

## Development Management Committee 12.02.25

### Appendix "A"

**Application No. & Date Valid:** 24/00140/REVPP 29<sup>th</sup> July 2024

**Proposal:** MINOR MATERIAL AMENDMENT : Variation of Condition of planning permission 20/00400/FULPP dated 24 March 2023 as amended by non-material amendment 23/00800/NMAPP dated 5 December 2023 to increase number of floating holiday lodges from 9 to 21 units

**Address:** Land at Former Lafarge Site, Hollybush Lane, Aldershot

**SUBJECT to:-**

- a. The receipt of confirmation on behalf of the applicants and/or from Grainger Plc that a quantum of SPA mitigation capacity at the Blandford House SANGS scheme has been secured to address the SPA impact of the additional 12 floating holiday lodges; and
- b. the prior completion of a satisfactory s106 Legal Agreement to (i) secure the SAMMs SPA financial contribution in respect of the 12 additional floating holiday lodges, together with associated s106 Administration & Monitoring Fee; and (ii) replicate the requirements of the original s106 dated 24 March 2023 in respect of SPA contributions for the original 9 floating holiday lodges and the restoration/reinstatement and retention thereafter of the original line of the Blackwater Valley Path

by **31<sup>st</sup> March 2025** or any extended date covered by an agreed extension of time for the determination of the application that the Executive Head of Property & Growth, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that requirements (a) and/or (b) above are not met within a time period covered by an agreed extension of time for the determination of the application, the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to REFUSE planning permission on the grounds that:-

- a. 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;
- b. Insufficient information has been provided to determine the impact upon a protected species, contrary to the provisions of Paragraph 174 of the National Planning Policy Framework 2018, Policies NE4 of the Local Plan and Paragraph 99 of

Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System.

## Conditions

- 1 The development hereby permitted shall be begun before the end of 24 March 2026.

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:-

BACA Architects Drawing Nos.279-200-001 Rev.A; -002 Rev.A; -003 Rev.A; -004 Rev.A; **-100 Rev.D; -101 Rev.C**; -102 Rev.A; -103 Rev.A; -110 Rev.A; -111 Rev.A; -112 Rev.A; -113 Rev.A; -114 Rev.A; -115 Rev.A; -116 Rev.A; -117 Rev.A; -118 Rev.A; -120 Rev.A; -121 Rev.A; -122 Rev.A; -123 Rev.A; -124 Rev.A; -132 Rev.A; -133 Rev.A; -134 Rev.A; -135 Rev.A; -136 Rev.A; **-139 Rev C; & 279-200-EA Rev.B**; Aspect Ecology 7055.PP 4.0, -4.1, -4.2, -4.3, -4.4 & -4.5; 7055.HSP 5.0, -5.1, -5.2, -5.3, -5.4, & -5.5; and Tetrattech D110 Rev.P.02; Design & Access Statement, Planning Statement, **s73 Planning Statement**, Arboricultural Impact Assessment; BREEAM Pre-Assessment Report; Transport Assessment; Framework Travel Plan; Parts 1 & 2 Preliminary Environmental Risk Assessment Reports; Landscape & Visual Impact Assessment; Leisure Need Assessment (June 2020) and Addendum (August 2022); Noise Impact Assessment; Stage 1 Habitats Regulation Assessment Revised Habitats Regulation Assessment (March 2021); Ecological Appraisal (May 2020) and Revised Ecological Appraisal (January 2021); Biodiversity Impact Assessment Technical Briefing Note BN04 (originally January 2021, but amended version May 2022 and Further Revised October 2022 incorporating revised Biodiversity Net Gain DEFRA Metric 2.0 spreadsheet (October 2022); Flood Risk & Drainage Assessment including Appendices A-I inclusive; Bell Cornwell Flood Risk Sequential Test and Exception Test Report and Update Report dated April 2022; Flood Storage Volume & Level Assessment (February 2021) Drawing Nos WYG A092227-1-21-C-D112 to 116 inclusive Rev.P1; Tetrattech response to LLFA & Updated Surface-Water Drainage Strategy (April 2022); Infiltration Test Results (May & August 2021); Flood Management Evacuation Plan; and formal responses to the consultation comments of the Council's Ecology Officer TN02 (February 2021), the Environment Agency TN03 (including in respect of the EA 8-metre River margin buffer zone) (February 2021) and the Environment Agency and HCC Lead Local Flood Authority (Drainage issues (February 2021).

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:

External walls  
Roofing materials  
Window/door frames  
Balustrades  
Ground surfacing materials.

Reason - To ensure satisfactory external appearance.

- 4 Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure shall be installed in accordance with the details submitted with the application hereby approved and approved. The development boundary treatment shall be completed and retained thereafter at all times as approved.

Reason - In the interests of visual amenity.

- 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 Prior to occupation or use of any part of the Equestrian Centre hereby approved, details of satisfactory measures for the safe on-site collection and storage of horse manure and stable waste for appropriate off-site disposal 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. Horse-riding and other equine activities in connection with the development hereby approved shall be retained within the Equestrian Centre bunded enclosure only.

Reason - To avoid the potential for contaminated run-off polluting the water environment in the interests of maintaining water quality and ecology and biodiversity.

- 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 Prior to first occupation or use of the development hereby approved a fully detailed landscape and planting scheme in respect of both landscape planting and ecological enhancement shall be first submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season

following the occupation of the buildings or the practical completion of the development, whichever is the sooner and shall be so retained.

Reason - To ensure the development makes an adequate contribution to visual amenity and biodiversity.

- 9 The development hereby approved shall not be occupied until the car/van, coach, bicycle and horsebox/lorry parking facilities shown on the approved plans have been completed, surfaced, marked-out and made ready for use by the occupiers/users of the development. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development). The on-site parking hereby approved shall not be used for commuter parking.

Reason - To ensure the provision and availability of adequate off-street parking to serve the functional parking needs of the development hereby approved.

- 10 The use of the development hereby permitted shall not commence until the bus lay-by adjacent to the site access on Lynchford Road shown to be provided on the approved plans has been constructed, marked-out and made available for use. The lay-by shall be retained at all times thereafter for bus use only.

Reason - In the interests of the safety and convenience of highway users.

- 11 No lift housing rooms, tank rooms, plant or other structures shall be erected on the roof of the buildings hereby permitted without the prior permission of the Local Planning Authority.

Reason - To ensure that the appearance of the premises is satisfactory and to safeguard the appearance of the surrounding Blackwater Valley countryside.

- 12 No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -
- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.
  - ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
  - iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.
- Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for 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.

- 13 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.

- 14 No sound reproduction equipment, conveying messages, music, or other sound which is audible outside the application site shall be installed and/or used on the site.

Reason - To protect the amenities of neighbours and the area in general.

- 15 All plant and machinery to be installed at any time in connection with the development hereby permitted shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure- and air-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 amenities of the area.

- 16 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.

- 17 No construction works pursuant to this permission shall take place until a detailed surface water drainage scheme for the site along the lines show illustratively with the Flood Risk & Drainage Assessment Report and Appendices submitted with the planning application has been submitted and approved in writing by the Local Planning Authority. The submitted details should also include details for the long-term maintenance arrangements for the surface water drainage and/or SUDS systems together with appropriate maintenance schedules for each drainage feature type and its ownership. Such details as may be approved shall be implemented in full prior to the first occupation and use of the new development and retained thereafter in perpetuity.

Reason - To reflect the objectives of Policy NE8 of the New Rushmoor Local Plan (2014-2032). \*

- 18 No works shall start on site until existing trees and shrubs/hedges to be retained on and adjoining the site have been adequately protected from damage with appropriate protective fencing during site clearance and works in accordance with the detail indicated within the submitted Aspect Ecology Revised Ecological Appraisal (January 2021) hereby approved. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities and ecology/biodiversity interest of the site and the locality in general.

- 19 **No development or site clearance shall commence until updated species surveys to ensure that there is appropriate species presence/likely absence and population size information in accordance with legislative and best-practice requirements have been undertaken by a suitably qualified ecologist prior to the commencement the of any site clearance and works on site to identify the presence of any protected species within any area where development works are to be undertaken. The re-survey report shall be submitted to the Local Planning Authority for consideration and approval in writing prior to any works commencing on site. In the event that protected species are identified by the re-survey the re-survey report shall incorporate a scheme of mitigation measures to protect any such protected species as are found as appropriate. The scheme of mitigation as may subsequently be approved shall thereafter be implemented in full in accordance with the approved mitigation details prior to and/or during the commencement of works on site as specified in all respects.**

Reason: To ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework.

- 20 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall follow the recommendations set out in the submitted Aspect Ecology Revised Ecological Appraisal Report (January 2021 and include the following:-
- a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
  - b) the arrangements to be made for the delivery of all building and other materials to the site;
  - c) the provision to be made for any storage of building and other materials on site;
  - d) measures to prevent mud from being deposited on the highway;
  - e) the programme for construction;
  - f) Construction methods;
  - g) Any necessary pollution prevention methods;
  - h) Risk assessment of potentially damaging construction activities;

- i) Identification of 'biodiversity protection zones';
- j) Any necessary mitigation for protected wildlife species;
- k) Practical measures (both physical measures and sensitive working practices) to avoid or reduce nuisance, wildlife disturbance and other adverse impacts that may arise during construction (this may be provided as a set of method statements);
- l) The location and timing of sensitive works to avoid harm to wildlife and biodiversity features;
- m) The times during construction when a specialist ecologist needs to be present on site to oversee works;
- n) Responsible persons and lines of communication;
- o) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
- p) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason - Reason: To ensure a satisfactory development and the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework.

- 21 No development shall take place including demolition, ground works and vegetation clearance, until an Ecological Design Strategy has been submitted to and approved in writing by the Local Planning Authority, addressing how adverse impacts to biodiversity are to be avoided, adequately mitigated for, or, as a last resort, compensated for, in line with the planning mitigation hierarchy along the lines indicated by the submitted Aspect Ecology Revised Ecological Appraisal Report (January 2021). The Ecological Design Strategy shall demonstrate in detail how a quantified net gain in biodiversity is to be secured in line with Environment Act ambitions taking into account any updated information arising from the ecological re-survey work to be undertaken pursuant to Condition No.19. The Ecological Design Strategy shall include, but not be limited to following:-
- a) Identification of baseline habitat ecological conditions as at application submission, including extent and location/area of habitats on appropriate scale maps and plans;
  - b) Evaluation of how permitted development activities will result in loss or deterioration of baseline habitat ecological conditions including extent and location/area of habitats on appropriate scale maps and plans;
  - c) Details of measures to be implemented in line with the mitigation hierarchy, to secure biodiversity net gain for a minimum of 30 years;
  - d) Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of these measures will be monitored;
  - e) Appropriate management options for achieving biodiversity net gain;
  - f) Preparation of a work schedule implementing management (including an annual work plan capable of being rolled forward over a five year period); and
  - g) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved Ecological Design Strategy shall be adhered to and implemented throughout a 30-year timeframe strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

The Ecological Design Strategy shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery specified. Biodiversity losses and gains referenced within the Strategy should be supported by a suitably detailed metric using best practice quantification methodologies.

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.

22 The occupation and use of the development hereby permitted shall not commence until a Sensitive Lighting Management Plan (SLMP) has been submitted to and approved in writing by the Local Planning Authority. The SLMP shall:

(a) identify the areas or features on the site that are particularly sensitive for bats and identify the aspects of the development that would be likely to cause disturbance in or around the breeding sites and resting places of these species or along important routes used to access key areas of their territory, for example for foraging and commuting; and

(b) show how and where all the proposed external lighting will be installed and demonstrate (through the provision of appropriate lighting plans and technical specifications) that those areas to be lit will not disturb or prevent the above species using their territory or gaining access to their breeding sites, resting places and foraging areas.

The SLMP as may be approved shall be implemented in full in accordance with the specifications and locations set out and retained as required thereafter at all times. No other external lighting shall be installed without prior express consent from the Local Planning Authority.

Reason - In the interests of the character and appearance of the Blackwater Valley countryside in the area; and to ensure the protection of wildlife in the interests of nature conservation in accordance with the National Planning Policy Framework.

23 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 buildings 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 solely as such unless otherwise first agreed in writing by the Local Planning Authority. With the possible exception of lighting identified and agreed as being necessarily required for maintaining the security of the site/building during night-time hours, 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 that there is no inappropriate or unnecessary use of lighting at the site in the interests of the amenities of the Blackwater Valley countryside. \*

24 No fish stocking shall take place within Lakes 1 and 6.

Reason - In the interests of preserving and enhancing the ecology and biodiversity of these lakes.

25 Leisure visitor access to the open water and northern banks of Lake 1, the open water and banksides of Lake 6 and the western banks of Lake 3 shall be restricted in accordance with a scheme of means and measures to be submitted to and approved in writing by the Local Planning Authority. The details subsequently approved in this respect shall be implemented in full and retained thereafter at all times. No motorised water craft shall be used or motorised water sports activities take place within the application site.

Reason - In the interests of preventing undue disturbance of the wildlife and biodiversity enhancement features to be provided in these locations; and in the interests of the ecology and biodiversity value of the site in general; and to prevent the potential undue disturbance of neighbours with noisy outdoor sports activities.  
\*

26 No development shall take place until a scheme for the provision and management of an 8-metre wide buffer zone alongside the River Blackwater watercourse has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. With the sole exception of the provision of the proposed wildlife fence underpasses, the buffer zone shall be kept free from further built development including lighting and formal landscaping, and will need to be referred to in the CEMP and LEMP for the development required by Condition Nos.20 and 27. The scheme shall include:

- plans showing the extent and layout of the buffer zone;
- details of any proposed planting scheme. This should native species and ideally of local provenance, with an aim to create a mosaic of different habitats;
- details of how the non-native species such as Himalayan balsam will be eradicated from the site;
- details demonstrating how the buffer zone will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan for nature conservation;
- details of any proposed footpaths, fencing, etc; and
- details of how the river channel morphology and bankside habitat will be enhanced for nature conservation e.g. with gravel, large woody material, deflectors, native planting.

Reason - Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected.

- 27 No development shall take place until a Landscape and Ecological Management Plan (LEMP), including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:
- Details of maintenance regimes;
  - Details of treatment of site boundaries and/or buffers around water bodies;
  - Details of any new habitat created on site; and
  - Details of management responsibilities.

Reason - To ensure the protection of wildlife and supporting habitats and to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and local policies. \*

- 28 Openings in the bund as shown on Proposed Masterplan Drawing Ref.79-200-100 Rev A, shall remain open to floodwater for the lifetime of the development hereby permitted. If gates are installed in the openings they shall be permeable to floodwater. Details of fencing for the bunds shall be submitted to the local planning authority for approval prior to installation.

Reason - To ensure flood risk is not increased elsewhere. This condition is supported by paragraph 167 of the National Planning Policy Framework (NPPF). \*

- 29 Fencing and boundary treatments within land shown to be within Flood Risk Zone 3 shall be permeable to floodwater.

Reason - To ensure flood risk is not increased elsewhere. This condition is supported by paragraph 167 of the National Planning Policy Framework (NPPF).

- 30 Prior to first occupation of the development hereby approved, the recommendations and actions set out in the Flood Management Evacuation Plan (FMPE) hereby approved shall be implemented in full and retained thereafter at all times whilst the site is occupied and/or in use.

Reason – In the interests of ensuring that occupiers and users of the site are protected from the potentially harmful impacts of fluvial and/or surface water flooding arising at the development site.

- 31 Prior to the first use and occupation of the development hereby approved appropriate biosecurity controls and monitoring measures in respect of the suppression, isolation and, if possible, elimination of any non-native invasive plant species at the site (such as Himalayan balsam, Japanese knotweed and New Zealand pygmyweed), shall be put in place and operated in accordance with details to be first submitted to and approved in writing by the Local Planning

Authority. Those means and measures as may subsequently be approved shall be operated at all times thereafter at the site.

Reason – To prevent non-native invasive plant species spreading within and from the application site in the interests of ecology and biodiversity interests. \*

- 32 On completion of the Aquatic Sports Centre building within the development hereby approved, certification of the compliance of this building with the BREEAM 'Very Good' rating overall and 'excellent' rating for water consumption shall be submitted to, and approved by, the Local Planning Authority.

Reason - To ensure the development is sustainable and in order to meet the requirements of Policies DE1 and DE4 of the adopted Rushmoor Local Plan (2014-2032).

33. The remnant former concrete batching plant hopper tower shall be demolished and removed from the site prior to the use of the site hereby permitted commencing.

Reason – In the interests of the visual amenities of the Blackwater Valley.

## **Informatives**

- 1 INFORMATIVE - The Council has granted permission because:-

It is considered that the proposed amendments, having regard to their scale and nature, are 'minor material'. Furthermore, that the original approved Hollybush Lakes #1 Scheme incorporating the proposed amendment remains acceptable in principle and in highways terms; would have no material and harmful impact upon the overall visual character and appearance of the area and trees worthy of retention; would not give rise to any material and adverse visual and physical intrusion into the Blackwater Valley countryside gap; neighbours; would have acceptable impacts on neighbours; satisfactorily address the Flood Risk Sequential Test; are acceptable having regard to fluvial flood risk considerations taking into account an appropriate allowance for climate change for the lifetime of the development, and, in doing so, would not give rise to an unacceptable risk of flooding elsewhere; provide appropriate proposals for the surface water drainage of the site; robustly address the ecology & biodiversity impacts of the proposed development; and would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are therefore considered to be acceptable having regard to the criteria of Policies SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, IN2, NE1, NE2, NE3, NE4, NE5, NE6, NE7 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

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.

- 2 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended). If your legal obligations includes a payment of sums, then you must contact the Council (at [plan@rushmoor.gov.uk](mailto:plan@rushmoor.gov.uk)) at least 20 days prior to the commencement of development both stating your intended date of commencement and requesting an invoice to pay such funds. The payment of all contributions as required by such s106 must be received prior to the commencement of development.
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
  - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
  - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.
- 6 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.
- 7 INFORMATIVE - In the UK protected wildlife species, which includes badgers and all species of bats and nesting birds, are afforded statutory protection such that un-licenced harm and/or disturbance would constitute an offence. The grant of planning permission does not supersede the requirements of this legislation. If any protected species or signs of them are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 8 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 9 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.

**Application No. & Date Valid:** 24/00661/REMPP

**31<sup>st</sup> October 2024**

**Proposal:** PART APPROVAL OF RESERVED MATTERS: for the development of 83 dwellings (Final Phase RMA), including the conversion of Blandford House and the retention of 2 existing dwellings, including internal access roads, public open space and landscaping, parking, lighting and associated infrastructure, following demolition of existing building and hard-standing, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020.

**Address:** **Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot**

**GRANT** permission subject to the following conditions and informatives:-

#### **Time limit**

- 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.

#### **Approved Plans**

- 2 The permission hereby granted shall be carried out in accordance with the following drawings:

A 1142 001 Rev A (Site Location Plan)  
A1142-002-ISSUE 16 (Planning Layout and Base without Schedule)  
House Type Brochure (Redrow, October 2024)  
A1142-005-REV A (Massing Plan)  
A1142-006-REV A (Occupancy Plan)  
A1142-007-REV A (Enclosures Plan)  
A1142-008-REV A (Material Plan)  
A1142-009-REV A (Parking Plan)  
A1142-010-REV A (Refuse Plan)  
A1142-011-REV A (Hard Landscaping Plan)  
A1142-012-REV A (Garden Area Plan)  
A 1142 65 Rev X (Street Scenes AA-EE)  
A 1142 66 (Street Scenes FF-LL)

1142 68 Rev B (Blandford House Plans)  
 1142 69 Rev X (Blandford House Elevations)  
 7550.RA.HP.5.0 A (Hard landscape overview)  
 7550.RA.HP.5.1 A (Hard landscape plan 1 of 7)  
 7550.RA.HP.5.2 A (Hard landscape plan 2 of 7)  
 7550.RA.HP.5.3 A (Hard landscape plan 3 of 7)  
 7550.RA.HP.5.4 A (Hard landscape plan 4 of 7)  
 7550.RA.HP.5.5 A (Hard landscape plan 5 of 7)  
 7550.RA.HP.5.6 A (Hard landscape plan 6 of 7)  
 7550.RA.HP.5.7 A (Hard landscape plan 7 of 7)  
 7550.RA\_PP.4.0 A (Planting plan overview)  
 7550.RA\_PP.4.1 A (Planting plan 1 of 7)  
 7550.RA\_PP.4.2 A (Planting plan 2 of 7)  
 7550.RA\_PP.4.3 A (Planting plan 3 of 7)  
 7550.RA\_PP.4.4 A (Planting plan 4 of 7)  
 7550.RA\_PP.4.5 A (Planting plan 5 of 7)  
 7550.RA\_PP.4.6 A (Planting plan 6 of 7)  
 7550.RA\_PP.4.7 A (Planting plan 7 of 7)  
 7550.RA\_PSD.3.0 (Play Space Plan)  
 11349/1951 – REV P12 (Phase 2 Refuse Vehicle Tracking)  
 11349/1952 – REV P8 (Phase 2 Fire Tender Vehicle Tracking Sheet 1)  
 11349/1964 – REV P6 (Phase 2 Junction & Forward Visibilities)  
 11349/2200 – REV P6 (Phase 2 Fire Tender Vehicle Tracking Sheet 2)  
 11349/2201 – REV P7 (Phase 2 Refuse Vehicle Tracking Sheet 2)  
 11349/2202 – REV P4 (Phase 2 Fire Tender Vehicle Tracking Sheet 3)  
 11349/2203 – REV P5 (Phase 2 Refuse Vehicle Tracking Sheet 3)  
 11349/S01/1608 REV P2 (Drainage Strategy Phase 2 – Sheet 1)  
 11349/S02/1608 REV P2 (Drainage Strategy Phase 2 – Sheet 2)  
 11349-1609 Rev P2 (Drainage Catchment Phase 2)  
 11349/1611 Rev P2 (Phase 2 Overland Flow Plan)  
 11349/1802 Rev P2 (Site Levels Strategy Phase 2)

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

## Materials

- 3 A schedule of the materials (including updated Building Materials Plan and samples where required by the Local Planning Authority) to be used for the external surfaces of the dwellings and the hard-surfaces within the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.\*

Reason – To ensure a satisfactory appearance for the development and to safeguard the character and appearance of the area and the setting of adjoining heritage assets.

### **External Lighting**

- 4 Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with an Artificial Lighting Assessment (including the design, duration, intensity of illumination predicted lighting contours and retained dark corridors for the wider development site), to accord with the recommendations of the approved Ecological Management Plan, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.\*

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors.

### **Ecological Management Plan**

- 5 The development shall be carried out strictly in accordance with the mitigation measures identified within the Phase 2 Ecological Management Plan ref 63220 EMP/PHASE 2/vf3/JW/MRD (Aspect Ecology, January 2025) hereby approved prior to first occupation of the development hereby approved.

Reason - In the interests of nature conservation and biodiversity net gain.\*

### **Arboricultural Development Statement**

- 6 The development shall be carried out strictly in accordance with the Phase 2 Arboricultural Development Statement V2 ref: JSL3922\_782 V2 (RPS Group, January 2025) hereby approved.

Reason - To safeguard retained trees on the site, to safeguard the character and appearance of the area and in the interests of biodiversity.

### **Parking Spaces**

- 7 The residents' and visitors' parking spaces shall be laid out, allocated and made available in accordance with drawing A1142 009 A (Parking Plan) hereby approved, prior to first occupation of the units to which the parking spaces relate, and shall be used only for the parking of vehicles in connection with the residential use of the development.

Reason - To ensure the provision and availability of adequate off-street parking and to safeguard residential amenity.

### **Hours of Construction**

- 8 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.

### **Water Usage**

- 9 The dwellings hereby permitted shall be designed and implemented to meet the water efficiency standard of 110 litres per person per day.

Reason - To ensure that the development makes efficient use of mains water in accordance with Policy DE4 of the Rushmoor Local Plan.

### **Removal of PD Rights – Enlargement of dwellings**

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order) there shall be no enlargement or extension of the dwellings hereby permitted, including porches and any additions or alterations to the roof, without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development, to protect the amenities of neighbouring occupiers and to ensure that adequate off-street parking remains available for the development.

### **Removal of PD Rights – Outbuildings**

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no new building or enclosure shall be constructed within the curtilage of the dwellings hereby permitted, without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development and to protect the amenities of neighbouring occupiers.

### **Blandford House Materials**

- 12 Prior to commencement of the residential conversion of Blandford House, a method statement and schedule of the materials (including fenestration) to be used for the external surfaces of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indications as to these matters given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of Blandford House.\*

Reason – To ensure a satisfactory appearance for the locally listed building and to safeguard the character and appearance of the area.

### Visibility Splays

- 13 The development shall not be brought into use until junction visibility splays and forward visibility splays as indicated on the approved plans, in which there should be no obstruction to visibility exceeding 0.6 metres in height above the adjacent carriageway channel line, have been implemented. Such sightlines shall thereafter be retained for the lifetime of the development.

Reason: To provide and maintain adequate visibility in the interests of highway safety.

### Noise Attenuation

- 14 No development of Plots 72, 73, 74 and 180 shall take place above damp proof level until details of an updated Noise Report together with proposed glazing and ventilation strategy and acoustic fencing where required, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.\*

Reason - To safeguard future occupiers of the development against noise disturbance.

## INFORMATIVE

- 1 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because:-

The proposal has been assessed against following policies of the Council's Development Plan (Adopted 21st February 2019):

SS1	Presumption in Favour of Sustainable Development
SS2	Spatial Strategy
SP10	Blandford House and Malta Barracks
IN1	Infrastructure & Community Facilities
IN2	Transport
HE1	Heritage
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 & Recreation
DE10	Pollution
LN1	Housing Mix

LN2	Affordable Housing
NE1	Thames Basin Heaths Special Protection Area
NE2	Green Infrastructure
NE3	Trees and Landscaping
NE4	Biodiversity
NE5	Countryside
NE8	Sustainable Drainage Systems

The Council's adopted supplementary planning documents (SPDs) 'Affordable Housing' SPD 2019, 'Car and Cycle Parking Standards', 2024, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2024 are relevant.

The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019 (updated December 2024), and Government's Technical Housing Standards – nationally described space standard (27<sup>th</sup> March 2015) are also material considerations.

The Reserved Matters Application Phase 2 scheme sufficiently reflects the terms of the outline planning permission for the Blandford House and Malta Barracks Development Site, including the Land Use and Movement Parameter Plans (as amended). Subject to appropriate planning conditions, the development would not result in any unacceptable impacts on the character and appearance of the area, environmental conditions, on nature conservation or existing heritage assets. The development would provide an acceptable living environment for future occupiers and would not be harmful to the amenity of neighbouring occupiers or uses. The proposals would be acceptable in highway terms.

It is therefore considered that subject to compliance with the attached conditions, the existing planning conditions of the Hybrid Outline Planning Permission and the associated s106 legal agreement; taking into account the provisions of the Development Plan and all other material planning considerations, including consultee responses and representations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 2      INFORMATIVE - Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
  
- 3      INFORMATIVE - The Applicant is reminded that there are a number of conditions attached to the original hybrid outline planning permission

(ref:17/00914/OUTPP dated 15/05/2020) which remain applicable to the Reserved Matters Area and may also require details to be approved prior to the commencement of development.

- 4 INFORMATIVE - The Applicant is reminded that this permission and the original hybrid outline planning permission ref:17/00914/OUTPP dated 15/05/2020) is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5 INFORMATIVE - The Applicant is advised that where refuse vehicles would be expected to enter private courtyard areas, the road surface must be suitable for a 32-tonne vehicle.
- 6 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 7 INFORMATIVE - All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.
- 8 INFORMATIVE - The Applicant is advised in respect of Condition 9 (Sustainable Water Use) that compliance with this condition will need to be demonstrated when applying for Building Control Approval for the development. The Council strongly recommends that this condition is implemented having regard to the "fittings approach" set out in Table 2.2 of The Building Regulations 2010 (Part G).
- 9 The Applicant is advised that the Council holds National Skills Academy for Construction status and works in partnership with the construction industry to maximise employment, skills and social value opportunities from developments locally. Our Economic Development team offers support in preparing and implementing Employment and Skills Plans, along with others, including Job Centre Plus, and in facilitating links with local job seekers, schools, colleges and job centres. For more information, please contact the Council's Employment and Skills Officer, Jennifer Upstill on 07341522109 or [jennifer.upstill@rushmoor.gov.uk](mailto:jennifer.upstill@rushmoor.gov.uk)
- 10 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.

**Application No. & Date Valid:** 24/00662/FULPP

**31<sup>st</sup> October 2024**

**Proposal:** Erection of additional (5th-storey) extension above existing building, erection of 5-storey rear extension with glazed link and elevational alterations to facilitate conversion and change of use of extended/altered building into 42no. flats (Use Class C3) above and behind retained ground floor bank together with associated parking, landscaping with access from Victoria Road

**Address:** **Lawrie House, 31 - 37 Victoria Road Farnborough**

**SUBJECT** to the completion of a suitable legal mechanism securing Public Open Space and THBSPA contributions as set out in the report, along with a late stage review to assess the provision of Affordable Housing, before the current expiry date for the determination of the application on **31<sup>st</sup> March 2025** or any extended date covered by an agreed extension of time for the determination of the application, 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:-

However, in the event that above requirements are not met within a time period covered by an agreed extension of time for the determination of the application, 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 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.

**Conditions:**

1. The development hereby permitted shall be begun before the expiration of one year 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, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended August 2019 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings:

Location Plan, Drawing no. L.901  
Block Plan, Drawing no. B.901  
Existing Site Layout and Ground Floor Plan, Drawing no. P.912  
Existing and Proposed Street Scenes, Drawing no. P.911  
Existing Elevations, Drawing no. 903  
Existing Ground, First and Second Floor Plans, Drawing no. P.901  
Existing Third Floor and Roof Plans, Drawing P.902 A  
Proposed Side Elevations, Drawing no. P.910 B  
Proposed Front and Rear Elevations, Drawing no. P.909 C  
Proposed Roof Plan, Drawing no. P.908 A  
Proposed First and Second Floor Plans, Drawing no. P.905 A  
Proposed Third and Fourth Floor Plans, Drawing no. P.906 A  
Proposed Fifth Floor Plan and Section A-A, Drawing no. P.907 A  
Proposed Site Layout and Ground Floor Plan, Drawing no. P.904 E

Reports:

Design and Access Statement, HR Architects dated October 2024  
Planning Statement (Woolfe Bond Planning) Ref: 7862 Dated October 2024  
Flood Risk Assessment and Drainage Strategy (Stuart Michael Associated Limited), SMA Ref: 7196.FRA Issue Status: 04  
Ground and Water Desk Top Study (Ground and Water Ltd) Report  
Reference: GWPR3382/DS/November 2019  
Waste Service Management Plan (Stuart Michael Associates Ltd) Reference Ref: 7196 dated 15 October 2024  
Transport Statement (Stuart Michael Associates Ltd) Reference Ref: 7196/TS dated October 2024

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

3. No construction works above ground level shall start until a schedule and/or samples of the external materials to be used have been submitted to, and approved in writing by, the Local Planning Authority. The details so approved shall be implemented in full and retained thereafter.

Reason - To ensure satisfactory external appearance.

4. 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.

5. Prior to first occupation or use of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) shall be first submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the development makes an adequate contribution to visual amenity.

6. The existing trees and hedges on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the following:-
  - (a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of the trees/hedges as identified in the Tree Survey Report submitted with the application hereby approved;
  - (b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;
  - (c) no burning of materials shall take place on site; and
  - (d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.

These measures shall be put in place before any excavation, construction, vehicle parking or storage of building materials commences in the vicinity of the trees or hedges.

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

7. No residential unit within the development shall be occupied until the parking and cycle spaces shown on the approved plans have been completed and allocated to specified individual properties in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the provision and availability of adequate off-street car and cycle parking.

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. Prior to the commencement of development, a Construction Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:
  - a. the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
  - b. the arrangements to be made for the delivery of all building and other materials to the site;
  - c. the provision to be made for any storage of building and other materials on site;
  - d. measures to prevent mud from being deposited on the highway;
  - e. the programme for construction; and
  - f. the protective hoarding/enclosure of the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests and highway safety and neighbouring amenity

10. Prior to the commencement of development hereby approved, a plan indicating how and where biodiversity enhancement measures are to be incorporated into the new development shall be submitted to and approved in writing by the Local Planning Authority. Possible measures could include integral swift/bird bricks and bat tiles.

Reason - To assist in biodiversity net gain in accordance with the National Planning Policy Framework and Policy NE4 of the Rushmoor Local Plan (2014-2032).

11. 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 use in the development of the application site.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

12. Prior to first occupation of the development hereby permitted, details for a broadband telecommunications 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\*

13. Prior to first occupation of the development hereby approved all areas indicated to be used for vehicles and pedestrians on the approved plan have been laid out with a drained surface. Provision shall be made to direct run-off water from the surface to a permeable or porous area or surface within the curtilage of the development. Such areas shall be retained as such for the lifetime of the development.

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

14. The development hereby approved shall not be occupied until measures to protect buildings (and garden areas) from traffic or other external noise have been implemented in accordance with a scheme to include, for example, double glazing which has been first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of the occupiers of the development.\*

## **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 the proposals are considered acceptable in principle; would have no material and harmful impact upon the overall visual character and appearance of the area; would have no material and adverse impact on neighbours; would provide an acceptable living environment; 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 SS1, SS2, DE1, DE2, DE3, IN2, DE1, DE2, DE3, DE11, IN2, NE1, NE2, NE3, NE4 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

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. This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended). If your legal obligations include payment of financial contributions, you must contact the Council (at [plan@rushmoor.gov.uk](mailto:plan@rushmoor.gov.uk)) at least 20 days prior to implementing the planning permission, stating your intended date of commencement of development and requesting an invoice for the payment such funds to which you have committed. The payment of all contributions as required by the S106 obligation must be received prior to the commencement of development.
5. The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
  - ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
  - using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
6. The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
  - provided prior to the occupation of the properties;
  - compatible with the Council's collection vehicles, colour scheme and specifications;
  - appropriate for the number of occupants they serve;
  - fit into the development's bin storage facilities.

7. The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
8. Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
9. No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Operational Services for advice.
10. The applicant is advised to contact the Head of Operational Services regarding the requirement to provide acoustic insulation. Any scheme of acoustic insulation must be in accordance with the specifications provided in Schedule 1 of the Noise Insulation Regulations 1975 and must include details of acoustic mechanical ventilation and, where appropriate, solar control.
11. It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.
12. It is an offence to kill, injure or disturb an individual bat; damage, destroy or obstruct access to a breeding site or resting place of that individual. Destruction of a bat roost is therefore an offence, regardless of whether a bat is present at the time of roost removal. The grant of planning permission does not supersede the requirements of the legislation below and any unauthorised works could constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England in order to avoid breach of legislation 'The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended)'.
13. Site clearance should be undertaken in a precautionary manner. Precautionary working methods should follow best ecological practice and should include, but not be limited to:

- All clearance works should ideally be taken when common reptiles are likely to be fully active i.e. during the April to September period and during optimal weather conditions.
- Clearance of tall vegetation should be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day.
- Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped.
- Any building materials such as bricks, stone etc. will be stored on pallets to discourage reptiles/amphibians from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.
  - Should any reptiles be discovered during construction, works should cease in this area and a suitably experienced ecologist contacted. Works will need to proceed in line with the advice provided in order to avoid breach of above referenced legislation

14. The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.

**Application No. & Date Valid:** 24/00725/FUL

**23<sup>rd</sup> January 2025**

**Proposal:** Installation of a beacon for use at commemorative events at Manor Park, Aldershot

**Address:** **Manor Park Church Hill Aldershot Hampshire**

**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.