

<p style="text-align: center;"><u>AMENDMENTS SHEET</u> <u>DEVELOPMENT MANAGEMENT COMMITTEE</u> <u>9th April 2025</u></p>
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Section C, Items for Determination

Item viii; Pages 13-35:

Application No. 24/00702/OUT

Proposal Outline planning application (with scale, layout, appearance and landscaping reserved for future consideration) for up to 5,225sqm of employment space (use classes E(g)(iii), B2 and B8) and associated highway access works.

Address **Land At Former Jubilee Social Club 101 Hawley Lane
Farnborough Hampshire**

Amended Recommendation; Pages 26-34:

The recommendation has been amended at the applicant's request to remove any reference to phasing, and the conditions have been amended accordingly. This addresses possible issues around the implementation of the Biodiversity Net Gain which is more problematic to handle with a phased approach.

Condition 11 has been amended to allow for plant to be operated at nighttime if the Local Planning Authority is satisfied that the details submitted under other conditions, most notably condition 3(j), would satisfactorily address any potential for undue noise disturbance to neighboring residential properties.

The proposed condition 20 has been deleted as it required the implementation of the Travel Plan which is, at this stage only a Framework Travel Plan. Instead, the submission of a detailed Travel Plan has been added to the matters required to be approved at Reserved Matters stage. The detailed Travel Plan can be made the subject of a Section 106 Agreement as requested by the Highway Authority but at the Reserved Matters stage.

The wording of the S106 requirement for a Traffic Regulation Order has been re-worded to require "...a commitment to use all reasonable endeavors..." in order not to make the delivery of the development dependent upon something outside of the applicant's control.

Finally, the details of the latest amended plans have now been updated and the relevant Condition amended accordingly (now Condition No. 20).

RECOMMENDATION

SUBJECT to the satisfactory completion of a S106 Agreement securing the following:

- A contribution of £220,000 for the improvement of walking and cycling facilities between the site and Farnborough Town Centre.
- Payments relating to the Travel Plan as follows:
 - £1,500 approval fee,
 - £15,000 monitoring fee and
 - £22,000 (comprising £20,000 cost of measures plus 10%) bond/ surety
- A commitment to use all reasonable endeavors to secure a Traffic Regulation Order to prevent left turning out of the site access onto Hawley Lane.

the Executive Head of Property and Growth in consultation with the Chairman be authorised **to GRANT outline permission subject to the following conditions:**

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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 first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters shall be submitted no later than 5 years from the date of this permission.

Reason - To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990.*

3. For the sake of clarity, the reserved matters details shall include the following:
 - a) Details relating to appearance of the development;
 - b) Plans detailing existing and proposed site levels;
 - c) A fully detailed surface water drainage strategy, including SuDs drainage features;
 - d) Details of measures to demonstrate that the buildings will be appropriately flood resistant and resilient.
 - e) Provision for storage and removal of refuse and recycling;
 - f) Energy performance & sustainable construction statement;
 - g) Water Efficiency Statement;
 - h) Construction and Environmental Management Plan (including the need to accord with the mitigation of impact on protected species as set out in the approved ecological appraisal);
 - i) Construction Traffic Management Plan;
 - j) A noise management plan for night-time operations.
 - k) Sound insulation for the buildings to prevent noise breakout.
 - l) External Lighting;
 - m) Details of acoustic fencing to protect neighbouring properties from unacceptable levels of noise.
 - n) The route for a well-lit footpath link between Harbour Close and the Cove Brook footpath with no hidden corners.
 - o) The carrying out of an up-dated Ecological Survey and protected species surveys as necessary in the season preceding the proposed implementation of works.
 - p) A comprehensive reptile Reasonable Avoidance Measures in accordance with Condition No. 15 below.
 - q) A detailed Travel Plan.

The development shall be carried out in accordance with the details as approved.

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*

4. The development shall not commence until a Habitat Management and Monitoring

Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- a. a non-technical summary;
- b. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan, which may include reliance on planning obligation or conservation covenant in the case of significant onsite habitat enhancements;
- d. the measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure that the Biodiversity Net Gain can be satisfactorily provided and maintained for at least 30 years.

5. The footpath required under condition 3 (n) above shall be provided before any unit is occupied and shall thereafter be maintained and made available for public use.

Reason – In the interests of public accessibility and in accordance with Policy PC7 of the Rushmoor Local Plan.

6. 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.

7. 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.*

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. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building(s) shall be used only for the purpose of Classes B2, B8 and E(g), and for no other purpose, including any other purpose within Class E, without the prior permission of the Local Planning Authority.

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

10. The development hereby approved shall not be occupied until the off-street parking facilities shown on the approved plans have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development).

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

11. All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. All plant and machinery shall be switched off between the hours of 11pm and 7am unless the Noise Management Plan for night-time operations approved under Condition 3(j) renders this unnecessary..

Reason - To protect the amenity of neighbouring occupiers.*

12. In relation to Condition No.3 (j) above all external doors/shutters shall be closed at night; loading and unloading of goods at night will be either undertaken internally or manually via a docking station fitted with acoustic buffers, forklifts will not be used externally at night; reversing alarms on vehicles will be the broadband (white noise) sound alarm type.

Reason – To protect the amenities of neighbouring occupiers.

13. The existing Railway Enthusiast Club building shall be retained as a community facility along with sufficient associated parking in broad accordance with the layout shown on the Proposed Site Plan 23021-TP-003A unless it is provided for elsewhere as agreed in writing by the Local Planning Authority.

Reason: To ensure that the community facility is retained in accordance with the requirement of Policy PC7 of the Rushmoor Local Plan.

14. Works affecting potential roost features as identified in the August 2023 Ecological Impact Statement, should be dismantled by hand to ensure any bats which may be sheltering beneath them will not be harmed. These works should ideally be timed to avoid the hibernation season (November to February inclusive). If a bat is seen, work should cease immediately and advice sought from Natural England or a qualified specialist.
15. No works on site shall commence until an appropriately detailed Reasonable Avoidance Measures report in relation to reptiles present on site, including a translocation strategy has been submitted to and approved by the Local Planning Authority. The report shall be written in accordance with best practice guidance by a suitably qualified ecologist. Works on site shall then only be undertaken in strict accordance with the approved report and no work shall commence until the agreed translocation of reptiles has been completed, in strict accordance with the approved translocation strategy.

Reason: To ensure that adequate protection is afforded to reptiles during the course of the development.*

16. A reptile translocation strategy, written by a suitably qualified ecologist; shall be submitted to the Local Planning Authority for approval in writing prior to the determination of any reserved matter application. Works on site should only commence once the translocation of reptiles has been completed, in strict accordance with the approved translocation strategy. The translocation site should be identified on a map; be secure in land tenure; and include proposed habitat enhancements necessary to ensure the conservation and enhancement of the translocated population. It should be fully costed and include for ongoing management.

Reason: To ensure that the existing population is protected and provided with opportunity to thrive.*

17. Before the commencement of any development, a walk-over badger survey shall be undertaken by a suitably qualified ecologist and the results submitted to the Council for consideration. The applicant shall also ensure that construction activities on site have regard to the potential presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts or pipes. All trenches left open overnight shall include a means of escape for any animals that may fall in. If badger activity is detected, works shall cease and advice from a suitably experienced ecologist sought to prevent harm to this species.

Reason: To ensure that measures are in place to protect Badgers in accordance with the Law.*

18. Notwithstanding the building heights indicated on the Parameter Plan Ref. 23021-TP-012 the height of the proposed buildings shall not be greater than the height defined by a straight line projected at an unobstructed 25° angle in a vertical plane from a point 2m above ground floor-level at the façade of the nearest principal rear elevation of a dwelling to any part of the proposed buildings.

Reason: To reduce any overbearing impact on the neighbouring dwellings and to comply with Policy DE1(m). of the Rushmoor Local Plan.

19. No building shall be occupied or use commenced until the site access works, and one way shuttle works detailed on drawings: GB01T22A38-101-01 P8 and GB01T22A38-102-01 P7 have been implemented in their entirety.

Reason: In the interests of highway safety.*

20. The permission hereby granted shall be carried out in accordance with the following approved drawings and documents as modified by the foregoing conditions:

- Site Location Plan 23021-TP-001A
- Parameter Plan Ref. 23021-TP-010 – Use
- Parameter Plan Ref. 23021-TP-011 – Access
- Parameter Plan Ref. 23021-TP-012 – Scale
- Existing Layout GB01T22A38-000-01 P1
- General Arrangement GB01T22A38-101-01 P8
- Visibility Splays GB01T22A38-102-01 P7
- Swept Path Analysis (Sheet 1 of 4) GB01T22A38-103-01 P8
- Swept Path Analysis (Sheet 2 of 4) GB01T22A38-103-02 P8
- Swept Path Analysis (Sheet 3 of 4) GB01T22A38-103-03 P8
- Swept Path Analysis (Sheet 1 of 4) GB01T22A38-103-04 P8
- Swept Path Analysis St John's Ambulance Access GB01T22A38-103-06 P1

The following documents are material to the consideration of the application but do not form part of the outline planning permission.

- Proposed Site Plan 23021-TP-003 A
- Indicative Plans TP_004_Unit A; TP_005_Units B&C; TP_006_Unit A; TP_007_Units B&C; TP_008_Unit A and TP_009_Units B&C.
- Ecological Impact Assessment – The Ecology Co-op – 23.08.2023
- Hawley Lane External Daylight Assessment – RPS Group – 15.10.2024
- Transport Statement – Systra – dated 07.04 2025
- Pedestrian and Cycle Audit dated 24th February 2025
- One-Way Shuttle Modelling Assessment received 17th March 2025
- Framework Travel Plan dated February 2025
- Road Safety Audit and designers' response dated 26th March 2025

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

DEEMED CONDITION

1. Development may not be begun unless:

- a) a biodiversity gain plan has been submitted to the planning authority; and
- b) The planning authority has approved the plan.

2. Key Requirements:

The biodiversity gain plan must include:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) the pre-development biodiversity value of the onsite habitat;
- c) the post-development biodiversity value of the onsite habitat;
- d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e) any biodiversity credits purchased for the development; and
- f) any such other matters as the Secretary of State may by regulations specify.

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 applicant and successors in title are reminded that all species of bat and their roosts are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017, as amended. They are afforded additional protection under the Wildlife and Countryside Act 1981, as amended, making it an offence to kill, injure or disturb an individual; 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. A precautionary approach to works should therefore be implemented.
- 3 The applicant's 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 The Council has granted Outline permission because the proposal would result in a development which would comply with the requirements of Policy PC7 relating to the allocation of the site. Subject to the suggested conditions and Section 106 obligations, there would be no material adverse impact on the amenities of neighbouring occupiers, on the character of the area, on transportation or on highway safety. The environmental impact can be managed through suitable conditions and the ecological impact similarly

mitigated. Biodiversity Net Gain can be secured through conditions and a subsequent legal agreement and all other matters secured through the submission of Reserved Matters applications. It is therefore considered that the development will comply with Policies SS1, SS2, PC2, IN2, DE1, DE4, DE10, NE2, NE4, NE6 and NE8 of the Rushmoor Local Plan. 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.

- 5 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.
- 6 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.
- 7 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.
- 8 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.
- 9 The applicant is advised that during the demolition and construction phases 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 Head of Operational Services.
- 10 In order to avoid risk arising from overbuilding of the gas network, the applicant is advised to check their proposals against the information at <https://www.linesearchbeforeudig.co.uk> and contact the Plant Location Team at plantlocation@sgn.co.uk Tel: 0800 912 1722
- 11 The planning permission does not authorise the undertaking of any works within the highway (carriageway, footway, or verge). Any works within the highway must be

approved by S278 Agreement, details of which can be found at <https://www.hants.gov.uk/transport/developers/constructionstandards>

- 12 In relation to BNG, when calculating the post-development biodiversity value of the habitat, the planning authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant. **In this instance a separate S106 obligation will be required at the reserved matters stage as part of the need to comply with the preliminary requirements of Condition 3 above.**
- 13 The ecological surveys to be carried out as required under Condition 3 (o) above should be undertaken by a suitably qualified ecologist to help determine the status of ecological features on site, which could be adversely affected by the proposed development works and to put forward for consideration by the Local Planning Authority any required impact avoidance and mitigation proposals to prevent such effect.
- 14 The applicant is encouraged to incorporate bat roosting opportunities as integral design features within the proposed built development.

Item ix; Pages 37-74:

Application No.	24/00517/REMPP
Proposal	PART APPROVAL OF RESERVED MATTERS: for the redevelopment of the 4th Division Headquarters, Post Office and Military Police Barracks (including part demolition, internal and external alterations, extensions and new build, and demolition of Stable Block lean-to extensions) to provide 34 dwellings and associated development including landscaping, access, parking and other associated works, in Part of Development Zone L (Neighbourhood Centre), pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission Ref. 12/00958/OUT dated 10th March 2014.
Address	Headquarters Fourth Division Buildings, Steeles Road, Wellesley, Aldershot, Hampshire

No updates to report.

Item x; Pages 75-92:

Application No.	24/00504/LBCPP
Proposal	LISTED BUILDING CONSENT: Internal and external alterations, including part demolition, and demolition of lean- to extensions to the Stable block, to facilitate the conversion of the 4th Division

Headquarters, Post Office and Military Police Barracks to provide 34 dwellings and associated development.

Address **Headquarters Fourth Division Buildings, Steeles Road, Wellesley, Aldershot, Hampshire**

Page 89. Insert condition 7

- 7 Prior to any alteration to the central staircase landing balustrade of the 4th Division Headquarters Building, and notwithstanding the details shown on drawing WH216-WST-ZZ-00-DR-PL-75001 P01 (4th Division - Staircase Landing Balustrade Alterations), further revised details of any additional handrailing and guarding proposed shall be submitted to and agreed in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings.*