

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

Case Officer	Louise Davies
Application No.	24/00725/FUL
Date Valid	23rd January 2025
Expiry date of consultations	13th February 2025
Proposal	Installation of a beacon for use at commemorative events at Manor Park, Aldershot
Address	<b>Manor Park Church Hill Aldershot Hampshire</b>
Ward	Manor Park
Applicant	Rushmoor Borough Council
Agent	Adrian Long
Recommendation	<b>Grant</b>

### **Description**

1. Manor Park is located 600m south of Aldershot Town Centre and is south of the High Street (A232) and comprises 9 hectares of open space with land levels rising up from the High Street to the south-western boundary. It is bound by steel railings, and by the High Street to the north-east, Church Hill to the south east, Campbell Fields to the south west and St Michaels Road the north west. Most trees are on the perimeter screening it from the surrounding streets. In the eastern corner of the park is the main pedestrian entrance, where there is also the children's adventure playground, the public toilets and some picnic tables. Other facilities include a duck pond to the north, a skate park in the middle of the park, and three Listed Buildings comprising the early 18th Century Manor House and stable building and St Michael's Parish Church in the south corner. The park is in the Manor Park Conservation Area and is designated as an area of Open Space in the Local Plan Policies Map (2019).
2. The application is seeking planning permission to install a beacon for use at commemorative events. This will be both a commemoration of the Rushmoor area and a permanent reminder of the reign of Queen Elizabeth II, as its inspiration comes from the Queen's Platinum Jubilee Design Beacon Brazier from 2022.

## Design

3. The beacon would be 4 metres tall with the addition of a 1 metre brazier for use at commemorative events, for example part of a National Beacon lighting event. The beacon would be entirely black with the Rushmoor crest and lettering being added by a signwriter. The beacon would be placed on a 3-metre square concrete base and protected by 2-metre-high railings. 2-metre-high decorative fencing is also proposed to surround the beacon for safety reasons. The selected location is at the top of a natural slope with the majority of the open park in front of it to allow for members of the public to gather safely in front of it.

## Consultee Responses

Parks Development  
Officer

No objection

## Neighbours notified

4. In addition to posting a site notice and press advertisement, 20 individual letters of notification were sent to surrounding properties.

## Neighbour comments

5. At the time of writing this report, the neighbour consultation period had not ended. At the time of writing one objection has been received from the occupier of No.85 Campbell Fields:-
  - (i) Cost, unclear from the proposal and information presented; if the proposal used all of the apparent unspent money, it would be a waste of taxpayers money. Plant more trees.
  - (ii) Location, far too close to residents housing, Church and Care Home; if it goes ahead, needs to be further down into the park area. Preferably near the war memorials opposite the Theatre;
  - (iii) Of the problems Aldershot faces, the Council spends its time on this. Creates further problems, not solving existing ones.

**Officer Comment:** Items (i) and (iii) of these objections are not matters relevant to Planning. The issue raised concerning the location of the proposed beacon is addressed in the report.

## Policy and determining issues

6. The site is a designated area of Open Space in the Local Plan Policies Map and is within the built-up area of Aldershot, and is in the Manor Park Conservation Area. As such Policies SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), HE1 (Heritage), HE3 (Development within or adjoining a Conservation Area), DE1 (Design in the Built Environment), DE6 (Open Space, Sport and Recreation) of the Rushmoor

Local Plan (2019) are relevant to this application. Also of relevance is the national policy in the National Planning Policy Framework (NPPF).

7. The main determining issues are the principle of development, impact on the character and appearance of the area with regard to location in Conservation Area, and impact on neighbouring amenity.

## **Commentary**

### **Impact on the character and appearance of the area, with regard to the site location in the Manor Park Conservation Area**

8. As Manor Park is a Conservation Area, a designated Heritage Asset, the impact of the proposed development has to be assessed in line with the relevant national and local policies.
9. The location of the proposed beacon has been selected to avoid any potential issues with existing trees and vegetation in the park. The proposed beacon design, the materials, colour, and positioning are neutral and typical for an installation of this nature and are not considered harmful to the visual character of the Conservation Area, nor to have any adverse impact on any of the heritage assets (i.e. the Listed buildings) proximal to it.
10. In considering the proposed 2-metre-high decorative fencing that will surround the beacon, this fencing is intended to match the existing fencing around the park. It is required for safety reasons and the installation is not considered to be significantly detrimental to the setting of the Park and Conservation Area.
11. It is therefore considered that the proposed development is of an appropriate scale and design which would not detract from the open character of Manor Park and would have an acceptable impact upon, and preserve the special interest of the Manor Park Conservation Area. In this regard it is considered that the proposal complies with the requirements of adopted Local Plan Policies HE1, HE3 and DE1.

### **Impact on neighbouring amenity**

12. The selected location is at the top of a natural slope with the majority of the open park in front of it to allow for members of the public to gather safely in front of it within the main park on the grassed area. It would be used alongside other public commemorative and community events held during the year. It is not considered that it will lead to any material or harmful increase in noise and disturbance over and above the existing public uses of the Park. In this regard it is considered that the proposals accord with adopted Local Plan Policies DE1 and DE10.

## Conclusion

13. The principle of development in the designated Open Space is acceptable and it would have an acceptable impact on the character and special interest of Manor Park and the Conservation Area, on neighbouring amenity and highway safety and would accord with Policies IN1, HE1, HE3, DE1, DE6 of the Rushmoor Local Plan (2019).

## Full Recommendation

It is recommended that, **SUBJECT** to no new or substantial objections being received by the expiry of the neighbour notification period (13 February 2025), the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

### 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:

Location Plan, Drawing Number 01  
Block Plan, Drawing Number 02  
Beacon Design, Drawing Number 03

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

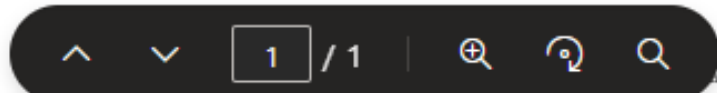
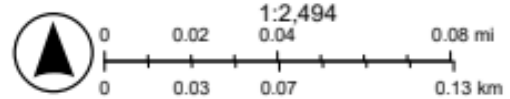
### Informatives

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



1/28/2025, 7:52:39 AM

 Planning Application



Design of Proposed Beacon

