

Development Management Committee

Appendix "A"

Application No. 24/00236/REMPP 12th April 2024
& Date Valid:

Proposal: Approval of Reserved Matters for the construction of 260 residential dwellings together with associated landscape, access and parking in Development Zone H (Stanhope Lines West) and Part of Development Zone I (School End) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014 at **Land At Zone H Stanhope Lines West And Zone I School End Aldershot Urban Extension Alisons Road Aldershot**

Applicant: Bellway Homes And Grainger (Aldershot) Limited

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 and documents:
Drawings: 102205-BEL-TV-01 REV D; 102205-BEL-TV-02 REV D;
102205-BEL-TV-03 REV D; 102205-BEL-TV-04 REV D;
102205-BEL-TV-05 REV D; 102205-BEL-TV-06 REV D;
102205-BEL-TV-07; 102205-BEL-TV-08 REV D;
102205-BEL-TV-09 REV D; 102205-BEL-TV-PER01 REV A;
102205-BEL-TV-PER02 REV A; 102205-BEL-TV-PER03 REV A;
102205-BEL-TV-PER04 REV A; 102205-BEL-TV-PER05 REV A;
102205-BEL-TV-PER06 REV A; 102205-BEL-TV-PER07; 102205-BEL-TV-PER08; 102205-BEL-TV-PER09; 102205-BEL-TV-SS01 REV A;
102205-BEL-TV-SS02 REV A; 102205-BEL-TV-SS03 REV B;
102205-BEL-TV-SS04 REV A; 102205-BEL-TV-SS05 REV A;

102205-BEL-TV-SS06 REV B; 102205-BEL-TV-SS07
REV B;
102205-BEL-TV-SS08; BA-2B-2S-P1;
BA-2B-2S-TB-E1 REV A; BA-2B-2S-TB-E2 REV A; BA-
2B-2S-TB-E3 REV A;
BM-3B-2S-P1 REV C; BM-3B-2S-TB-E1 REV A; BM-3B-
2S-TB-E2 REV A;
BO-3B-2S-P1; BO-4B-2S-TB-E1 REV A; BO-4B-2S-TB-
E2 REV A; CT+-4B-2S-P1;
CT+-4B-2S-TB-E1 REV A; CT+-4B-2S-TB-E2 REV A;
CT+-4B-2S-TB-E3 REV A;
DE-3B-2S-P1-A REV A; DE-3B-2S-P2-A REV A; DE-3B-
2S-TB-E1-A REV A;
DE-3B-2S-TB-E2-A REV A; FC-4B-25S-P1 REV A; FC-
4B-25S-TB-E1 REV A;
LA-3B-25S-P1; LA-3B-25S-P2; LA-3B-25S-TB-E1 REV
A; LA-3B-25S-TB-E2 REV A; LA-3B-25S-TB-E3 REV A;
LY-3B-2S-P1; LY-3B-2S-TB-E1 REV A;
LY-3B-2S-TB-E2 REV A; LY-3B-2S-TB-E3 REV A; LY-
3B-2S-TB-E4;
MA-3B-2S-P1; MA-3B-2S-P2; MA-3B-2S-TB-E1 REV A;
MA-3B-2S-TB-E2 REV A; MA-3B-2S-TB-E3 REV A; MA-
3B-2S-TB-E4 REV A; MW-5B-25S-P1;
MW-5B-25S-TB-E1 REV A; NA-2B-2S-P1 REV A;
NA-2B-2S-TB-E1 REV A;
PH-4B-2S-P1; PH-4B-2S-TB-E1 REV A; PH-4B-2S-TB-
E2 REV A;
PH-4B-2S-TB-E3 REV A; PO-2B-2S-P1; PO-2B-2S-TB-
E1 REV A;
PO-2B-2S-TB-E3 REV A; PO-2B-2S-TB-E4 REV A;
PW-3B-2S-P1 REV A; PW-3B-2S-TB-E1 REV A;
PW-3B-2S-TB-E2 REV A; RE-4B-2S-P1 REV A; RE-4B-
2S-TB-E1 REV A;
RE-4B-2S-TB-E2 REV A; TI-3B-2S-P1; TI-3B-2S-TB-E1
REV A;
TI-3B-2S-TB-E2 REV A; TI-3B-2S-TB-E3 REV A; TI-3B-
2S-TB-E4 REV A;
TI-3B-2S-TB-E5 REV A; TI-3B-2S-TB-E6; TU-3B-2S-P1
REV B;
TU-3B-2S-TB-E1 REV A; TU-3B-2S-TB-E2 REV A; WE-
4B-2S-P1;
WE-4B-2S-TB-E1 REV A; WE-4B-2S-TB-E2 REV A; WL-
3B-2S-P1;
WL-3B-2S-TB-E1 REV A; WL-3B-2S-TB-E2 REV A; WL-
3B-2S-TB-E3 REV A;
WL-3B-2S-TB-E4; WW-3B-25S-P1; WW-3B-25S-TB-E1
REV A;
WW-3B-25S-TB-E2 REV A; NOA-3S-TC01-P1 REV A;
NOA-3S-TC01-P2 REV A; NOA-3S-TC01-P3 REV A;
NOA-3S-TC01-E1 REV A; TOA-3S-TC01-P1 REV A;

TOA-3S-TC01-P2 REV A; TOA-3S-TC01-P3 REV A;
 TOA-3S-TC01-E1 REV A; ARA-3S-TF01-P1 REV A;
 ARA-3S-TF01-P2 REV A; ARA-3S-TF01-P3 REV A;
 ARA-3S-TF01-E1 REV A; HAA-3S-TF01-P1 REV B;
 HAA-3S-TF01-P2 REV B;
 HAA-3S-TF01-P3 REV B; HAA-3S-TF01-E1 REV B;
 WLA-3S-TF01-P1 REV A;
 WLA-3S-TF01-P2 REV A; WLA-3S-TF01-P3 REV A;
 WLA-3S-TF01-E1 REV A;
 WLA-3S-TF01-E2 REV A; WLA-3S-TF01-E3 REV A;
 WLA-3S-TF01-E4 REV A; GAR01-R2-TB REV A;
 GAR02-R3-TB-A; 102205-GAR03-TB REV A;

Documents: Arboricultural Method Statement (Aspect Ecology, February 2024); Flood Risk and Drainage Strategy (Mayer Brown, February 2024); Noise Assessment (Cass Allen, February 2024); Ecological Appraisal (Aspect Ecology, March 2024); Written Scheme of Investigation for an Archaeological Evaluation (Oxford Archaeology, January 2024); School End Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022); Stanhope Lines West Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022); Landscape Management and Maintenance Plan (Allen Pyke Associates, March 2024); Energy and Sustainability - Carbon Calculation Statement (AES Sustainability Consultants Ltd, January 2024); Wellesley Affordable Housing Strategy REV 8 (Grainger, October 2024); Affordable Housing Development Zone Strategy and Reserved Matters Statement (Savills, August 2024); Transport Statement (i-Transport, February 2024); Supplementary Transport Note (i-Transport, July 2024) and Supplementary Transport Note (i-Transport, August 2024).

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

- 3 Prior to commencement of the development, a Construction Surface Water Management Plan, including measures to prevent safeguard the Basingstoke Canal SSSI against pollution and run/off sedimentation, shall be submitted and approved in writing by the Local Planning Authority in accordance with the recommendations contained within Construction and Environmental Management Plan (Mayer Brown, March 2024) hereby approved. The development shall be carried out in accordance with the Construction Surface Water Management Plan as approved.*

Reason - To safeguard ecologically sensitive local receptors, during the construction phases of the development.

- 4 Prior to the commencement of any development above ground floor slab level, a schedule of the materials and fenestration (including samples where required by the Local Planning Authority) 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, 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 the satisfactory quality and external appearance of the development and to safeguard the character and appearance of the Conservation Area and the setting of adjoining heritage assets.

- 5 Prior to the commencement of any development above ground floor slab level, typical detailed working drawings of brick detailing and projecting bonds for each house type/apartment building (as agreed with the Local Planning Authority) hereby approved shall be submitted to and approved in writing by the Local Planning Authority, 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 the satisfactory quality and external appearance of the development and to safeguard the character and appearance of the Conservation Area and the setting of adjoining heritage assets.

- 6 Notwithstanding the details submitted with the application, no part of the residential accommodation hereby approved shall be occupied until details of a revised hard and soft landscaping scheme, shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme so approved shall be implemented in full prior to the first occupation of the relevant part of the development. The soft landscaping scheme shall be implemented in accordance with a landscaping and planting implementation phasing plan to be agreed. Any

tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved.

Reason: In the interests of the character and appearance of the area*

- 7 Notwithstanding the details submitted with the application, no part of the residential accommodation hereby approved shall be occupied until details of an appropriate level of biodiversity enhancement, to demonstrate bio-diversity net gain, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

(i) A revised detailed landscaping and planting scheme, to include native planting, wildflower grassland, wetland features (swales) and semi-mature tree planting and other measures to create areas of additional nesting and foraging habitat for nesting birds and commuting bats;

(ii) Bat boxes, bird boxes, hedgehog nest homes and hedgehog highways, habitat piles for invertebrates, stag beetle loggeries and bee bricks;

(iii) A schedule for implementation of the biodiversity measures together with a management plan; and

(iv) Landscaping and planting implementation phasing plan.

The planting scheme so approved shall be implemented in accordance with the approved landscaping and planting implementation phasing plan. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved. The biodiversity enhancement measures shall be implemented and managed as approved in accordance with the agreed timescales.*

Reason: In the interests of nature conservation and to increase the biodiversity of the site.

- 8 Notwithstanding the details shown on the submitted plans and prior to the first occupation of the development here by permitted, traffic calming measures shall be installed along the two proposed 'green lanes' in accordance with plans which are first submitted to and approved in writing by the local planning authority in consultation with the Highway Authority.*

Reason: In the interests of pedestrian and highway safety

- 9 Details of the design and location of all boundary treatment (including planted hedging) and any retaining walls proposed within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. 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 satisfactory external appearance for the development, to safeguard residential amenity and in the interests of highway safety.

- 10 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 and predicted lighting contours), to accord with the recommendations outlined in paragraph 6.1.5 of the Ecological Appraisal (Aspect Ecology, March 2024) and paragraph 8.2.4 of the Lighting Strategy (Enerveo and Mayer Brown, January 2024) hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. Any external lighting 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.

- 11 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

- 12 The residents' and visitors' parking spaces (including wheelchair users spaces) shall be laid out and allocated in accordance with drawing 102205-BEL-TV-02 REV D

hereby approved prior to first occupation of the part of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the development.*

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

- 13 The communal cycle parking stores proposed within the apartment buildings shown on drawing 102205-BEL-TV-02 REV D hereby approved shall be provided prior to the first occupation of apartments to which they relate and kept available at all times thereafter for the parking of bicycles. *

Reason - To ensure that a sufficient level of cycle parking is available for the development to meet its operational needs and in the interests of highway safety.

- 14 The refuse and recycling strategy and bin stores shown on drawing 102205-BEL-TV-02 REV D hereby approved shall be implemented prior to the first occupation of the dwellings to which they relate and retained thereafter for the life of the development.

Reason - To ensure the provision of satisfactory facilities for the storage of refuse and recycling.

- 15 The development shall be carried out strictly in accordance with the Arboricultural Method Statement (Aspect Ecology, February 2024) hereby approved. Prior to first occupation of the development (or relevant phase of the development), a completion report shall be submitted to and agreed in writing by the local planning authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the Arboricultural Method Statement as approved.*

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

- 16 The development shall be carried out strictly in accordance with the Construction and Environmental Management Plan (Mayer Brown, March 2024) hereby approved.

Reason - To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.*

- 17 The development shall be carried out strictly in accordance with the Construction Traffic Management Plan REV B (Mayer Brown, July 2024) hereby approved.

Reason - To prevent any adverse impact on highway safety traffic and parking conditions in the vicinity of the site.

- 18 The development shall be carried out strictly in accordance with the School End Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022); Stanhope Lines West Phase I Desk Study and Phase II Site Investigation Report (Leap Environmental, July 2022) hereby approved.

Reason - To safeguard future occupiers of the development

- 19 The development shall be carried out strictly in accordance with the mitigation described within the Noise Assessment ref: RO01-23276-R0 (Cass Allen, February 2024) hereby approved. The internal and external noise levels mitigation shall be implemented prior to first occupation of the development to which it relates and thereafter retained for the life of the development*

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

- 20 The development shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Evaluation (Oxford Archaeology, January 2024) hereby approved.

Reason - To secure the protection of archaeological assets if they are discovered.

- 21 The dwellings hereby permitted shall be designed and implemented to meet the water efficiency standard of a maximum 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.

- 22 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.

- 23 Notwithstanding the provisions of Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no erection or construction of a porch outside any external door on the principal elevation of a dwellinghouse shall be carried out 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.

- 24 Notwithstanding the provisions of Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no enlargement of the dwellings hereby approved consisting of an addition or alteration to the roof shall be carried out 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.

- 25 Notwithstanding the provisions of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no alterations to the principal elevation (including removal of garage door) of the private garages hereby approved, shall be carried out without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development.

Application No. 24/00441/FULPP
& Date Valid:

25th July 2024

Proposal: Erection of a 48-bedroom 5-storey extension with link bridge connecting to existing Village Hotel Farnborough, including reconfiguration of the existing car park, landscaping and associated works at **Village Hotel Pinehurst Road Farnborough Hampshire**

Applicant: VUR Village Trading No. 1 Limited

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 and details - 1599-01 REV.B; 1599-02 REV.B; 1599-02 SHT.1 REV.B; 1599-02 SHT.2 REV.B; 1599-06 REV.A; 170225-3DR-XX-DR-A-10-005 REV.C; 170225-3DR-XX-DR-A-10-009 REV.B; 170225-3DR-XX-DR-A-10-010 REV.B; 170225-3DR-XX-DR-A-10-015 REV.D; 170225-3DR-XX-DR-A-20-006 REV.G; 170225-3DR-XX-DR-A-20-008; 170225-3DR-XX-DR-A-20-009; 170225-3DR-XX-DR-A-20-010; 170225-3DR-XX-DR-A-20-011 REV.A; 170225-3DR-XX-DR-A-20-012 REV.F; 170225-3DR-XX-DR-A-20-013 REV.C; 170225-3DR-XX-DR-A-20-014 REV.F; 170225-3DR-XX-DR-A-20-016 REV.B; 170225-3DR-XX-DR-A-20-017 REV.A; CGI 1 Front Elevation; CGI 2 Elevation Detail; CGI 3 Bridge Link; CGI 4 Perspective View; Design & Access Statement; Planning Statement; Transport Statement; Noise Impact Assessment; Updated FRA & Surface Water Drainage Strategy & Response to HCC LLFA; BREEAM Pre-Assessment; Employment & Skills Plan; Phase II Ground Investigation; Sustainability Statement; Arboricultural Impact Assessment & Tree Survey; Preliminary

Ecological Appraisal; BNG Design State Report; BNG Metric Spreadsheet; BNG Statement Form; and draft Habitat Management & Monitoring Plan.

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 frames;
 - Rainwater Goods; and
 - Ground Surfacing Materials.

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 and nearby properties.

- 5 No development shall begin until a detailed surface water drainage scheme for the site in accordance with the updated Flood Risk Assessment & Surface Water Drainage Strategy received on 10 September 2024, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-

- (a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment;
- (b) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;
- (c) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change; and

(d) Details for the long-term maintenance arrangements for the surface water drainage system including maintenance schedules for each drainage feature type and confirmation of maintenance responsibilities.

Reason - To comply with the requirements of Local Plan Policy NE8. *

- 6 The development shall be carried out strictly in accordance with the noise emission mitigation described within the RMP Noise Impact Assessment hereby approved. The internal and external noise levels mitigation shall be implemented prior to first occupation of the development to which it relates and thereafter retained for the life of the development. *

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

- 7 All new plant and machinery to be installed within the application site 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.

Reason - To protect the amenity of neighbouring occupiers. *

- 8 The existing trees, hedges and shrubbery 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 measures set out in the submitted Viewpoint Associates LLP Arboricultural Impact Assessment including 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 any trees/hedges/shrubbery to be retained in proximity to an element of the proposed clearance and development works hereby permitted;

(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 as appropriate before any excavation, construction, vehicle parking or storage of building materials commences.

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

- 9 The development hereby permitted shall not be occupied until the new parking spaces shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development as allocated on the approved plans. Thereafter these parking facilities, together with all of the existing on-site parking spaces to be retained as shown on the approved plans, shall be kept available at all times for parking purposes as shown on the approved plans. Furthermore, the parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate off-street car parking. *

- 10 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.

- 11 Prior to the commencement of development, a Construction and Environmental 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;

- (f) the protective hoarding/enclosure of the site; and
- (g) appropriate control of noise emissions from 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 - Reason - In the interests of the safety and convenience of adjoining and nearby residential properties; and the safety and convenience of highway users. *

- 12 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.

- 13 The hotel extension hereby permitted shall be designed and implemented to achieve the BREEAM 'excellent' standard for water consumption (or any national equivalent) and BREEAM 'Very Good' standard for overall sustainability to be confirmed by the submission to the Local Planning Authority of post-construction BREEAM certification.

Reason - In the interests of sustainability and to manage water consumption efficiently consistent with the requirements of Policy DE4 of the adopted Rushmoor Local Plan (2014-2032) and the advice in NPPF Paragraph 154.

- 14 The development shall not commence until an appropriately detailed light-touch Habitat Management and Monitoring Plan (HMMP) has been prepared in

accordance with the approved landscape planting plans and Biodiversity Gain Plan and including:

(a) the roles and responsibilities of the people or organisation(s) delivering the proposed landscaping and HMMP;

(b) the phasing of the landscape planting works, including provision of a significant proportion of the planting works to be undertaken prior to the first commencement of site clearance and construction works;

(c) the planned habitat creation and enhancement works to create, restore or enhance habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management 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, restored or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the Local Planning Authority.

The approved landscape planting works shall be completed in accordance with the phasing details set out in the approved HMMP and completed in the next available planting season following the first-occupation or practical completion of the development hereby approved, whichever is the sooner.

A completion report, evidencing the completed landscape planting shall be submitted to, and approved in writing by, the Local Planning Authority. The approved landscape planting created as specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy NE4 of the adopted Rushmoor Local Plan (2014-2032).

- 15 The development hereby permitted shall not be brought into use until a Parking Management Strategy for the site has been submitted and approved in writing by the Local Planning Authority. The Strategy to be submitted shall include means and measures to monitor and manage as appropriate parking demand at the site, including the maximisation of the usage of the parking spaces provided on site at all times

Reason: In the interests of the safety and convenience of highway users and occupiers of nearby residential properties.

Application No. & Date Valid: 24/00504/LBCPP

21st August 2024

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. at **Headquarters Fourth Division Buildings Steeles Road Wellesley Aldershot**

Applicant: Mr Jack Riggs

Conditions: 1 The works to which this application relates shall be begun before the expiration of 3 years from the date of this permission.

Reason - To comply with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

2 The consent hereby granted shall be carried out in accordance with the following approved drawings and documents:

WH214-WST-XX-XX-DR-PL-05001 RevP01 (Site Location Plan);

WH214-WST-XX-XX-DR-PL-10001 RevP01 (Existing Site Plan);

WH214-WST-ZZ-ZZ-DR-PL-10002 RevP01 (Proposed Demolition Plan);

WH214-WST-XX-XX-DR-PL-10003 RevP02 (Proposed Site Plan);

WH214-WST-ZZ-ZZ-DR-PL-10005 RevP02 (Illustrative Site Plan);
 WH214-WST-XX-XX-DR-PL-10006 RevP02 (Proposed Parking Plan);
 WH214-WST-XX-00-DR-PL-25001 RevP01 (4th Division Existing Ground Floor Plan);
 WH214-WST-XX-00-DR-PL-25002 RevP02 (4th Division Proposed Ground Floor Alterations Plan);
 WH214-WST-XX-00-DR-PL-25003 RevP02 (4th Division Proposed Ground Floor Plan);
 WH214-WST-XX-XX-DR-PL-25004 RevP01 (4th Division Existing First & Second Floor Plan);
 WH214-WST-XX-XX-DR-PL-25005 RevP02 (4th Division Proposed First & Second Floor Alterations);
 WH214-WST-XX-XX-DR-PL-25006 RevP02 (4th Division Proposed First & Second Floor);
 WH214-WST-XX-RF-DR-PL-25007 RevP01 (4th Division Existing Roof Plan);
 WH214-WST-XX-RF-DR-PL-25008 RevP02 (4th Division Proposed Roof Plan);
 WH214-WST-XX-XX-DR-PL-25009 RevP01 (Post Office Existing & Proposed Alterations);
 WH214-WST-XX-XX-DR-PL-25010 RevP01 (Post Office Existing & Proposed Floor Plans);
 WH214-WST-XX-RF-DR-PL-25011 RevP01 (Post Office Existing & Proposed Roof Plans);
 WH214-WST-XX-XX-DR-PL-25012 RevP01 (Military Police Barracks Existing Floor Plans);
 WH214-WST-XX-XX-DR-PL-25013 RevP01 (Military Police Barracks Proposed Alterations Plans);
 WH214-WST-XX-XX-DR-PL-25014 RevP01 (Military Police Barracks Proposed Floor Plans);
 WH214-WST-XX-00-DR-PL-25015 RevP02 (Proposed Substation, Bin & Bike Stores);
 WH214-WST-XX-00-DR-PL-25016 RevP01 (Proposed Refuse Store Plans);
 WH216-WST-XX-XX-DR-PL-25101 RevP01 (4th Division HQ Ground Floor - Existing Skirting);
 WH216-WST-XX-XX-DR-PL-25102 RevP01 (4th Division HQ First Floor - Existing Skirting);
 WH216-WST-XX-XX-DR-PL-25103 RevP01 (4th Division HQ Ground Floor - Existing Architrave);
 WH216-WST-XX-XX-DR-PL-25104 RevP01 (4th Division HQ First Floor - Existing Architrave);
 WH216-WST-XX-XX-DR-PL-25105 RevP01 (4th Division HQ Ground Floor - Existing Cornicing);
 WH216-WST-XX-XX-DR-PL-25106 RevP01 (4th Division HQ First Floor - Existing Cornicing);
 WH216-WST-XX-XX-DR-PL-25107 RevP01 (4th Division HQ Ground Floor - Existing Window Surround);

WH216-WST-XX-XX-DR-PL-25108 RevP01 (4th Division HQ First Floor - Existing Window Surround);
 WH216-WST-XX-XX-DR-PL-25109 RevP01 (Post Office Ground & First Floor - Existing Skirting);
 WH216-WST-XX-XX-DR-PL-25110 RevP01 (Post Office Ground & First Floor - Existing Architrave);
 WH216-WST-XX-XX-DR-PL-25111 RevP01 (Post Office Ground & First Floor - Existing Window Surrounds);
 WH216-WST-XX-XX-DR-PL-25112 RevP01 (Post Office Ground & First Floor - Existing Cornicing);
 WH216-WST-XX-XX-DR-PL-25113 RevP01 (Military Police Barracks Ground & First Floor - Existing Skirting);
 WH216-WST-XX-XX-DR-PL-25114 RevP01 (Military Police Barracks Ground & First Floor - Existing Architrave);
 WH216-WST-XX-XX-DR-PL-25115 RevP01 (Military Police Barracks Ground & First Floor - Existing Cornicing);
 WH216-WST-XX-XX-DR-PL-25116 RevP01 (Military Police Barracks Ground & First Floor - Existing Window Surrounds);
 WH216-WST-XX-XX-DR-PL-25117 RevP02 (4th Division HQ Ground Floor - Proposed Internal Detailing Strategy);
 WH216-WST-XX-XX-DR-PL-25118 RevP02 (4th Division HQ First & Second Floor - Proposed Internal Detailing Strategy);
 WH216-WST-XX-XX-DR-PL-25119 RevP02 (Post Office Ground & First Floor - Proposed Internal Detailing Strategy);
 WH216-WST-XX-XX-DR-PL-25120 RevP02 (Military Police Barracks Ground & First Floor - Proposed Internal Detailing Strategy);
 WH214-WST-XX-XX-DR-PL-30001 RevP01 (4th Division Existing & Proposed Elevations 1/5);
 WH214-WST-XX-XX-DR-PL-30002 RevP01 (4th Division Existing & Proposed Elevations 2/5);
 WH214-WST-XX-XX-DR-PL-30003 RevP01 (4th Division Existing & Proposed Elevations 3/5);
 WH214-WST-XX-XX-DR-PL-30004 RevP02 (4th Division Existing & Proposed Elevations 4/5);
 WH214-WST-XX-XX-DR-PL-30005 RevP02 (4th Division Existing & Proposed Elevations 5/5);
 WH214-WST-XX-XX-DR-PL-30006 RevP01 (Post Office Existing & Proposed Elevations);
 WH214-WST-XX-XX-DR-PL-30007 RevP01 (Military Police Barracks Existing & Proposed Elevations 1/2);
 WH214-WST-XX-XX-DR-PL-30008 RevP01 (Military Police Barracks Existing & Proposed Elevations 2/2);

WH214-WST-XX-XX-DR-PL-35001 RevP01 (Existing Street Scenes);
 WH214-WST-XX-XX-DR-PL-35002 RevP02 (Proposed Street Scenes);
 WH214-WST-XX-XX-DR-PL-35003 RevP01 (Existing vs Proposed Street Scenes);
 3152-APA-ZZ-00-LA-L-1000 RevP05 (General Arrangements);
 3152-APA-ZZ-00-LA-L-1001 RevP05 (Illustrative Landscape Masterplan);
 3152-APA-ZZ-00-PP-L-2001 RevP05 (Planting Plan Sheet 1 of 3);
 3152-APA-ZZ-00-PP-L-2002 RevP05 (Planting Plan Sheet 2 of 3);
 3152-APA-ZZ-00-PP-L-2003 RevP05 (Planting Plan Sheet 3 of 3);
 WH214-WST-XX-XX-DR-PL-05002 (Topographic Survey);
 SL/WHFOURTHDIVISIONHQ.2/LIGHT-01 RevP2 (Street Lighting Proposals);
 WH216-WST-ZZ-00-DR-EN-15010 A01 (Levels Layout);
 WH216-WST-ZZ-00-DR-EN-15020 A01 (Drainage Layout);
 WH216-WST-ZZ-XX-DR-EN-15030 A01 (Drainage Details Sheet 1 of 2);
 WH216-WST-ZZ-XX-DR-EN-15031 A01 (Drainage Details Sheet 2 of 2);
 WH216-WST-ZZ-00-DR-EN-15040 A01 (Hard Landscaping Plan);
 WH216-WST-ZZ-00-DR-EN-15041 A01 (Hard Landscaping Construction Details);
 WH216-WST-ZZ-00-DR-EN-15051 A01 (EV Charging Layout);
 WH216-WST-ZZ-00-DR-EN-15060 A01 (Gas Layout);
 WH216-WST-ZZ-00-DR-PL-75001 P01 (4th Division - Staircase Landing Balustrade Alterations);
 Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007;
 Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008;
 Outline Schedule of Works RevP01 ref: WH216-WST-XX-XX-RP-PL-00012;
 Deconstruction and Removal Method Statement RevP01 ref: WH216-WST-XX-XX-RP-PL-00013;
 Typical Replacement Timber Sash Window Details for 4th Division & Post Office Buildings RevP02 ref: WH216-WST-XX-XX-RP-PL-00015;
 Typical Existing Timber Sash Window Details for 4th Division & Post Office Buildings RevP01 ref: WH216-WST-XX-XX-RP-PL-00016;

Planning Statement ref: WH214-WST-XX-XX-RP-PL-00003 P02 (Weston Homes, 22/07/2024);
Design & Access Statement RevP02 ref: WH214-WST-XX-XX-RP-PL-00005;
Design Code 3 compliance Document ref: WH214-WST-XX-XX-RP-PL-00004 RevP01;
Heritage Statement RA6178 Rev - E (Adam Urbanism, July 2024);
4th Division HQ Building Recording ref WH216-WST-XX-XX-RP-PL-00009 RevP01;
Post Office Building Recording ref: WH216-WST-XX-XX-RP-PL-00010 RevP01;
Military Police Barracks Building Recording ref: WH216-WST-XX-XX-RP-PL-00011 RevP01;

Reason - To ensure the works are implemented in accordance with the permission granted.

- 3 Prior to the installation of any replacement or new windows in the Military Police Barracks Building, manufacturers details of such windows (including drawings and samples) shall be submitted to and approved 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.*

- 4 Prior to the construction of the first floor side extensions and two-storey rear extension to the Military Police Barracks Building hereby approved, the following details shall submitted to and approved in writing by the Local Planning Authority, in accordance with the Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007 and Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008 hereby approved:

- i. Standing seam cladding (including sample)
- ii. Detail brick to be used on two-storey rear extension
- iii. Any matching bricks or stonework proposed where salvaged matching bricks are not available.
- iv. Any matching slate tiles proposed where salvaged matching tiles are not available.

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. *

- 5 The proposed works shall be carried out fully in accordance with the following schedules, statements and strategies:

- o Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007;
- o Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008;
- o Outline Schedule of Works RevP01 ref: WH216-WST-XX-XX-RP-PL-00012;
- o Deconstruction and Removal Method Statement RevP01 ref: WH216-WST-XX-XX-RP-PL-00013;

In the event that salvaged materials are not available for construction of the outbuildings extensions and repairs and matching or 'similar' bricks, pointing, tiles and stone is proposed, samples of those materials shall first be submitted to the Local Planning Authority for approval in writing prior to those works.

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.*

6

The Building Recording Documents submitted with the application and referred to in condition 2, shall be made available through the relevant public archive prior to the commencement of the part demolition and works hereby approved in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy December 2012 approved under planning commission 12/00958/OUT dated 10/03/2014.

Reason - to record and advance understanding of the significance of any heritage assets before they are lost.*

- 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.*

**Application No. 24/00517/REMPP
& Date Valid:**

28th August 2024

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. at **Headquarters Fourth Division Buildings Steeles Road Wellesley Aldershot**

Applicant: Mr Jack Riggs

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 and documents:

WH214-WST-XX-XX-DR-PL-05001 RevP01 (Site Location Plan);
WH214-WST-XX-XX-DR-PL-10001 RevP01 (Existing Site Plan);
WH214-WST-ZZ-ZZ-DR-PL-10002 RevP01 (Proposed Demolition Plan);
WH214-WST-XX-XX-DR-PL-10003 RevP02 (Proposed Site Plan);
WH214-WST-ZZ-ZZ-DR-PL-10005 RevP02 (Illustrative Site Plan);
WH214-WST-XX-XX-DR-PL-10006 RevP02 (Proposed Parking Plan);
WH214-WST-XX-00-DR-PL-25001 RevP01 (4th Division Existing Ground Floor Plan);
WH214-WST-XX-00-DR-PL-25002 RevP02 (4th Division Proposed Ground Floor Alterations Plan);
WH214-WST-XX-00-DR-PL-25003 RevP02 (4th Division Proposed Ground Floor Plan);
WH214-WST-XX-XX-DR-PL-25004 RevP01 (4th Division Existing First & Second Floor Plan);
WH214-WST-XX-XX-DR-PL-25005 RevP02 (4th Division Proposed First & Second Floor Alterations);
WH214-WST-XX-XX-DR-PL-25006 RevP02 (4th Division Proposed First & Second Floor);
WH214-WST-XX-RF-DR-PL-25007 RevP01 (4th Division Existing Roof Plan);
WH214-WST-XX-RF-DR-PL-25008 RevP02 (4th Division Proposed Roof Plan);
WH214-WST-XX-XX-DR-PL-25009 RevP01 (Post Office Existing & Proposed Alterations);
WH214-WST-XX-XX-DR-PL-25010 RevP01 (Post Office Existing & Proposed Floor Plans);
WH214-WST-XX-RF-DR-PL-25011 RevP01 (Post Office Existing & Proposed Roof Plans);
WH214-WST-XX-XX-DR-PL-25012 RevP01 (Military Police Barracks Existing Floor Plans);
WH214-WST-XX-XX-DR-PL-25013 RevP01 (Military Police Barracks Proposed Alterations Plans);
WH214-WST-XX-XX-DR-PL-25014 RevP01 (Military Police Barracks Proposed Floor Plans);
WH214-WST-XX-00-DR-PL-25015 RevP02 (Proposed Substation, Bin & Bike Stores);
WH214-WST-XX-00-DR-PL-25016 RevP01 (Proposed Refuse Store Plans);
WH216-WST-XX-XX-DR-PL-25101 RevP01 (4th Division HQ Ground Floor - Existing Skirting);

WH216-WST-XX-XX-DR-PL-25102 RevP01 (4th
 Division HQ First Floor - Existing Skirting);
 WH216-WST-XX-XX-DR-PL-25103 RevP01 (4th
 Division HQ Ground Floor - Existing Architrave);
 WH216-WST-XX-XX-DR-PL-25104 RevP01 (4th
 Division HQ First Floor - Existing Architrave);
 WH216-WST-XX-XX-DR-PL-25105 RevP01 (4th
 Division HQ Ground Floor - Existing Cornicing);
 WH216-WST-XX-XX-DR-PL-25106 RevP01 (4th
 Division HQ First Floor - Existing Cornicing);
 WH216-WST-XX-XX-DR-PL-25107 RevP01 (4th
 Division HQ Ground Floor - Existing Window Surround);
 WH216-WST-XX-XX-DR-PL-25108 RevP01 (4th
 Division HQ First Floor - Existing Window Surround);
 WH216-WST-XX-XX-DR-PL-25109 RevP01 (Post Office
 Ground & First Floor - Existing Skirting);
 WH216-WST-XX-XX-DR-PL-25110 RevP01 (Post Office
 Ground & First Floor - Existing Architrave);
 WH216-WST-XX-XX-DR-PL-25111 RevP01 (Post Office
 Ground & First Floor - Existing Window Surrounds);
 WH216-WST-XX-XX-DR-PL-25112 RevP01 (Post Office
 Ground & First Floor - Existing Cornicing);
 WH216-WST-XX-XX-DR-PL-25113 RevP01 (Military
 Police Barracks Ground & First Floor - Existing Skirting)
 WH216-WST-XX-XX-DR-PL-25114 RevP01 (Military
 Police Barracks Ground & First Floor - Existing
 Architrave);
 WH216-WST-XX-XX-DR-PL-25115 RevP01 (Military
 Police Barracks Ground & First Floor - Existing
 Cornicing);
 WH216-WST-XX-XX-DR-PL-25116 RevP01 (Military
 Police Barracks Ground & First Floor - Existing Window
 Surrounds);
 WH216-WST-XX-XX-DR-PL-25117 RevP02 (4th
 Division HQ Ground Floor - Proposed Internal Detailing
 Strategy);
 WH216-WST-XX-XX-DR-PL-25118 RevP02 (4th
 Division HQ First & Second Floor - Proposed Internal
 Detailing Strategy);
 WH216-WST-XX-XX-DR-PL-25119 RevP02 (Post Office
 Ground & First Floor - Proposed Internal Detailing
 Strategy);
 WH216-WST-XX-XX-DR-PL-25120 RevP02 (Military
 Police Barracks Ground & First Floor - Proposed Internal
 Detailing Strategy);
 WH214-WST-XX-XX-DR-PL-30001 RevP01 (4th
 Division Existing & Proposed Elevations 1/5);
 WH214-WST-XX-XX-DR-PL-30002 RevP01 (4th
 Division Existing & Proposed Elevations 2/5);

WH214-WST-XX-XX-DR-PL-30003 RevP014th Division
 Existing & Proposed Elevations 3/5);
 WH214-WST-XX-XX-DR-PL-30004 RevP02 (4th
 Division Existing & Proposed Elevations 4/5);
 WH214-WST-XX-XX-DR-PL-30005 RevP02 (4th
 Division Existing & Proposed Elevations 5/5);
 WH214-WST-XX-XX-DR-PL-30006 RevP01 (Post Office
 Existing & Proposed Elevations);
 WH214-WST-XX-XX-DR-PL-30007 RevP01 (Military
 Police Barracks Existing & Proposed Elevations 1/2);
 WH214-WST-XX-XX-DR-PL-30008 RevP01 (Military
 Police Barracks Existing & Proposed Elevations 2/2);
 WH214-WST-XX-XX-DR-PL-35001 RevP01 (Existing
 Street Scenes);
 WH214-WST-XX-XX-DR-PL-35002 RevP02 (Proposed
 Street Scenes);
 WH214-WST-XX-XX-DR-PL-35003 RevP01 (Existing vs
 Proposed Street Scenes);
 3152-APA-ZZ-00-LA-L-1000 RevP05 (General
 Arrangements);
 3152-APA-ZZ-00-LA-L-1001RevP05 (Illustrative
 Landscape Masterplan);
 3152-APA-ZZ-00-PP-L-2001 RevP05 (Planting Plan
 Sheet 1 of 3);
 3152-APA-ZZ-00-PP-L-2002 RevP05 (Planting Plan
 Sheet 2 of 3);
 3152-APA-ZZ-00-PP-L-2003 RevP05 (Planting Plan
 Sheet 3 of 3);
 WH214-WST-XX-XX-DR-PL-05002 (Topographic
 Survey);
 SL/WHFOURTHDIVISIONHQ.2/LIGHT-01 RevP2
 (Street Lighting Proposals);
 WH216-WST-ZZ-00-DR-EN-15010 A01 (Levels Layout);
 WH216-WST-ZZ-00-DR-EN-15020 A01 (Drainage
 Layout);
 WH216-WST-ZZ-XX-DR-EN-15030 A01 (Drainage
 Details Sheet 1 of 2);
 WH216-WST-ZZ-XX-DR-EN-15031 A01 (Drainage
 Details Sheet 2 of 2);
 WH216-WST-ZZ-00-DR-EN-15040 A01 (Hard
 Landscaping Plan);
 WH216-WST-ZZ-00-DR-EN-15041 A01 (Hard
 Landscaping Construction Details);
 WH216-WST-ZZ-00-DR-EN-15051 A01 (EV Charging
 Layout);
 WH216-WST-ZZ-00-DR-EN-15060 A01 (Gas Layout);
 WH216-WST-ZZ-00-DR-PL-75001 P01 (4th Division -
 Staircase Landing Balustrade Alterations);
 Proposed Material Schedule RevP02 ref: WH216-WST-
 XX-XX-RP-PL-00007;

Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008;
Outline Schedule of Works RevP01 ref: WH216-WST-XX-XX-RP-PL-00012;
Deconstruction and Removal Method Statement RevP01 ref: WH216-WST-XX-XX-RP-PL-00013;
Typical Replacement Timber Sash Window Details for 4th Division & Post Office Buildings RevP02 ref: WH216-WST-XX-XX-RP-PL-00015;
Typical Existing Timber Sash Window Details for 4th Division & Post Office Buildings RevP01 ref: WH216-WST-XX-XX-RP-PL-00016;
Planning Statement ref: WH214-WST-XX-XX-RP-PL-00003 P02 (Weston Homes, 22/07/2024);
Design & Access Statement RevP02 ref: WH214-WST-XX-XX-RP-PL-00005;
Design Code 3 compliance Document ref: WH214-WST-XX-XX-RP-PL-00004 RevP01;
Heritage Statement RA6178 Rev - E (Adam Urbanism, July 2024);
4th Division HQ Building Recording ref WH216-WST-XX-XX-RP-PL-00009 RevP01;
Post Office Building Recording ref: WH216-WST-XX-XX-RP-PL-00010 RevP01;
Military Police Barracks Building Recording ref: WH216-WST-XX-XX-RP-PL-00011 RevP01;
Transport Statement Rev02 (Mayer Brown, July 2024)
Transport Statement Addendum RevP01 ref: WH216-WST-XX-XX-RP-PL-00014 (Weston
Affordable Housing Strategy REV9 (Grainger, March 2025);
Affordable Housing Development Zone Strategy ref: WH2XX-WST-XX-XX-RP-PL-00002 RevP02;
Energy & Sustainability Statement RevP03 (SES, 25/04/2024)
Utilities Assessment Statement RevB (Mayer Brown, May 2023)
Landscape Strategy Report RevP01 ref: 3152-APA-ZZ-XX-RE-L-4100 (Allen Pyke, July 2024)
Biodiversity Enhancement Strategy - Compliance Statement ref: WH214-WST-XX-XX-RP-PL-00006 RevP01;
Ecological Impact Assessment (LC Ecological Services, May 2024);
Arboricultural Method Statement ref: JFA9024 (JFA, July 2024);
Archaeological Impact Assessment Issue 2 ref: 213422.01 (Wessex Archaeology, July 2023);

Written Scheme of Investigation for Archaeological Watching Brief (Neighbourhood Centre - Zone L) Issue 1 ref: 213422.03 (Wessex Archaeology, July 2023); Phase 1 Desk Study and Preliminary Risk Assessment Version 1 (SES, 03/05/2023); Homes, 24/01/2025); Environmental Noise Assessment V.1.1 ref: ENV1001-ALDE-079-4th Division HQ, Aldershot (SES, 26/07/2023); Outdoor Lighting Report RevP2 (Mayer Brown, 12/07/2024) Construction Environmental Management Plan V2 ref: ENV1-ALDE-079 (SES, July 2024); Construction Traffic Management Plan (Mayer Brown, 19th July 2024); and Detailed Surface Water Drainage Strategy RevP01 ref: WH216-WST-ZZ-ZZ-RP-EN-00001 (Weston Homes, January 2025).

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

- 3 Prior to the installation of any replacement or new windows in the Military Police Barracks Building, manufacturers details of such windows (including drawings and samples) shall be submitted to and approved 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 and the character and appearance of the Aldershot Military Conservation Area. *

- 4 Prior to the construction of the first floor side extensions and two-storey rear extension to the Military Police Barracks Building hereby approved, the following details shall submitted to and approved in writing by the Local Planning Authority, in accordance with the Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007 and Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008 hereby approved:

- i. Standing seam cladding (including sample)

- ii. Detail brick to be used on two-storey rear extension
- iii. Any matching bricks or stonework proposed where salvaged matching bricks are not available.
- iv. Any matching slate tiles proposed where salvaged matching tiles are not available.

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 and the character and appearance of the Aldershot Military Conservation Area. *

- 5 The proposed works shall be carried out fully in accordance with the following schedules, statements and strategies:
 - o Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007;
 - o Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008;
 - o Outline Schedule of Works RevP01 ref: WH216-WST-XX-XX-RP-PL-00012; and
 - o Deconstruction and Removal Method Statement RevP01 ref: WH216-WST-XX-XX-RP-PL-00013

In the event that salvaged materials are not available for construction of the outbuildings extensions and repairs and matching or 'similar' bricks, pointing, tiles and stone is proposed, samples of those materials shall first be submitted to the Local Planning Authority for approval in writing prior to those works.

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 and the character and appearance of the Aldershot Military Conservation Area. *

- 6 The development hereby approved shall not be occupied until measures to protect the internal living space in the buildings from traffic or other external noise have been submitted to and approved by the Local Planning

Authority, in accordance with the recommendations contained within Section 7 of the Environmental Noise Assessment V.1.1 ref: ENV1001-ALDE-079-4th Division HQ, Aldershot (SES, 26/07/2023). The development shall be carried out in accordance with the details as approved and thereafter retained.

Reason - To safeguard the amenities of future occupants against noise and disturbance.*

- 7 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.*

- 8 The residents', visitors' and public parking spaces (including wheelchair users space) shall be laid out and allocated in accordance with drawing WH214-WST-XX-XX-DR-PL-10006 RevP02 (Proposed Parking Plan) hereby approved prior to first occupation of the part of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the development.

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

- 9 The vehicle turning area located between parking spaces P27 and P28 shown on drawing WH214-WST-XX-XX-DR-PL-10006 RevP02 (Proposed Parking Plan) hereby approved, shall be provided prior to first use of the car park area to which it relates and shall be reserved and available for this purpose at all times.

Reason - To ensure that vehicles can enter and leave the site in forward gear in the interests of highway safety.*

- 10 The cycle parking store and stands shown on drawing WH214-WST-XX-XX-DR-PL-10003 RevP02 (Proposed Site Plan) and WH214-WST-XX-00-DR-PL-25015 RevP02 (Proposed Substation, Bin & Bike Stores) hereby approved shall be provided prior to the first occupation of

dwellings to which they relate and kept available at all times thereafter for the parking of bicycles.

Reason - To ensure that a sufficient level of cycle parking is available for the development to meet its operational needs and in the interests of highway safety.*

- 11 The refuse and recycling bin stores shown on drawing WH214-WST-XX-XX-DR-PL-10003 RevP02 (Proposed Site Plan) and WH214-WST-XX-00-DR-PL-25016 RevP01 (Proposed Refuse Store Plans) hereby approved shall be implemented prior to the first occupation of the dwellings to which they relate and retained thereafter for the life of the development.

Reason - To ensure the provision of satisfactory facilities for the storage of refuse and recycling.*

- 12 The development shall be carried out strictly in accordance with the Arboricultural Method Statement ref: JFA9024 (JFA, July 2024) hereby approved. Prior to first occupation of the development (or relevant phase of the development), a completion report shall be submitted to and agreed in writing by the local planning authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the Arboricultural Method Statement as approved.*

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

- 13 The development shall be carried out strictly in accordance with the Construction Environmental Management Plan V2 ref: ENV1-ALDE-079 (SES, July 2024) hereby approved.

Reason - To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.

- 14 The development (including demolition and construction) shall be carried out strictly in accordance with Construction Traffic Management Plan (Mayer Brown, 19th July 2024) hereby approved.

Reason - To prevent any adverse impact on highway safety traffic and parking conditions in the vicinity of the site.

- 15 The development shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for Archaeological Watching Brief (Neighbourhood Centre - Zone L) Issue 1 ref: 213422.03 (Wessex Archaeology, July 2023) hereby approved.

Reason - To secure the protection of archaeological assets if they are discovered.

- 16 The Building Recording Documents submitted with the application and referred to in condition 2, shall be made available through the relevant public archive prior to the commencement of the part demolition and works hereby approved in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy December 2012 approved under planning commission 12/00958/OUT dated 10/03/2014.

Reason - to record and advance understanding of the significance of any heritage assets before they are lost.*

- 17 The dwellings hereby permitted shall be designed and implemented to meet the water efficiency standard of a maximum 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.

- 18 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.

- 19 Notwithstanding the provisions of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no extensions to the terrace of six dwellinghouses hereby approved shall be carried out 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.

- 20 Notwithstanding the provisions of Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no erection or construction of a porch outside any external door on the principal elevation of the terrace of six dwellinghouses hereby approved shall be carried out 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.

- 21 Notwithstanding the provisions of Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no erection or construction of an outbuilding within the curtilage of the terrace of six dwellinghouses shall be carried out 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.

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

31st October 2024

Proposal: PART APPROVAL OF RESERVED MATTERS: for the development of 83 dwellings (Final Phase RMA), including the conversion of Blandford House (into 5 apartments) 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 hardstanding, pursuant to Condition 3 (1-24) of Hybrid Outline Planning Permission 17/00914/OUTPP dated 15th May 2020. at **Blandford House And Malta Barracks Development Site Shoe Lane Aldershot Hampshire**

Applicant: Ms Tilly Whishaw

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 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.

- 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.

- 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.

- 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.*

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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

- 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.

- 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.

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

12th December 2024

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

Applicant: Mr Adrian Long

- 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. Drawing numbers:

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

**Application No. 25/00204/FUL
& Date Valid:**

7th April 2025

Proposal: Change of use of further highway land at Queensmead to extend the operational area for Farnborough Market as permitted by planning permission 16/00841/FUL dated 8 December 2016 as amended by 21/00680/REV dated 16 September 2021 to incorporate the new Town Square area. The Market overall to continue to operate with a maximum of 38 stalls on Tuesdays and Fridays weekly; but with Craft Fayres now held on the 1st Saturday of each month (instead of the currently permitted 3rd Saturday of each month), and, as existing, also use of the market area on 12 further occasions through the calendar year at **Market Site Queensmead Farnborough Hampshire**

Applicant: Rushmoor Borough Council

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 Access to the market site (including, for the avoidance of any doubt, the bin storage area) for the purposes of setting up shall only take place between the hours of 7.00am and 9am.

Reason - To safeguard the amenities of adjoining occupiers.

3 No more than 3 of the Tuesday or 3 of the Friday markets shall finish after 8pm in any calendar year with the market site being fully vacated by 9pm on such days.

Reason - To safeguard the amenities of adjoining residents.

4 With the exception of the Tuesday/Friday markets as set out in condition 3 above, the market shall be fully vacated by 6pm.

Reason - To safeguard the amenities of adjoining residents.

- 5 No sound reproduction equipment including the use of amplified sound shall be used by stall holders.

Reason - To safeguard the amenities of adjoining residents.

- 6 No markets shall take place on Sundays.

Reason - To safeguard the amenities of adjoining residents.

- 7 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents - Farnborough Markets Site Location Plan dated 4/1/2025 and Design Statement submitted with the current application; and Drawing No.20.6.13-2/101 and Applicants' Supporting Statement approved with application 21/00680/REV approved 16th September 2021; and Drawing No.20.6.13-2/102 approved with planning permission 16/00841/FUL dated 8th December 2016.

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

Application No. & Date Valid: 25/00209/FULPP

9th April 2025

Proposal: Change of use of public house (sui generis) to a day nursery (use class E(f)) and demolition of rear outbuilding structures at **The Royal Staff 37A Mount Pleasant Road Aldershot Hampshire**

Applicant: Ms Magdalena Szymanska-Queiroz

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. Drawing numbers: Location Plan scale 1:1250 dated 8 April 2025, Block plan 149/PP/0027b received 17 June

2025, 149/PP01 Existing floor plans, Proposed Floor Plan 08/04/2025

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

- 3 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 a day nursery (Use Class E(f); and for no other purpose, including any other purpose within Class E Commercial;, 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 and to protect the provision of community infrastructure in accordance with Policy IN2 and the NPPF.

- 4 Prior to occupation of the development hereby approved, windows serving the nursery building shall be double glazed and if they require changing and would not be like for like, shall not be implemented until details of the windows have first been submitted to and approved in writing by the Local Planning Authority.

Reason - In the interests of visual and neighbouring amenities.

- 5 Notwithstanding the provisions of the Early Years Foundation Stage requirements and allowances, the nursery use hereby approved shall have no more than 50 child spaces.

Reason - To prevent adverse impact on traffic and parking conditions in the vicinity.

- 6 The premises shall not be used outside the following times:
08:00 to 18:00 Mondays to Fridays
The premises shall not be used at any time on Saturdays, Sundays and Bank or Statutory Holidays.

Reason - In the interests of highway safety.

- 7 The proposed development hereby approval shall be operated in strict accordance with the Little Gems drop off and pick up Nursery Management Plan dated 15 July 2025.

Reason - To safeguard the amenities of neighbouring occupiers and in the interests of highway safety.

- 8 Prior to occupation of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure shall be installed in accordance with details to be first have been submitted to and approved in writing by the Local Planning Authority. The development boundary treatment shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.*