

AMENDMENTS SHEET
DEVELOPMENT MANAGEMENT COMMITTEE
30th July 2025

Section C, Items for Determination

Item vii; Pages 11 to 64

Application No.	24/00748/FUL
Proposal	Demolition of the existing care home and dwelling, repairs and works to the kitchen garden wall and the erection of 20 residential dwellings, associated access works, drainage works, tree works, car parking, hard & soft landscaping
Address	Land at Orchard Rise 127 and La Fosse House 129 Ship Lane and Farnborough Hill School 312 Farnborough Road Farnborough Hampshire

Updates to the Report

Late Representation:

A further representation has been received from the occupier of No.122 Ship Lane, whom continues to be concerned about the proposed new vehicular access onto Ship Lane located opposite Nos.120-124 Ship Lane. This expresses continued concern about the possible loss of street parking in Ship Lane; and whether it is at all sensible to have vehicles pulling-out onto Ship Lane at this point. This correspondent also re-iterates that the applicants' traffic and speed surveys were undertaken at times when Ship Lane was not being used to its normal extent.

[Officer Note: it is considered that these matters are all addressed within the Officer Committee Report including, in particular, the assessment of the highways aspects of the proposals by the Highway Authority, Hampshire County Council. There would be no need for existing street parking spaces to be lost since Ship Lane has sufficient width for two-way traffic flow in addition to the on-street parking spaces that are located on the opposite side of Ship Lane. The previous planning application in 2023 was not refused on highways grounds, yet proposed the same vehicular access arrangements as are now proposed, only the proposals are now for a significantly reduced number of dwellings.]

Corrections to Report:

(a) Affordable Housing paragraph; Page 29:

The correct amount for the off-site Affordable Housing contribution in this paragraph should (as elsewhere in the Report) read **£254,443.50**.

(b) Conclusions paragraph; Page 46: Text to be deleted as below

Conclusions –

The proposals are considered to have satisfactorily overcome the reasons for refusal of the 2023. The proposals are considered acceptable in principle; would have no material and harmful impact upon the overall visual character and appearance of the area or upon Heritage Assets; would have no material and adverse impact on neighbours; would provide an acceptable living environment; and would not result in harm to protected species, ~~and subject to formal confirmation that Hampshire Highways do not object to the proposals~~; and, subject to financial contributions being secured in respect of Special Protection Area mitigation & avoidance and Public Open Space with a s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. The proposals are therefore considered to be acceptable having regard to the criteria of Policies IN2 (Transport), HE1 (Heritage), HE2 (Demolition of a Heritage Asset), HE3 (Development within or adjoining a conservation area), HE4 (Archaeology), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN1 (Housing Mix), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE8 (Sustainable Drainage Systems).

This paragraph also replicated as the reasons for approval at Informative No.1; Page 56; so this same text is also to be removed there.

Amend Condition No.9 (Page 49) to combine with Condition No.27 (Page 55):

External Lighting Details/Justification/Sensitive Lighting Management Plan

9 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 in accordance with industry best practice guidance in respect of all external lighting within the development hereby approved. The SLMP shall:

- (a) 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).
- (b) be designed to ensure that light spillage, glare, skyglow and ecological impact are minimised;
- (c) 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
- (d) 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.

No external lighting as may be approved, with the exception of lighting identified and justified to be required solely and specifically for security purposes, shall be used between 2300 hours and 0800 hours.

Reason - In the interests of the amenities of nearby residential properties; and to ensure that there is no inappropriate or unnecessary use of lighting at the site in the interests of visual and residential amenity, heritage considerations, sustainability and nature conservation in accordance with the National Planning Policy Framework. *

Delete Condition No.27 (Page 55).

Item (ix) : Pages 65 – 79

Application No.	25/00209/FULPP
Proposal	Change of use of public house (sui generis public house) to a day nursery (use class E(f)) and demolition of rear outbuilding structures at 37a Mount Pleasant Road, Aldershot
Address	The Royal Staff 37A Mount Pleasant Road Aldershot

Update: Consideration of this application has been **DEFERRED**.

Members are advised that a special meeting of the Development Management Committee is now scheduled for 7.00pm Wednesday 13th August 2025 to consider this item.

AGENDA ITEM 5: Pages 107 – 112

PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY

Update:

Replace Section 5 (Income) with the paragraphs and tables below. This is to correct an error in the data originally reported, namely that the budget estimate for June accounted for only part of the month.

5. Income

5.1 The total planning fee income received for the first quarter was £143,876 against a budget estimate of £139,750. Although fee income was below the budget estimate during the months of April and June, due to the receipt of three large one-off application fees during May performance slightly exceeded the budget estimate overall for Q1.

<i>Planning App Income</i>	April	May	June	July	August	September	October	November	December	January	February	March	Total
2-6-04/80-125	-£ 17,975	-£ 109,031	-£ 16,870										-£ 143,876
Original Budget	-£ 46,583	-£ 46,583	-£ 46,583										-£ 139,750
Variance	£ 28,608	-£ 62,448	£ 29,713	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	-£ 4,126

5.2 The total pre-application income received for the first quarter was £8,260 against a budget estimate of £16,875.

<i>Pre App Income</i>	April	May	June	July	August	September	October	November	December	January	February	March	Total
2-6-04/80-452	-£ 4,170.00	-£ 975.00	-£3,115.00										-£ 8,260
Original Budget	-£ 5,625	-£ 5,625	-£ 5,625										-£ 16,875
Variance	£ 1,455	£ 4,650	£ 2,510	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 8,615

Additional information:

Within Section 6 (Section 106 Contributions), the following specific projects are named in relevant S106 agreements relating to Open Space contributions secured:

- Landscaping and general infrastructure improvements or playground upgrading and improvements at King George V Playing Fields or Queens Road Recreation Ground
- Playground and pond habitat improvements at Manor Park, Aldershot or landscaping and general infrastructure improvements to include playground at Redan Hill Gardens, Redan Hill, Aldershot