

The Cabinet considered Report No. FIN2313, which set out the anticipated financial position for 2023/24, based on the initial budget monitoring carried out with Heads of Service and Service Managers during June 2023. Members were informed that the Council faced a number of external budget pressures that would have an impact on the 2023/24 budget and the Council's finances over the medium term. These included higher than expected interest rates and the rate of inflation. It was reported that, at this early stage of the financial year, the projected General Fund net adverse variation was £0.693 million. The Report set out the reasons for this variance and it was confirmed that the risks and pressures would be closely monitored by budget holders during the year. The Cabinet was supportive of the approach 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. FIN2313, be noted;

- (ii) the Capital Programme forecast, as set out in Section 5 of the Report, be noted, along with the additional items and slippage from 2022/23; and
- (iii) the release of the income risk provision using business rates income that was built into the budget as part of the budget set in February 2023, along with the adjustments to the budget for the amounts approved as carry forward as part of the outturn report consider by the Cabinet at its meeting on 4th July, 2023, as set out in the Report, be approved.

15. **COUNCIL PLAN AND RISK REGISTER QUARTERLY UPDATE APRIL TO JUNE 2023/24 –**

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

The Cabinet received Report No. ACE2307, which set out progress in delivering the Council Plan projects during the first quarter of 2023/24. 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, 80% 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 Plan, as set out in Report No. ACE2307.

16. **SOUTH FARNBOROUGH CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN –**

(Cllr Gareth Lyon, Planning and Economy Portfolio Holder)

The Cabinet considered Report No. PG2324, which set out a proposed Conservation Area appraisal and management plan, following a review of the South Farnborough Conservation Area.

Members were informed that it was proposed to remove from the Conservation Area several properties that had been identified in the appraisal as having little or no intrinsic architectural or historic interest or making little or no positive contribution to local character and appearance. It was explained that the proposed changes would help to preserve and enhance the character and appearance of the South Farnborough Conservation Area going forward. It was confirmed that the proposals would be subject to a public consultation exercise around early Autumn.

Members felt that, when considering all of the available information, it was right to make the changes proposed in the Report to demonstrate a consistent approach to Conservation Areas across the Borough.

**The Cabinet RESOLVED** that

- (i) the publication for public consultation of the draft South Farnborough Conservation Area Appraisal and Management Plan, as set out in Appendix 1 of Report No. PG2324, be approved; and

- (ii) the Executive Head of Property and Growth, in consultation with the Planning and Economy Portfolio Holder, be authorised to make any necessary minor revisions to the document before being finally adopted, subject to no substantive objections having been received.

17. **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 items to avoid the disclosure of exempt information within the paragraph of Schedule 12A to the Local Government Act, 1972 indicated against the items:

<b>Minute Nos.</b>	<b>Schedule 12A Para. No.</b>	<b>Category</b>
18, 19 & 20	3	Information relating to financial or business affairs

**THE FOLLOWING ITEMS WERE CONSIDERED  
IN THE ABSENCE OF THE PUBLIC**

18. **LOCAL AUTHORITY HOUSING FUND - ROUND 2 –**

(Cllr Martin Tennant, Major Projects and Property Portfolio Holder / Cllr Sue Carter, Democracy, Strategy and Partnerships Portfolio Holder)

The Cabinet considered Exempt Report No. ACE2308, which set out proposed governance arrangements in relation to the second round of the Local Authority Housing Fund. Before this item was discussed, a sheet was circulated that proposed two amendments to the contents of the Exempt Report and added an additional recommendation.

Members were informed that the Local Authority Housing Fund had been established by the Government to reduce housing pressures on local authorities arising from the conflicts in Afghanistan and Ukraine. In March, 2023, the Government had announced that there would be a second round of funding, with an additional £250 million being made available. The majority of this would be used to house those on Afghan resettlement schemes that were currently in bridging accommodation, with the remainder being used to ease wider homelessness pressures. A match funding solution had been put together in order to secure the maximum available funding across both rounds of the fund.

**The Cabinet**

- (i) **RESOLVED** that:
  - (a) the announcement, in June, 2023, of the Local Authority Housing Fund Round 2 be noted;
  - (b) the governance arrangements associated with the purchase of individual properties, as set out in paragraph 3.4 of Exempt Report No.

ACE2308, as amended at the meeting, and delegated authority for the Council to provide grant funding to Rushmoor Homes Limited for the purchase of three properties to be used for the resettlement of Afghan families, be approved;

- (c) the process whereby the detail of match funding sources for Rounds 1 and 2 of the Local Authority Housing Fund would be reported to the Cabinet in September, 2023, once advice had been obtained on the most suitable match funding source for each round, as set out in paragraph 3.6 of the Exempt Report, be noted; and

- (ii) **RECOMMENDED TO THE COUNCIL** that the Capital Programme be amended accordingly.

**NOTE:** Cllr P.G Taylor declared a personal and non-pecuniary interest in this item in respect of his involvement as a Council appointed Director of Rushmoor Homes Limited and, in accordance with the Members' Code of Conduct, remained in the meeting during the discussion but abstained from the voting process.

19. **FARNBOROUGH TOWN CENTRE REGENERATION - NEXT STEPS –**  
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Exempt Report No. REG2306, which set out an update on regeneration in Farnborough town centre and sought approval on several matters in relation to progressing capital projects in relation to the Civic Quarter and Block 3, The Meads.

The Exempt Report set out the latest position in relation to the Farnborough Civic Quarter and The Meads projects. The Cabinet supported the suggested approach to progress the regeneration of these key sites in Farnborough town centre.

**The Cabinet RESOLVED** that

- (i) the update in relation to the role of the Rushmoor Development Partnership joint venture and proposed next steps, as set out in Exempt Report No. REG2306, be noted;
- (ii) the drawdown against the Civic Quarter Capital Programme allocation for 2023/24 be approved as follows:
  - up to the sum stated in Exempt Report No. REG2306 to cover the scope of fees set out within paragraphs 3.6 and 3.7 of the Exempt Report to progress feasibility and pre-planning cost associated with the delivery of Plot 1 and the T-junction as part of the Civic Quarter masterplan
  - up to the sum stated in the Exempt Report to cover the scope of fees set out within paragraph 3.13 of the Exempt Report associated with meeting planning conditions for the Civic Quarter outline planning application/permission

- up to the sum set out in the Exempt Report to cover the scope of fees set out within paragraphs 3.17 and 3.18 of the Exempt Report to progress initial feasibility associated with the delivery of Plot D and its associated infrastructure of the Civic Quarter masterplan
- (iii) the establishment of a capital budget of up to the sum set out in the Exempt Report to cover the scope of fees set out within paragraph 3.20 of the Exempt Report to progress feasibility of development options with regard to Block 3 of The Meads be approved, with the budget being created through virement from the Civic Quarter Capital Programme allocation, with the release of the funds subject to a further delegated decision by the Executive Director, in consultation with the Major Projects and Property Portfolio Holder;
- (iv) the establishment of a revenue budget to enable additional procurement support to the capital programme, as set out in paragraph 3.22 of the Exempt Report, be approved;
- (v) the establishment of a Leisure and Cultural Hub Project Board, as set out in paragraph 3.25 of the Exempt Report, be approved;
- (vi) in noting the successful outcome of the bid for external funding towards enabling works, the Head of Regeneration and Development, in consultation with the Major Projects and Property Portfolio Holder, be authorised to enter into any formal agreements to be able to draw down funds;
- (vii) an initial allocation of up to the sum stated in the Exempt Report from the Shared Prosperity Fund, to fund meanwhile uses, community engagement and activities and events across the town centre over the coming eighteen months, be approved; and
- (viii) the progression with Homes England of the opportunity for external funding from the new Brownfield Infrastructure and Land Fund be noted.

20. **UNION YARD, ALDERSHOT - MOBILISATION BUDGET –**  
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Exempt Report No. REG2305, which set out a proposal to establish a revenue budget to support the commercial mobilisation of the Union Yard scheme.

Members were informed that the report also recommended the delegation of powers to assist lease negotiations in the lead up to the practical completion of the scheme in Summer 2024.

**The Cabinet RESOLVED** that

- (i) the establishment of a revenue budget for the purposes of securing commercial occupiers, as set out in paragraph 3.4 of Exempt Report No. REG2305, be approved;
- (ii) the establishment of a revenue budget for the purposes of Estate



Management functions, as set out in paragraph 3.6 of the Exempt Report, be approved;

- (iii) the funding of the budgets by a draw upon reserves, with the intention that those reserves would be replenished from any subsequent surplus generated by this commercial mobilisation, be noted;
- (iv) as part of lease negotiations, the Executive Head of Property and Growth, in consultation with the Major Projects and Property Portfolio Holder, be authorised to offer capital contributions towards fit out in lieu of rent-free periods, on the basis set out in paragraph 3.7 of the Exempt Report; and
- (v) work by Officers to explore the requirement to establish an Energy Company for the purposes of metering and billing occupiers of the development, due to the energy source being a central Combined Heat and Power unit, be noted.

The Meeting closed at 7.40 pm.

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# CABINET

Report of the meeting held on Tuesday, 12th September, 2023 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, Transformation and Corporate Portfolio Holder

Cllr Sue Carter, Democracy, Strategy and Partnerships Portfolio Holder  
Cllr G.B. Lyon, Planning and Economy Portfolio Holder  
Cllr P.G. Taylor, Finance 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 **25th September, 2023**.

## **21. DECLARATIONS OF INTEREST –**

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

## **22. MINUTES –**

The Minutes of the meeting of the Cabinet held on 8th August, 2023 were confirmed and signed by the Chairman.

## **23. HOUSING AND HOMELESSNESS PREVENTION STRATEGY 2023-2027 –** (Cllr Gareth Lyon, Planning and Economy Portfolio Holder)

The Cabinet considered Report No. PG2329, which set out the Council's proposed Housing and Homelessness Prevention Strategy 2023-2027.

Members were informed that this document set out the Council's strategic approach to housing and homelessness prevention. It also met the Council's statutory obligation to have a Homelessness Strategy in place and supported the delivery of the separate Rough Sleeping Plan. It was explained that the document has been developed in consultation with the Council's Policy and Project Advisory Board and the Strategic Housing and Local Plan Group. The scope of the strategy had been broadened to address current issues across all housing tenures and to develop housing products and services for the future that would better serve residents, communities and the economy.

In expressing its strong support for the Strategy, the Cabinet stressed its importance in assisting the Council to meet its obligations in relation to the provision of new homes.

**The Cabinet RECOMMENDED TO THE COUNCIL** that the adoption of the Housing and Homelessness Prevention Strategy 2023-2027, as set out in Report No. RG2329, be approved.

24. **ALDERSHOT CREMATORIUM - PROPOSAL TO UNDERTAKE FULL REFURBISHMENT OF EXISTING FACILITY –**

(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet received Report No. OS2312, which set out the full business case for the Council to undertake a major refurbishment of the Aldershot Crematorium and requested the approval of capital funding to progress the scheme through to development.

Members were informed that, due to the age of the facility and the heavy operational demands, significant repair and refurbishment works were now required in addition to the regular maintenance regime. Other local crematoria had all seen significant investment in recent years and it was reported that, over that same period, demand for cremations at the Aldershot Crematorium had fallen. It was considered that investment was required to remain competitive and avoid further decline. It was proposed that the chapels at the Redan Road Cemetery would be refurbished and used as a temporary facility for services whilst the works at the main site were in progress.

In discussing this, Members acknowledged the importance of this facility and service and were supportive of the proposed approach.

**The Cabinet**

(i) **RESOLVED** that:

(a) the total funding requirement of £4.726 million, as set out in Report No. OS2312, be approved, broken down as follows:

- refurbishment of Aldershot Crematorium - £3.537 million
- supply and installation of a new fully functional cremator to accompany existing, with abatement and DeNOx capability - £0.9 million
- refurbishment of the chapels at the Redan Road Cemetery to be used as a temporary facility during the main works - £0.289 million;

(b) the impact on the 2024/25 budget, which would require additional costs of around £0.457 million to be incorporated into the Medium-Term Financial Strategy for consideration as part of the 2024/25 budget setting process, be noted, along with the fact that, from 2025/26 onwards, surplus funds of around £0.2 million would be available to contribute towards future revenue budgets; and

(ii) **RECOMMENDED TO THE COUNCIL** that approval be given to an additional capital allocation of £1.152 million for the crematorium refurbishment project, over and above the £3.574 million already agreed as part of the existing Capital Programme.

25. **DEVEREUX HOUSE, FARNBOROUGH - EXTENSION OF LEASE TERM –**  
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. PG2330, which sought approval to amend the length of the lease to be granted in respect of Devereux House, Albert Road, Farnborough from 199 years to 399 years to facilitate the redevelopment of the property into a replacement care home.

Members were reminded that they had, previously, approved the disposal of the property by the granting of a development option with a 199 year headlease. Negotiations had been ongoing with a party that was considering purchasing the site. The Proposed Purchaser had asked whether, in order to market the premises to obtain a tenant or operator, the term of the proposed lease could be extended to 399 years. It was confirmed that Sanderson Weatherall, the Council's consultant on property matters, had confirmed that this extension would not materially affect the level of the valuation that had been provided previously.

In discussing this matter, the Cabinet requested that any future owner or operator should be asked to consider retaining the current property name of Devereux House.

**The Cabinet RESOLVED** that the extension of the term of the proposed long ground lease of Devereux House to up to 399 years, as set out in Report No. PG2330, be approved.

The Meeting closed at 7.20 pm.

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# DEVELOPMENT MANAGEMENT COMMITTEE

Report of the Meeting held on Wednesday, 19th July, 2023 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

## **Voting Members**

Cllr S.J. Masterson (Chairman)  
Cllr Marina Munro (Vice-Chairman)

Cllr Jib Belbase  
Cllr P.J. Cullum  
Cllr A.H. Gani  
Cllr C.P. Grattan  
Cllr Michael Hope  
Cllr Halleh Koohestani  
Cllr Sophie Porter  
Cllr D. Sarki  
Cllr Calum Stewart

## **Non-Voting Member**

Cllr G.B. Lyon (Planning and Economy Portfolio Holder) (ex officio)

## **12. DECLARATIONS OF INTEREST**

There were no declarations of interest for this meeting.

## **13. MINUTES**

The Minutes of the Meeting held on 21st June, 2023 were approved and signed as a correct record of proceedings.

In response to a query regarding No. 107 Park Road, Farnborough, in relation to the enforcement and possible unauthorised development (Enforcement Ref: No. 03/00432/COU), it was advised that the enforcement notice had been served.

## **14. 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:

23/00169/FULPP

Aldershot Conservative Club, Victoria Road,

Aldershot

23/00446/FULPP      Grazley Lodge, Osborne Road, Farnborough

23/00461/FUL      Aldershot Park Crematorium, Guildford Road,  
Aldershot

- (ii) The application was withdrawn by the applicant following publication of the agenda

23/00440/FULPP      McDonalds, No. 1 North Close, Aldershot

- (iii) the applications dealt with by the Executive Head of Property and Growth, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Executive Head of Property and Growth's Report No. PG2323, be noted

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

21/00271/FULPP      Block 3, Queensmead, Farnborough

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

23/00382/FULPP      Former Park Road Garage, 107 Park Road,  
Farnborough

23/00513/FUL      Redan Road Cemetery, Redan Road, Aldershot

- \* The Executive Head of Property and Growth's Report No. PG2323 in respect of these applications was amended at the meeting.

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

The meeting closed at 8.10 pm.

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# CORPORATE GOVERNANCE, AUDIT AND STANDARDS COMMITTEE

Meeting held on Wednesday, 26th July, 2023 at the Council Offices, Farnborough at 7.00 pm.

## **Voting Members:**

Cllr P.J. Cullum (Chairman)  
Cllr S. Trussler (Vice-Chairman)

Cllr A. Adeola  
Cllr C.W. Card  
Cllr A.H. Gani  
Cllr Christine Guinness  
Cllr Nadia Martin  
Cllr Sarah Spall  
Cllr Jacqui Vosper  
Cllr Gareth Williams

## **Non-Voting Member:**

Mr Tom Davies – Independent Member (Audit)

Apologies for absence were submitted on behalf of Cllr Nem Thapa.

## **10. MINUTES**

The minutes of the meeting held on 1st June 2023 were agreed and signed as a correct record of the proceedings.

## **11. STATEMENT OF ACCOUNTS**

The Executive Head of Finance introduced the draft Statement of Accounts for 2022/23. It was explained that the external auditors (EY) were not yet in a position to audit the accounts due to the current backlog of audits.

The Executive Head of Finance advised the Committee that a letter had been received from Mr Lee Rowley MP, Parliamentary Under-Secretary of State for Local Government and Building Safety (Department for Levelling UP, Housing and Communities (DLUHC)). A copy of this letter would be circulated to the Committee following the meeting. The letter concerned local audit delays and made proposals for addressing the current local audit backlog, including longer-term changes. A consultation exercise would take place on the proposals and it was understood that implementation of agreed actions would take place in December 2023. The Executive Head of Finance reminded Members that the Council would need to be mindful of possible implications for the Authority.

The Chairman welcomed Kalthiemah Abrahams (Audit Manager, EY) who joined the meeting remotely via Teams. Ms. Abrahams advised the Committee that EY had started the 2020/21 audit, which was estimated to be completed by the end of September/early October 2023. When completed, EY would give the Council time to roll forward for the 2021/22 audit and it was intended that EY would commence its audit of the 2021/22 financial statements in late November/early December. It was the intention that both the 2020/21 and 2021/22 audits would be completed by the end of March 2024.

During discussion, Members raised questions regarding the Council's assets, funding sources, estimated investment returns, and the current and future spend on Union Yard, Aldershot.

**RESOLVED:** That the draft Statement of Accounts for 2022/23 be noted.

## 12. **QUARTERLY REPORTING OF TREASURY PRUDENTIAL INDICATORS**

The Committee received the Executive Head of Finance Report No. FIN2312, which set out the Prudential Indicators compliance for the first quarter of the 2023/24 financial year, as required by the CIPFA Code for Local Authorities.

The Chief Finance Officer advised that all treasury management activities undertaken in the areas of specific investment limits, security and liquidity during the first quarter of the year had complied fully with the CIPFA Code of Practice.

**RESOLVED:** That the Executive Head of Finance Report No. FIN2312 be noted.

## 13. **SCHEME OF DELEGATION - TAXI LICENSING HEARINGS**

The Committee considered the Executive Head of Operations Report No. OS2310, which proposed an amendment to the Scheme of Delegation in respect of Taxi Licensing Hearings.

It was noted that the Council's Scheme of Delegation currently stated that, where the Executive Head of Operations or Delegated Officer was minded to refuse or revoke a licence for a private hire operator or a hackney carriage and/or private hire driver, the case be referred to the Committee for a decision. It was proposed that the Scheme of Delegation should be amended to ensure expediency of decision making in accordance with the Council's Taxi Licensing Policy, the best use of resources, and that the contentious and most appropriate decisions were referred to a taxi licensing hearing. For this purpose, it was recommended that the Scheme of Delegation should be amended to read:

"Where the Executive Head of Operations (or delegated officer) proposes to refuse or revoke a licence for a private hire operator or a hackney carriage and/or private hire driver, the matter shall be referred to a taxi licensing hearing for decision in the following circumstances:

- The proposed decision would not be in accordance with the Council's Taxi Licensing Policy and is not deemed urgent on public safety grounds;



- The Executive Head of Operations (or delegated officer) considers it appropriate in a particular case (e.g. it is a contentious matter)

Decisions by the Executive Head of Operations (or delegated officer) to suspend, refuse or revoke a licence for a private taxi hire operator or a hackney carriage and/or private hire driver, which are in accordance with the Council's Taxi Licensing Policy and not deemed urgent on public safety grounds, shall be made in consultation with the Chairman of the Corporate Governance, Audit and Standards Committee."

It was advised that, in urgent cases, the current delegated powers to officers should remain in place, in accordance with Department for Transport guidance, to allow for expedient decisions to be made where appropriate.

The Committee was advised that officers were mindful of the implication of resourcing for hearings and the importance of objectivity in decision making and were of the feeling that the proposed amendments should assist with this.

**RESOLVED:** That approval be given to

- (i) the amendment of the Scheme of Delegation as set out in Part 3, Section 4, Para. 4.5.3 of the Constitution (taxi and private hire licensing and associated licensing arrangements), as follows:

"Where the Executive Head of Operations (or delegated officer) proposes to refuse or revoke a licence for a private hire operator or a hackney carriage and/or private hire driver, the matter shall be referred to a taxi licensing hearing for decision in the following circumstances:

- The proposed decision would not be in accordance with the Council's Taxi Licensing Policy and is not deemed urgent on public safety grounds;
- The Executive Head of Operations (or delegated officer) considers it appropriate in a particular case (e.g. it is a contentious matter); and

- (ii) the addition of a further paragraph as Para. 4.5.4 as follows:

"Decisions by the Executive Head of Operations (or delegated officer) to suspend, refuse or revoke a licence for a private taxi hire operator or a hackney carriage and/or private hire driver, which are in accordance with the Council's Taxi Licensing Policy and not deemed urgent on public safety grounds, shall be made in consultation with the Chairman of the Corporate Governance, Audit and Standards Committee."

## 14. EXCLUSION OF THE PUBLIC

**RESOLVED:** That the public be excluded from the meeting during the discussion of the undermentioned item to avoid the disclosure of exempt information within the paragraph of Schedule 12A to the Local Government Act 1972 indicated against such item:

<b>Minute No.</b>	<b>Para. No.</b>	<b>Category</b>
15	1	Information relating to an individual

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

**15. APPOINTMENT OF HONORARY ALDERMEN**

The Committee considered the Corporate Manager – Democracy Report No. DEM2305, which set out details of two nominations to be approved as Honorary Aldermen of the Borough. This item had been added to the agenda as a matter of urgency.

Provisions for the appointment of Honorary Aldermen were contained in the Local Government Act, 1972 and the criteria adopted by the Council had been circulated to Committee members. The criteria included that former councillors were required to have not less than 16 years' service with the Council or its constituent authorities and should normally be a resident of the Borough. If the proposals were supported by the Committee then arrangements would be made for an Extraordinary Meeting of the Council to be held on 5th October 2023 to enable the honour to be bestowed on those who accepted their invitation to become an Honorary Alderman.

The Committee discussed each of the nominations and was of the unanimous opinion that Mr. T.D. Bridgeman and Mr. J.H. Marsh should be appointed as Honorary Aldermen of the Borough in recognition of their eminent and long service to the Borough.

**RESOLVED:** That the Council, at an Extraordinary Meeting arranged for this purpose, be asked to appoint Mr. T.D. Bridgeman and Mr. J.H. Marsh as Honorary Aldermen of the Borough in recognition of their eminent and long service to the Council and Borough.

The meeting closed at 7.38 pm.

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# DEVELOPMENT MANAGEMENT COMMITTEE

Report of the Meeting held on Wednesday, 16th August, 2023 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

## Voting Members

Cllr S.J. Masterson (Chairman)  
Cllr Marina Munro (Vice-Chairman)

Cllr P.J. Cullum  
Cllr A.H. Gani  
Cllr C.P. Grattan  
Cllr Sophie Porter  
Cllr D. Sarki  
Cllr Calum Stewart

Apologies for absence were submitted on behalf of Cllr Jib Belbase, Cllr Michael Hope and Cllr Halleh Koohestani.

Cllr Mrs. D.B. Bedford, Cllr Christine Guinness and Cllr S. Trussler attended the meeting as a Standing Deputy.

## Non-Voting Member

Cllr G.B. Lyon (Planning and Economy Portfolio Holder) (ex officio)

## 15. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declarations of interest were made. All Members who had or believed that they had any interest under Rushmoor Borough Council's Councillor Code of Conduct, adopted in April 2021, in any matter to be considered at the meeting disclosed that interest at the start of the meeting or as soon as possible thereafter and took the necessary steps in light of their interest as to any participation in the agenda item:

<b>Member</b>	<b>Application No. and Address</b>	<b>Interest</b>	<b>Action</b>
Cllr Gareth Lyon	23/00513/FUL – Chapel, Redan Road Cemetery, Redan Road, Aldershot	Cabinet Member	As the Planning and Economy Portfolio Holder, Cllr Lyon did not take part in the discussions on this item.

16. **MINUTES**

The Minutes of the Meeting held on 19th July, 2023 were approved and signed as a correct record of proceedings.

17. **PLANNING APPLICATIONS**

**RESOLVED:** That

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

23/00513/FUL                      Chapel, Redan Road Cemetery, Redan Road,  
Aldershot

- (ii) permission be refused for the following application, as set out in Appendix "A" attached hereto:

23/00362/FULPP                      Hockliffe House, No. 14 The Grove, Aldershot

- (iii) the following application be determined by the Executive Head of Property and Growth, in consultation with the Chairman:

\*      23/00382/FULPP                      Former Park Road Garage, No. 107 Park Road,  
Farnborough

- (iii) the applications dealt with by the Executive Head of Property and Growth, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Executive Head of Property and Growth's Report No. PG2325, be noted

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

21/00271/FULPP                      Block 3, Queensmead, Farnborough

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

23/00519/FULPP                      Coltwood Business Centre, No. 3 Pickford Street,  
Aldershot

\*\*      23/00597/FULPP                      La Fosse, No. 129 Ship Lane, Farnborough

\*\*      23/00580/FUL                      Land at Pool Road, Aldershot

\* The Executive Head of Property and Growth's Report No. PG2325 in respect

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

of these applications was amended at the meeting.

18. **PLANNING APPLICATION NO. 23/00382/FULPP - FORMER PARK ROAD GARAGE, NO. 107 PARK ROAD, FARNBOROUGH**

The Committee considered the Executive Head of Property and Growth's Report No. PG2325 (as amended at the meeting) regarding the demolition of a vehicle sales and repair garage, and the erection of four, three bedroom, two and a half storey dwellings with associated parking and landscaping.

**RESOLVED:** That

subject to:

- (i) written confirmation being received to the effect that the applicants had acquired sufficient SANG SPA mitigation capacity at the Bramshot Farm SANG from Hart District Council in respect of the proposed development;
- (ii) completion of a satisfactory Section 106 Planning Obligation by 30th August 2023, or any future date as agreed by an extension of time to secure the SPA (SAMMs) and public open space financial contributions, as set out in the report;
- (iii) an informative being included regarding the Lynchford Road closure, and;
- (iv) a condition or informative being added regarding underground broadband,

the Executive Head of Property and Growth, in consultation with the Chairman be authorised to GRANT planning permission.

19. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

**Enforcement Reference No.**

**Description of Breach**

23/00062/BOUND

Erection of boundary wall over 1m in height adjacent to a highway at No. 26 Avondale Road, Aldershot. It was recommended that instructions be issued to the Corporate Manager, Legal to issue an Enforcement Notice requiring the reduction of the wall height to 1m, with a period of three months for compliance.

**RESOLVED:** That the Executive Head of Property and Growth's Report No. P2327 be noted.

20. **APPEALS PROGRESS REPORT**

The Committee received the Executive Head of Property and Growth's Report No. PG2326 concerning the following appeal decisions:

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
23/00004/REFUSE	A new appeal had been lodged against the refusal of planning permission at 27 Church Lane East, Farnborough	New appeal to be determined
21/00476/FULPP	Against refusal of planning permission for change of use at The Royal Staff, No. 37a Mount Pleasant Road, Aldershot.	Dismissed

**RESOLVED:** That the Executive Head of Property and Growth's Report No. PG2326 be noted.

21. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL 2023 - JUNE 2023**

The Committee received the Executive Head of Property and Growth's Report No. PG2328 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 2023.

**RESOLVED:** That the Executive Head of Property and Growth's Report No. PG2328 be noted.

The meeting closed at 8.07 pm.

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## Development Management Committee

### Appendix "A"

**Application No. & Date Valid:**      **23/00169/FULPP**                      **22nd February 2023**

**Proposal:**                      Erection of multi-storey car park with vehicular access and egress from Little Wellington Street following demolition of existing Conservative Club building at **Aldershot Conservative Club Victoria Road Aldershot Hampshire**

**Applicant:**                      Shaviram Aldershot 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:- 0001 Rev.P2; 002 Rev.P2; 003 Rev.P2; 004 Rev.P2; 150 Rev.P7; 151 Rev.P11; 152 Rev.P9; 153 Rev.P9; 154 Rev.P9; 155 Rev.P9; 156 Rev.P6; 157 Rev.P8; 158 Rev.P5; & 160 Rev.P2; and Planning Statement; Sunlight & Daylight Report; Transport Note; Transport Note#2 : Response to HCC; Design & Access Statement; Heritage Statement; Air Quality Assessment; Flood Risk Assessment & Sustainable Drainage Strategy; Phase 1 Desk Study; Preliminary Ecological Appraisal; Preliminary Bat Roost Assessment; Dusk Emergence Bat Survey; Noise Impact Assessment; Public Consultation Statement; Additional SUDS Maintenance Details/Plan; Klargestor Aquatreat Details; & Applicants correspondence with Thames Water.

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:

All external wall finishing materials, including structural mesh;

Roofing and coping materials;

Window frames and glazing;

Any doors;

Ground surfacing materials;

Any externally-visible rainwater goods; and

Means of enclosure.

Reason - To ensure satisfactory external appearance.\*

- 4 No works of construction of the buildings 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.\*

- 5 Prior to occupation or use of any part of the development hereby approved, details of satisfactory provision for the storage and removal of refuse from the premises shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area.\*

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order), no vehicular or pedestrian entrance shall be formed onto a highway other than those shown on the approved plans.

Reason - To prevent adverse impact on traffic and parking conditions in the vicinity.

- 7 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.

- 8 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.

- 9 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.

- 10 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.\*

- 11 No 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.\*

- 12 No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment & Sustainable Drainage Strategy by JM Enviro Limited (February 2023) and subsequent amended/additional drainage details including SUDS Maintenance Plan submitted 7 June 2023, 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 - To comply with the requirements of Local Plan Policy NE8. \*

- 13 The development hereby permitted shall not be brought into use until confirmation has been provided to the Local Planning Authority that either:- 1. Foul water capacity exists off site to serve the development; or 2. a development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no use of the development hereby permitted shall take place other than in accordance with the agreed development and infrastructure phasing plan; or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

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

- 14 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 - 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.

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

Reason - To ensure that the piled foundations do not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework; and in the interests of the amenities of occupiers of adjoining and nearby property.

- 16 no development shall take place, including any works of demolition, until a Construction, Traffic & 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. \*

- 17 No part of the development hereby permitted shall be brought into use 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. \*

- 18 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.

- 19 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.

- 20 Details of the Electric Car Charging Points within the development shall be submitted to and approved in writing by the Local Planning Authority prior to the parking spaces 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 users of the development prior to the car parking area(s) in which they would be located being first brought into use and shall be retained thereafter.

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

21 Prior to first occupation of the development hereby approved details of all external lighting to be installed within the site and/or on the exterior of the building hereby permitted shall be submitted to and approved by the local planning authority. The submitted details shall indicate the purpose/requirement for the lighting proposed and specify the intensity, spread of illumination and means of controlling the spread of illumination (where appropriate). The external lighting proposals as may subsequently be approved shall be implemented solely in accordance with the approved details and retained thereafter. With the exception of lighting identified and agreed as being necessarily required solely for maintaining the security of the site/building, no other external lighting shall be used/operated during night-time hours (2300 to 0700 hours daily) unless otherwise first agreed in writing by the local planning authority.

Reason - To ensure no unnecessary illumination is used; and in the interests of the amenities of occupiers of adjoining and nearby properties.

22 Notwithstanding any indication which may have been given in the application, or in the absence of such information, the development hereby permitted shall not be brought into use until full details of the scheme for the provision of privacy screening within the development have been submitted to and approved in writing by the local planning authority. Those means and measures so approved shall subsequently be implemented in full prior to the first use of the development hereby permitted and retained thereafter at all times.

Reason - In the interests of the amenities of occupiers of adjoining and nearby properties.

23 No development shall take place until a Landscape and Ecological Management Plan (LEMP), including long-term design objectives, management responsibilities and maintenance schedules for any landscaped areas and/or biodiversity enhancement measures has been submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall be carried out as approved and maintained and retained thereafter. any subsequent variations shall be agreed in writing by the local planning authority.

Reason - In the interests of amenity, to ensure the protection of wildlife and supporting habitats in line with

National planning policy and Local Plan policies. \*

- 24 In the event that the car park development hereby approved is implemented and the 252 parking spaces within made available for use, the parking provision to be made available with the Galleries re-development approved by planning permission 20/00508/FULPP dated 6 September 2022 shall be reduced by a corresponding 252 parking spaces unless otherwise first agreed in writing by the Local Planning Authority.

Reason - To ensure there is no over-provision of parking in the interests of the safety and convenience of highway users.

**Application No. & Date Valid:** 23/00446/FUL

**12th June 2023**

Proposal: Replacement of windows and doors on both porches and replace windows in communal landing and hallway at **Grazley Lodge Osborne Road Farnborough Hampshire**

Applicant: Mr Peter Aldred

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:- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 (Pt1), 16 (P2), 17.

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

**Application No.  
& Date Valid:**

**23/00461/FUL**

**15th June 2023**

Proposal: Extension of the porte cochere, alteration to fenestration (including materials), and removal of existing cloister at **Aldershot Park Crematorium Guildford Road Aldershot Hampshire**

Applicant: 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:-

- o XXXX-ARC-00-00-DR-A-000023 S3
- o XXXX-ARC-00-00-DR-A-000024 S3
- o XXX-ARC-00-01-DR-A-000025 S3
- o XXXX-ARC-00-ZZ-DR-A-000026 S3
- o XXXX-ARC-00-01-DR-A-000027 S3
- o Preliminary Ecological Appraisal. Aldershot Park Crematorium. Aldershot. May 2023.
- o DeltaSimons Air Quality Assessment. The Park Crematorium. June 2023.

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

3 The development shall be carried out in accordance with the measures specified within section '6.2.1' and 6.3 of the approved 'Preliminary Ecological Appraisal dated May 2023'.

Reason - To ensure that the proposal does not result in harm to protected species

4 Biodiversity enhancements of bird and bat boxes shall be installed prior to the first occupation of the building.

Reason - To ensure that the proposal results in a net gain of biodiversity

# DEVELOPMENT MANAGEMENT COMMITTEE

Report of the Meeting held on Wednesday, 13th September, 2023 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

## Voting Members

Cllr S.J. Masterson (Chairman)  
Cllr Marina Munro (Vice-Chairman)

Cllr Jib Belbase  
Cllr P.J. Cullum  
Cllr A.H. Gani  
Cllr C.P. Grattan  
Cllr Michael Hope  
Cllr Halleh Koohestani  
Cllr Sophie Porter  
Cllr D. Sarki  
Cllr Calum Stewart

## Non-Voting Member

Cllr G.B. Lyon (Planning and Economy Portfolio Holder) (ex officio)

## 22. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

## 23. MINUTES

The Minutes of the Meeting held on 16th August, 2023 were approved and signed as a correct record of proceedings.

## 24. REPRESENTATIONS BY THE PUBLIC

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

<b>Application No.</b>	<b>Address</b>	<b>Representation</b>	<b>In support of or against the application</b>
23/00580/FULPP	Land at Pool Road, Aldershot	Mr Bill Flood, Non-Executive Director, Rushmoor Homes Limited.	In Support



25. **PETITION**

**RESOLVED:** That the petition received in respect of the following application be noted, as set out in the Executive Head of Property and Growth's Report No. PG2331:

<b>Application No.</b>	<b>Address</b>
23/00580/FUL	Land at Pool Road, Aldershot

26. **PLANNING APPLICATIONS**

**RESOLVED:** That

(ii) consideration be deferred to a future meeting for the following application:

23/00597/FULPP	Land at No. 127 Orchard Rise, La Fosse House, No. 129 Ship Lane and Farnborough Hill School, No. 312 Farnborough Road, Farnborough
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(iii) the following application be determined by the Executive Head of Property and Growth, in consultation with the Chairman:

* 23/00580/FUL	Land at Pool Road, Aldershot
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(iii) the applications dealt with by the Executive Head of Property and Growth, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Executive Head of Property and Growth's Report No. PG2331, be noted

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

21/00271/FULPP	Block 3, Queensmead, Farnborough
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** 22/00340/REMPP	Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot
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23/00519/FULPP	Coltwood Business Centre, No. 3 Pickford Street, Aldershot
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\* The Executive Head of Property and Growth's Report No. PG2331 in respect of these applications was amended at the meeting.

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

27. **PLANNING APPLICATION 23/00580/FUL - LAND AT POOL ROAD, ALDERSHOT**

The Committee considered the Executive Head of Property and Growth's Report No. PG2331 (as amended at the meeting) and taking account of an additional condition

recommended by the Committee, relating to site working hours, regarding the erection of three 2 bedroom houses with associated landscaping and car parking at the land at Pool Road, Aldershot.

**RESOLVED:** That

subject to:

- (i) no new and material comments be received from consultees
- (ii) no objections be received from the Highways Authority
- (iii) completion of a satisfactory Section 106 Planning Obligation to secure;
  - SANG and SAMM SPA financial contributions, and
  - a Public Open Space contribution
- (iv) the Executive Head of Property and Growth, in consultation with the Chairman be authorised to add, delete or vary conditions as necessary prior to the issue of planning permission

the Executive Head of Property and Growth, in consultation with the Chairman be authorised to GRANT planning permission by 11<sup>th</sup> October, 2023 (or such other timescale as may be agreed).

However, if by 11 October, 2023 (or such other timescale as may be agreed), a satisfactorily completed Section 106 Agreement had not been received, or other requirements, as set out above, had not been satisfied, the Executive Head of Property and Growth, in consultation with the Chairman be authorised to REFUSE planning permission, as set out in the report.

## 28. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

<b>Enforcement Reference No.</b>	<b>Description of Breach</b>
23/00395/FULPP	Installation of a gate and bin store at No. 1 Normandy Drive, Wellesley, Aldershot. It was noted that no further action would be taken.

**RESOLVED:** That the Executive Head of Property and Growth's Report No. P2332 be noted.

## 29. APPEALS PROGRESS REPORT

The Committee received the Executive Head of Property and Growth's Report No. PG2333 concerning the following appeal decisions:

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
23/00591/FULPP	A new appeal had been lodged	New

against the refusal of an extension appeal to  
comprising of a first floor side be  
extension, first floor rear extension, determined  
two storey side extension and roof  
extension to provide loft  
accommodation at No. 32 Alexandra  
Road, Farnborough.

21/00073/ADVPP Against refusal of advertisement New  
consent for the display of internally appeal to  
illuminated advertising billboards on be  
the eastern side elevation at the determined  
Empire Banqueting Hall, High Street,  
Aldershot.

**RESOLVED:** That the Executive Head of Property and Growth's Report No. PG2333  
be noted.

The meeting closed at 8.07 pm.

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## Development Management Committee

### Appendix "A"

**Application No. & Date Valid:** 23/00513/FUL

**22nd February 2023**

**Proposal:** Installation of storage container at **Chapel Redan Road Cemetery Redan Road Aldershot**  
**Applicant:** Mr Graham King (RBC)

**Conditions:**

1. The building hereby permitted shall be removed and the land restored to its former condition on or before 3; years from the date of this permission.

Reason - Given the impact of the character and appearance of the structure, reconsideration in the light of prevailing circumstances at the end of the specified period would be appropriate in the interest of amenity.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings. Plans, and Location Plan

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

3. No building materials or vehicles shall be stored/ parked during the construction period within the rooting zone of the adjacent tree(s).

Reason - To ensure that existing trees are adequately protected and to preserve their amenity value. The external walls of the container hereby permitted shall be painted green. The development shall be completed and retained in accordance with the details so approved.  
Reason - To ensure satisfactory external appearance.

4. Track matting shall be installed under the RPA of the adjacent tree prior to the first use of the container hereby approved. Such track matting shall remain in place for the duration of the use of the development hereby approved.

Reason – To ensure that existing trees are adequately protected and to preserve their amenity value.

**Application No.  
& Date Valid:**

**23/00362/FULPP**

**10<sup>th</sup> July 2023**

**Proposal:**

Conversion of the building from 14 unit HMO into 12 self-contained flats including partial first and second floor rear extension and loft conversion. **Hockliffe House 14 The Grove Aldershot Hampshire**

**Applicant:**

**Mr Jan Mohammad Mandozai**

**Reasons:**

1. The proposal, by reason of the substandard sizes of some of the flats and the lack of any natural daylighting, ventilation to or outlook from the main living areas of others, fails to provide a satisfactory living environment for their occupiers, contrary to Policies DE2 and DE3 of the Rushmoor Local Plan.
2. The proposal includes no provision for affordable housing, as is required by Policy LN2 of the Rushmoor Local Plan.
3. Notwithstanding the lack of a submitted parking layout, it has not been demonstrated that off-road parking can be provided on site at a level commensurate with the needs of 12 self-contained flats as well as maintaining adequate off-road parking for the existing dwellings fronting Cavendish Road that also rely on the site to provide parking. The proposal is thereby contrary to Policy IN2 of the Rushmoor Local Plan and the Car & Cycle Parking Standards SPD.
4. The proposal has failed to demonstrate, through adequate surveys of the application land and appropriate proposals for mitigation and management measures, that there would be no adverse impact on protected wildlife species likely to be present (bats) having regard to the requirements of adopted Rushmoor Local Plan (2014-2032) Policies NE2 and NE4.
5. The proposals fail to provide details of appropriate surface water drainage for the development as required by adopted Rushmoor Local Plan Policy NE8.