

Development Management Committee

Appendix "A"

**Application No.
& Date Valid:** 23/00879/FULPP

18th December 2023

Proposal: **Demolition of existing office building and erection of a new build workshop for military vehicles, together with hardstanding areas and associated drainage, infrastructure and landscaping at Mons Barracks, Princes Avenue, Aldershot**

Applicant: MOD

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: 31-MN0613-18-TP-A1-001 REVB (06.12.23); 31-MN0613-18-TP-A1-001 REVB (06.12.23) - GROUND FLOOR PLANS; 31-MN0613-18-TP-A1-002 REVB - FIRST AND SECOND FLOOR PLANS; 31-MN0613-18-TP-A1-003 REVB - ROOF PLAN; 31-MN0613-18-TP-A1-004 REVB - ELEVATIONS; 31-MN0613-18-TP-A1-005 REVB - SECTIONS; 31-MN0613-18-TP-A1-006 REVB (06.12.23) - SECTIONS; 31-MNRGEN-43-GA-A1-006 A - EXISTING SITE PLAN; 31-MNRGEN-43-GA-A1-007 A - PROPOSED SITE PLAN; 31-MNRGEN-43-GA-A1-008 A - PROPOSED LEVELS PLAN; 31-MNRGEN-43-GA-A1-009 A (06.12.23) - SITE LOCATION PLAN; 31-MN0613-18-GA-E4-701 A (BUILDING LIGHTING); 31-MNRGEN-43-GA-A1-300 C - LIGHTING PLAN; 31-MNRGEN-43-GA-A1-810 A - LAND OWNERSHIP PLAN; 31-MNRGEN-43-GA-U10-351 A (PERIMETER FENCE LUX LEVELS); 20-XXXGEN-41-SD-U10-001; T - STREET LIGHTING INFORMATION SCHEDULE; LANDSCAPE PROPOSALS PLAN; TREE PROTECTION PLAN - ALDERSHOT-002 - 402.065044.00001-ARB-D-002 03.

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

3. All works to trees shall be carried out in accordance with the details contained in the Arboricultural Report prepared by SLR Consulting Limited, dated 21 September 2023.

Reason - To preserve the amenity value of the tree(s) and shrubs.

- 4 A Sustainable Drainage System shall be provided as detailed in the Flood Risk Assessment and Surface Water Drainage Strategy, prepared SLR Consulting Limited, dated 29 November 2023 Revision 03.

Reason - To ensure that satisfactory provision is made for surface water drainage, as required by Policy NE6.

- 5 Notwithstanding the provisions within Class A - general development by the Crown of Part 19 of Sch.2 of the Town & Country Planning (General Permitted Development) (England) Order 2015(as amended), any external lighting installed shall comprise warm white lighting at a maximum of 2700K and any luminaires mounted so that there is no upward light spill or cowed accordingly.

Reason - In the interest of not harming protected species.

- 6 No works in connection with the development hereby approved (including ground works and vegetation clearance) shall commence until a Biodiversity Gain Plan for the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The Biodiversity Gain Plan should have regards, as far as is reasonably possible, to current DEFRA guidance and template documents here; <https://www.gov.uk/government/publications/biodiversity-gain-plan>

The Gain Plan should clearly show locations of all on-site and off-site biodiversity gain sites, including mapping. The gain plan should have regards to existing habitat distinctiveness and condition and clearly indicate how gains will be achieved. Gains and losses should be clearly demonstrated in accordance with the DEFRA Metric - the excel spreadsheet showing baseline and post-development site conditions should be included in support.

The Gain Plan should clarify how post-development habitats are to be restored, enhanced and / or created in order to achieve the distinctiveness and condition presented within the DEFRA Metric. Management methods should be presented including how these habitats are to be maintained for 30 years in accordance with BNG statutory ambitions.

Reason - In the interests of safeguarding protected wildlife species from harm and disturbance; and to comply with the requirements of the NPPF and Local Plan Policy NE4. *

- 7 The development hereby permitted shall be designed and implemented to meet the BREEAM 'excellent' standard for water consumption. On completion of the development, a post-construction BREEAM certificate shall be submitted to the Council demonstrating that this standard has been met.

Reason - To ensure that the development manages water consumption efficiently in accordance with Policy DE4 of the Rushmoor Local Plan. *

INFORMATIVES

- 1 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.
- 2 The Council has granted permission because it is concluded that the proposed workshop building would be appropriate in terms of its scale, appearance and function to the surrounding area of the barracks, that it would not adversely affect visual amenity, residential amenity, views into/out from the Basingstoke Canal Conservation Area or highway safety, and that it would make satisfactory provision for surface water drainage, landscaping and biodiversity enhancements. The proposals would accord with Policies SS1, SS2, IN2, HE3, HE4, DE1, DE10, NE3, NE4, NE6 and NE8 of the Rushmoor Local Plan.

It is therefore considered that subject to compliance with the attached conditions, 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.

- 3 Your attention is specifically drawn to the conditions marked *. These condition(s) require either the submission and approval of details, information, drawings etc. by the Local Planning Authority BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING.

Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION.

The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 4 Badgers are legally protected under The Protection of Badgers Act 1992 and Schedule 6 of the Wildlife and Countryside Act (1981 as amended), which makes it illegal to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or attempt to do so. It is also an offence to damage, destroy or interfere with a badger sett or disturb a badger while it is occupying a sett. It is proposed to close a sett to facilitate the development and the applicant must obtain a badger mitigation licence from Natural England following the receipt of planning permission and prior to any works which may affect badgers or their setts

commencing and to work in accordance with the mitigation, compensation and enhancement actions required within the licence.

The applicant is advised that works will need to be undertaken between 1st July and 30th November, outside the badger breeding season. The applicant is also advised that immediately prior to the start of development works, a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that the active / inactive status of setts is known and sett closure proposals remains relevant to planning proposals.

The applicant should also ensure that construction activities on site have regard to the presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in.

If badger activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species. Fencing is to be used at the site should remain permeable to badgers. It is recommended that holes are included in the base of 20cmx20cm to allow Badgers and to move freely through the site.