

**ADDENDUM TO AMENDMENT**  
**DEVELOPMENT MANAGEMENT COMMITTEE**  
**8<sup>th</sup> November 2023**

**Section A (Future Items for Committee); Pages 9 & 10**

Add new Item 4A:

4A	23/00765/FUL	<p>Temporary placement of a cabin, container, and enclosed area.</p> <p><b>Aldershot Park Crematorium, Guildford Road, Aldershot</b></p> <p>This application has only recently been received and consultations are underway. It is too early for this application to be considered by Committee.</p>
----	--------------	--

**Section C, Items for determination**

**Item 5; Pages 11-30.**

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 in support of the proposals have been received from the occupiers of No.21 Hinstock Close and 61 Netley Street. These late representations re-iterate issues already raised in support as set out in the Report.

Consultation responses have been received from both Hampshire & Surrey County Council Childrens' Services, whom make comments as follows:-

- (a) Both Authorities are unable to comment on the specific suitability of the application property, but confirm that this is primarily a matter for OFSTED, whom assess proposed childrens' residential homes for both fitness and suitability of both the provider and Home manager in meeting requirements and regulations prior to registration; and also continue to monitor them post registration. Nevertheless, both Authorities would also undertake their own checks and quality assurance visits before placing children in any residential home.
- (b) There is a general lack of accommodation available for children in the looked-after care system both regionally and nationally – and the demand is continually growing.
- (c) Surrey CC Childrens' Services confirm that they aim, where appropriate, to place

children in Homes within a radius of 20 miles of home and, as such, properties in Hampshire would be applicable.

- (d) Further Surrey CC Childrens' Services also confirm that they have placed looked after children and care leavers in supported accommodation that is operated by the Applicants (Beyond Vision Transitions) at addresses in both Hampshire and Surrey – and that they continue to work with this provider.
- (e) HCC Childrens' Services advise that, like any other Local Authority Childrens' Services, have their own robust due diligence processes for checking the suitability of any provision before placing a child in residential care.

#### **Item 6; Pages 31-64**

Application No. 23/00597/FULPP

Proposal Demolition of the existing care home and dwelling, repairs and works to the kitchen garden wall and the erection of 30 residential units, associated access works, drainage works, tree works, car parking, hard & soft landscaping

Address **Land At Orchard Rise 127 And La Fosse House 129 Ship Lane And Farnborough Hill School 312 Farnborough Road Farnborough Hampshire**

#### **Corrections to Report:**

**Page 17, Section 5, and page 43** - There are 10 x 3 beds on the scheme.

- Page 17, 3<sup>rd</sup> para, 3<sup>rd</sup> line – Typo here – 30 net new residential units will be created.

#### **Revision to conclusion and recommendation (in bold)**

Reference to the need for confirmation of no objection from highways was accidentally left in the conclusions and recommendations, and as Hampshire Highways have now raised no objection, should have been removed. The extension of time has also been extended.

#### **Pages 48 - 49;**

The proposals are considered acceptable in principle; would have no material and harmful impact upon the overall visual character and appearance of the area or upon Heritage Assets; would have no material and adverse impact on neighbours; would provide an acceptable living environment; and would not result in harm to protected species, ~~and subject to formal confirmation that Hampshire Highways do not object to the proposals~~; and, subject to financial contributions being secured in respect of Special Protection Area mitigation & avoidance and Public Open Space with a s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposals are therefore considered to be acceptable having regard to the criteria of Policies IN2 (Transport), HE1 (Heritage), HE2 (Demolition of a Heritage Asset), HE3 (Development within or adjoining a conservation area), HE4 (Archaeology), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution),

LN1 (Housing Mix), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE8 (Sustainable Drainage Systems). The NPPF and The Council's Car and Cycle SPD are also material to the determination of this planning application

**Amendment to Full Recommendation as follows, in *bold strikeout*; Page 49**

It is recommended that:

~~**On confirmation of no objection from Hampshire County Council's Highways Officers:**~~

- a) Completion of a Satisfactory S.106 Planning Obligation by 14th November 2023 to secure:
  - a. SANG (£231,009.66) and SAMM (£23,282.44) SPA financial contributions;
  - b. Public Open Space (£78,027.68) contribution
  - c. 9 on site affordable housing units
- b) The Executive Head of Property and Growth, in consultation with the Chairman of the development Management Committee be authorised to **GRANT** Planning Permission.
- c) The Executive Head of Property and Growth in consultation with the Chairman of Development Management Committee, be authorised to add, delete or vary conditions as necessary to secure identified obligations prior to the issue of planning permission.
- d) If by **14th November 2023** (or such other timescale to 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 proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1;

The proposal does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6;

**Additional Conditions; Pages 56-57**

Services underground

30.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: For interest of visual amenity of the area

31.Prior to first occupation of the development hereby approved, details for a broadband telecommunication provision to the flats shall be submitted to and approved in writing by the Local Planning Authority. The new flats hereby permitted shall not be occupied until the approved scheme has been installed and made operational.

Reason – In the interest of visual amenity of the area.

### **Item 7; Pages 65-85**

Application No. 23/00602/FULPP

Proposal Erection of two x 3-bed dwellinghouses and associated parking on garden land to side of existing dwelling, and two-storey rear extension

Address **7 Avon Close Farnborough**

This application has been **WITHDRAWN**. The item is no longer for consideration.

### **Item 8; Pages 87-105**

Application No. 23/00688/FUL

Proposal Erection of 2no. one bedroom flats and 3no. two bedroom flats with associated parking and landscaping

Address **Redan Road Depot Redan Road Aldershot**

### **Amended Conditions; Pages 96-99:**

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings:  
Site Location Plan; Drawing No. 21132 S101 dated 22 September 2021;  
Existing Site Survey; Drawing No. 21132 S102 Rev A dated 15 September 2021;  
Proposed Site Plan; Drawing No. 21132 P101 Rev C dated 23 November 2022;  
Arboricultural Development Statement; CBA Trees CBA11691 v2 dated July 2023;  
Flood Risk Assessment; FPS Ashfield Solutions Report Ref. 163222-F01 dated 12 December 2022;  
Site Appraisal Technical Note; Odyssey Ref. 23-138 dated August 2023;  
Noise Impact Assessment; NOVA Acoustics, Ref. 8876RC v02 dated 21 August 2023;  
Planning, Design and Access Statement; OSP Architecture, Issue 1 dated August 2023;  
Proposed Elevations Plots 1-5; Drawing No. 21132 P111 Rev B dated 22 August 2022;  
Proposed Plans Plots 1-5; Drawing No. 21132 P110 Rev B dated 22 August 2022;  
Preliminary Ecological Appraisal; Arbtech dated 20 December 2022;  
Contaminated Land Risk Assessment; Phase 2 Environmental Site Investigation Report, Ref. PH2-2023-000005 dated 09 May 2023;  
Vehicle and Pedestrian Visibility Plan. Drawing No. 23-138-003 dated July 2023;  
Coloured Site Plan. Drawing No: 21132/C101C dated November 2023;  
Proposed Plans and Elevations - Ancillary Buildings, Drawing No: 21132 P112 B dated 01 December 2022;  
Tree Survey Report, CBA Trees, Reference CBA11691 v1 dated November 2022;  
Ecological Mitigation, Enhancement and Management Plan, Arbtech, dated 07 July 2023; and  
Coloured Street Scene A-A, OSP Architecture, Drawing No. 21132/C202 dated June 2023

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

- 13 Prior to first occupation of the development hereby approved details of 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 protect and enhance biodiversity in accordance with Local Plan Policy NE4 and Paragraph 175 of the NPPF.

- 14 Prior to first occupation of the development hereby approved all areas indicated to be used for vehicles and pedestrians on the approved plan shall have been laid out with a drained surface. Such areas shall be retained as such for the lifetime of the development as approved under Condition No.17. \*

Reason: To ensure adequate provision for surface water drainage and in the interests of highway safety.