

**AMENDMENT SHEET FOR**  
**DEVELOPMENT MANAGEMENT COMMITTEE**  
**11<sup>th</sup> October 2023**

**Section C: Items for determination.**

**Item 4; Pages 11-35**

Application No. 23/00519/FULPP

Proposal Erection of four storey rear extension following demolition of single storey element of building, and erection of additional storey (4th storey) on remaining building, and various external alterations to front and side elevations comprising additional windows, to facilitate change of use of mixed-use commercial building with 8no. flats, to a residential building containing 15 no. flats (9 x 1-bed and 6 x 2-bed x 1 x 3-bed) with associated parking and refuse storage

Address **3 Pickford Street Aldershot**

**Updates to Report:**

**Amended application description: as above**

**Page 16, end of first paragraph**

Delete “and further details of this have been sought and Members will be updated at the Committee” and insert “and recommended Condition 6 will ensure details of the green roof will be submitted prior to occupation”.

**Amendments to Conditions:**

Amend Condition No. 2 (Approved Drawing Numbers) as follows: Delete Drawings 1-11 Location Plan, 9-11 Proposed First Floor Plan and 10-11 Proposed Second Floor Plan; and replace with 1-11 Rev A Location Plan, 9-11 Rev A Proposed First Floor Plan and 10-11 Rev A Proposed Second Floor Plan.

Amend condition numbers as follows: Condition 10 becomes Condition 9, Condition 11 becomes Condition 10, 12 to 11 etc until Condition 20 becomes Condition 19.

**Item 5; Pages 37-50.**

Application No. 23/00668/FULPP

Proposal Change of use from dwellinghouse (Use Class C3) to flexible use either as dwellinghouse (Use Class C3) or as a childrens’ residential home (Use Class C2) (amended description agreed with the applicant on 22 September 2023)

Address **69 Marrowbrook Lane Farnborough**

## Updates to Report:

Late email representations have been received from an occupier of No.50 Marrowbrook Lane; and from a correspondent stated to represent “the residents of Marrowbrook Lane, Tower Hill and Hinstock Close”. These late representations re-iterate issues already raised by objectors as set out in the Report, but have also raised the following additional points:-

- Carers and the child until recently occupying the application property trespassed onto neighbouring property without permission [*Officer Note: this is solely a private property matter between the applicants and their neighbours*];
- This child did not receive an appropriate standard of care from staff during their stay at the application property [*Officer Note: this is solely a matter for the appropriate licensing authority, Ofsted, and is not a matter relevant to the consideration of this planning application on its planning merits*];
- Night-time noise and disturbance likely to adversely affect neighbours’ quality of sleep;
- Concerns about the safety of children in care in distress as a result of the electricity sub-station situated opposite on the grassed triangle of land at the Tower Hill junction;
- Residents disagree with the Officer view that the disruption caused in recent weeks could occur with conventional residential use. Can the Council confirm that any conventional residential properties in Rushmoor give rise to repeated attendance by the emergency services?;
- There are only two toilet areas at the property : the application property is unsuitable for use as a childrens’ home [*Officer Note: this is a matter for Ofsted and not a planning matter*]; and
- Serious concerns about the safety of children in the home and child safeguarding issues : Ofsted will be contacted about this. Although not a matter for Planning, deferment in the Council’s consideration of the planning application is, nonetheless, requested to allow time for their investigations with Ofsted to be completed. [*Officer Note: all matters relating to the licensing of the property and staff, and the investigation of complaints, in these respects are solely matters for Ofsted in which the Council has no jurisdiction to be involved. There is no justification for the Council to delay determination of the planning application on the basis of entirely separate matters that are the responsibility of another regulatory authority specifically charged with dealing with those matters. The granting of planning permission by the Council would not have any bearing on the consideration of such matters by Ofsted*].

## **AGENDA ITEM NO.4; Pages 63-79 Aldershot Bus Station, 3 Station Road, Aldershot**

Disregard and delete Pages 66-79.

**ADDENDUM TO AMENDMENT**  
**DEVELOPMENT MANAGEMENT COMMITTEE**  
**11<sup>th</sup> October 2023**

**ADDENDUM to AMMENDMENT SHEET for DMC 11 October 2023 –**

**Section C, Items for determination**

**Application No. 23/00519/FULPP**

**Proposal** - Erection of four storey rear extension following demolition of single storey element of building, and erection of additional storey (4th storey) on remaining building, and various external alterations to front and side elevations comprising additional windows, to facilitate change of use of mixed-use commercial building with 8no. flats, to a residential building containing 15 no. flats (9 x 1-bed and 6 x 2-bed) with associated parking and refuse storage

**Page 22, Amendment to Recommendation as follows, in *bold italics*:**

**Full Recommendation**

It is recommended that **SUBJECT** to completion of a satisfactory S.106 Planning Obligation by 1 November 2023, or any further date the subject of an Extension of Time for the determination of the application as may be agreed, to secure the SPA (SAMMs) and Public Open Space financial contributions, ***and an affordable housing Late Stage Viability review***, as set out in the report:

The Executive Head of Property and Growth, in consultation with the Chairman be authorised to **GRANT** Planning Permission subject to the imposition of the following conditions and informatives:

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However, if by 1 November 2023, (or such other timescale as may be agreed) a satisfactory s106 Agreement has not been received, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposals do not provide the means and/or financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1; ~~and~~ does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6, ***and is not in accordance with Local Plan Policy LN2 Affordable Housing***