



# RUSHMOOR BOROUGH COUNCIL

## CABINET

***Tuesday, 17th October, 2017 at 7.00 pm***  
*at the Council Offices, Farnborough*

Councillor D.E. Clifford, Leader of the Council  
Councillor K.H. Muschamp, Deputy Leader and Business, Safety and Regulation  
Portfolio Holder

Councillor Barbara Hurst, Health and Housing Portfolio Holder  
Councillor G.B. Lyon, Concessions and Community Support Portfolio Holder  
Councillor M.L. Sheehan, Leisure and Youth Portfolio Holder  
Councillor P.G. Taylor, Corporate Services Portfolio Holder  
Councillor M.J. Tennant, Environment and Service Delivery Portfolio Holder

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **31st October, 2017**.

35. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 19th September, 2017 were confirmed and signed by the Chairman.

36. **MEDIUM TERM FINANCIAL STRATEGY 2017/18 - 2020/21 –**  
(Councillor Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN1731, which set out the Council's Medium Term Financial Strategy and sought endorsement of an updated Strategy for the period 2017/18 to 2020/21. The Report also set out the Medium Term Financial forecast, which had been produced for indicative planning purposes. It was confirmed that final decisions on the overall budget and Council Tax level would be made by the Council in February 2018.

The Cabinet was advised that the Strategy had been reviewed and updated but had remained largely unchanged from the Strategy approved by the Council in October 2016. The Report set out all the risks, assumptions and initiatives that had been

considered in formulating the new Strategy. Members were informed that the existing Strategy had served the Council well in supporting financial planning over the medium term. It had been integral to the Corporate Plan and had supported the 8-Point Plan for the achievement of sustainability.

The Cabinet was informed that, to ensure that a revised Strategy would be relevant to current decision making, it was necessary to consider this in the context of the Medium Term Financial Forecast. The Revenue Forecast showed a projected budget gap of £2.2 million by 2020/21.

In response to a question, it was confirmed that the Council's level of reserves was considered to be adequate at the current time, although it was anticipated that this level was likely to increase later in the financial year.

### **The Cabinet**

- (i) **RECOMMENDED TO THE COUNCIL** that the Council's Medium Term Financial Strategy, as set out in Appendix A of Report No. FIN1731, be approved; and
- (ii) **RESOLVED** that the Medium Term Financial Forecast and the principal issues and risks associated with it, as set out in the Report, be noted.

### **37. COUNCIL TAX SUPPORT SCHEME AND COUNCIL TAX DISCOUNTS - CONSULTATION ARRANGEMENTS –** (Councillor Gareth Lyon, Concessions and Community Support Portfolio Holder)

The Cabinet considered Report No. FIN1730, which set out a proposal to undertake a public consultation in respect of the Council's Council Tax Support Scheme in order to inform any decision to review or amend the Scheme for the 2018/19 financial year. It was also being proposed to carry out a public consultation exercise on potential changes to certain, locally set, Council Tax discounts and exemptions.

Members were reminded that local authorities had been developing their own Council Tax Support Schemes since April 2013. It was confirmed that the current scheme required a minimum contribution by Council Tax payers of 10%, with a savings threshold of £6,000. It was reported that 10% was at the lower end of similar councils' schemes and, for this reason, the majority of the Welfare Reform Task and Finish Group had supported including a range of potential increases to the contribution payable to 12%, 15%, 18%, 20% and 25% in the consultation. In supporting the proposals, Members stressed the importance of encouraging the swift return to use of vacant properties.

### **The Cabinet RESOLVED that**

- (i) the undertaking of public consultation on the harmonisation elements of the Council's Council Tax Support Scheme, as set out in Report No. FIN1730, be approved;
- (ii) the inclusion in the consultation of a range of potential increases to the contribution payable to 12%, 15%, 18%, 20% and 25% be approved;

- (iii) the Head of Financial Services, in consultation with the Concessions and Community Support Portfolio Holder, be authorised to agree the details of the consultation paper, following discussion with the Welfare Reform Task and Finish Group;
- (iv) the undertaking of a public consultation exercise on options around the level of Council Tax discounts and exemptions, as set out in the Report, be approved;
- (v) the Head of Financial Services, in consultation with the Concessions and Community Support Portfolio Holder, be authorised to agree the details of the consultation paper in respect of Council Tax discounts and exemptions.

38. **SAFEGUARDING POLICY AND PROCEDURE –**

(Councillor Ken Muschamp, Business, Safety and Regulation Portfolio Holder)

The Cabinet considered Report No. EHH1731, which set out the Council's proposed new Policy and Procedure for Safeguarding Children and Vulnerable Adults.

Members heard that the proposed Policy complied with the most recent Government guidance in relation to safeguarding matters, Working Together to Safeguard Children and set out the Council's commitment to safeguarding the welfare of children and vulnerable adults.

The Cabinet was supportive of the proposed new Policy and discussed areas including how culture could affect safeguarding procedures, the use of the term 'Honour Based Violence' and usage of the Safety Net website. It was agreed that any reference to 'Honour Based Violence' would be either re-worded or an explanation added that no incidences of violence should be considered to carry any 'honour'.

**The Cabinet RESOLVED** that the adoption of the Policy and Procedure for Safeguarding Children and Vulnerable Adults, as set out in Appendix 1 of Report No. EHH1731 and amended at the meeting, be approved.

39. **FUNDED SUPPLEMENTARY ESTIMATE FOR AIR QUALITY FEASIBILITY STUDY ON THE A331 –**

(Councillor Martin Tennant, Environment and Service Delivery Portfolio Holder)

The Cabinet considered Report No. EHH1729, which set out a request for an income and expenditure supplementary estimate of £50,000 in 2017/18 to undertake a 'Proposal for a Feasibility Study' into measures to improve air quality along the A331.

Members were informed that the feasibility study was required by DEFRA, who would be fully grant funding the whole project. It was confirmed that, on approval of the proposal, further funding would be allocated to undertake the feasibility study itself.

**The Cabinet RESOLVED** that

- (i) the additional duties placed on the Council and the deadlines for completion of the key milestones, as set out in Report No. EHH1729, be noted;
- (ii) an income and expenditure supplementary estimate of £50,000 in 2017/18 be approved;
- (iii) noting that further work may also be granted funded by DEFRA, future income and expenditure through the budget monitoring process be approved, with the expectation that expenditure would be kept in line with income; and
- (iv) the approach being taken to this work, as set out on the Report, be approved, noting that the final Plan would require approval by the Cabinet.

40. **PLANNING FOR THE RIGHT HOMES IN THE RIGHT PLACES: CONSULTATION PROPOSALS –**  
(Councillor Martin Tennant, Environment and Service Delivery Portfolio Holder)

The Cabinet considered Report No. PLN1733, which sought agreement to submit comments in response to the Government's 'Planning for the Right Homes in the Right Places' consultation.

The Report explained that the consultation had been created as a result of the Government's Housing White Paper earlier in 2017. Proposals in the consultation included setting out a proposed standard methodology for calculating local authorities' housing need. The new methodology would result in Rushmoor's net new homes required per annum dropping compared to the current methodology. Similarly, the net new homes required in both Surrey Heath and Hart would also fall under the new methodology. Whilst it was acknowledged that the current methodology for calculating housing need was in need of reform, it was felt that, given that the Local Plan was at an advanced stage in its preparation and that it plans positively for the delivery of new homes and the regeneration of the town centres, the preparation of the Local Plan should continue. In addition, as the new methodology was at the consultation stage and might change, it was considered appropriate to continue on the basis of the current evidence base. The Council's proposed responses to the consultation were set out in Appendix 1 to the Report.

The Cabinet discussed several elements of the consultation and was keen to ensure that local schools and the Clinical Commissioning Group had full access to this and future consultations.

**The Cabinet RESOLVED** that

- (i) the Council make representations on the Right Homes in the Right Places consultation, as set out in Appendix 1 of Report No. PLN1733; and
- (ii) the continuation of the preparation of the Rushmoor Local Plan be approved, with submission to the Planning Inspectorate in early 2018.

41. **FARNBOROUGH AIRPORT COMMUNITY ENVIRONMENTAL FUND –**  
(Councillor Martin Tennant, Environment and Service Delivery Portfolio Holder)

The Cabinet considered Report No. COMM1719, which sought approval to award a grant from the Farnborough Airport Community Environmental Fund, which had been set up to assist local projects.

The Environment and Service Delivery Portfolio Holder had considered the application by the Community Matters Partnership Project for an award of £3,477 towards the cost of returning an overgrown balancing pond to its original state at Balmoral Pond, Balmoral Drive, Frimley and had recommended that this should be approved. It was confirmed that this application met all of the agreed criteria.

**The Cabinet RESOLVED** that a grant of £3,477 be awarded from the Farnborough Airport Community Environmental Fund to the Community Matters Partnership Project.

42. **VICTORIA ROAD CHAPEL, FARNBOROUGH –**  
(Councillor Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. LEG1715, which set out a request for funding of £44,000 for the construction of a new structural roof and a proposed approach for the future of the Victoria Road Chapel, Farnborough.

Members were reminded that a fire in July 2016 had destroyed the Chapel's roof. It was reported that the sum of £44,000 would be required to replace the roof and carry out minor masonry repairs to return the building to its pre-fire condition. The Cabinet was informed that the Farnborough Society had expressed an interest in attempting to secure the future use of the building as a columbarium, with a predicted cost of £262,725.00. The Council's preferred option was to allow the Farnborough Society time to raise the required sum for the columbarium project but, if this were to prove unfeasible, the Council would pursue an option to de-consecrate the site and convert the Chapel to a domestic dwelling for letting.

**The Cabinet RESOLVED** that

- (i) a variation to the Capital Programme of £44,000 to fund the roof restoration at the Victoria Road Chapel, as set out in Report No. LEG1715, be approved;
- (ii) subject to the Farnborough Society indicating a wish to pursue Option 2, as set out in the Report, and being able to both raise the capital funding to convert the Chapel into a columbarium within two years and establish a legal entity to take a lease, the Solicitor to the Council be authorised to agree the terms and conditions of the lease to transfer a leasehold interest in the Chapel; and
- (iii) in the event that the Farnborough Society indicated that it was not in a position to support Option 2, then the Solicitor of the Council be authorised to apply for the de-consecration of the Chapel and to make a bid in the Capital Programme, subject to viability, to convert the Chapel to a residential use for letting.

**NOTE:** Cr. Barbara Hurst declared a prejudicial interest in this item in respect of her involvement with the Farnborough Society and, in accordance with the Members' Code of Conduct, left the meeting during the discussion and voting thereon.

43. **ADDITIONAL ITEM - SALE OF FORMER HIGHWAY LAND AT NORTH TOWN PHASES 1-4 –**  
(Councillor Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. LEG1716, which sought approval to sell former highway land at Vivid's redevelopment in North Town, Aldershot. The Chairman welcomed Cr. K. Dibble, who had requested to address the Cabinet on this issue.

Cr. Dibble explained that the North Town Ward Councillors had been asked to act as go-betweens by prospective residents whose occupation had been delayed by the legal issues that were ongoing. Cr. Dibble requested that the reasons for the issues occurring should be investigated by the Council and that the Cabinet should do everything possible to expedite the process.

The Report set out the background to the proposal and the progress to date. Vivid had appointed Savills to undertake a valuation of the former highway land. This value would need to be confirmed by the District Valuer before the transfer to Vivid could go ahead. Members were informed that, in addition to Phases 1 – 4 as set out in the Report, some of the former highway land was situated within Phase 6A. Members were supportive of the approach proposed.

**The Cabinet RESOLVED** that the Solicitor to the Council be authorised to sell the former highways land at North Town Phases 1 – 4 and 6A, shown edged red on the plan at the appendix of Report No. LEG1716, to Vivid on the terms set out in the Report and at a price within a 10% variance of the value determined by the District Valuer.

44. **ADDITIONAL ITEM - COMMERCIAL PROPERTY ACQUISITIONS –**  
(Councillor Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. LEG1717, which sought approval for delegated powers to make timely offers on commercial property acquisitions.

The Report set out the parameters within which it was proposed that bids could be made and it was confirmed that, where this action was taken in future, the matter would be reported to the following Cabinet meeting.

**The Cabinet RESOLVED** that the Solicitor of the Council, in consultation with the Leader of the Council, the Corporate Services Portfolio Holder, the Head of Financial Services and the Chief Executive, be authorised to make offers to acquire commercial properties within the allocated capital budget and with a report following to the subsequent Cabinet meeting, as set out in Report No. LEG1717.

The Meeting closed at 8.01 pm.

D.E. CLIFFORD  
LEADER OF THE COUNCIL



# RUSHMOOR BOROUGH COUNCIL

## CABINET

*Tuesday, 14th November, 2017 at 7.00 pm  
at the Council Offices, Farnborough*

Councillor D.E. Clifford, Leader of the Council  
Councillor K.H. Muschamp, Deputy Leader and Business, Safety and Regulation  
Portfolio Holder

Councillor Barbara Hurst, Health and Housing Portfolio Holder  
Councillor G.B. Lyon, Concessions and Community Support Portfolio Holder  
Councillor M.L. Sheehan, Leisure and Youth Portfolio Holder  
Councillor P.G. Taylor, Corporate Services Portfolio Holder  
Councillor M.J. Tennant, Environment and Service Delivery Portfolio Holder

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **28th November, 2017**.

45. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 17th October, 2017 were confirmed and signed by the Chairman.

46. **REVENUE BUDGET MONITORING AND FORECASTING 2017/18 - POSITION AT OCTOBER, 2017 –**

(Councillor Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN1733, which set out the anticipated financial position for 2017/18, based on the monitoring exercise carried out during October, 2017. Members were informed that savings and efficiencies of around £550,000 had been required for the year and that this target had been achieved following significant reductions in expenditure in relation to the new waste collection, recycling, grounds' maintenance and street cleansing contract and the results of the Mutually Agreed Resignation Scheme (MARS). It was reported that the General Fund forecast showed a projected year-end balance of £1.399 million, just below the mid-point of the range set out in the Medium Term Financial Strategy. It was noted that the

medium-term period remained financially challenging and that efforts should be concentrated on moving forward the 8-Point Plan to achieve a sustainable financial future.

**The Cabinet NOTED** the latest Revenue Budget monitoring position, as set out in Report No. FIN1733.

47. **CAPITAL PROGRAMME MONITORING AND FORECASTING 2017/18 - POSITION AT OCTOBER, 2017 –**  
(Councillor Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet received Report No. FIN1734, which provided the latest forecast regarding the Council's Capital Programme for 2017/18, based on the monitoring exercise carried out during October, 2017. The Report advised that the Capital Programme for 2017/18, allowing for slippages from the previous financial year and additional approvals, totalled £36,988,000. It was noted that some projects of major financial significance included in the Programme were the continued construction of the Council's new depot, Aldershot Town Centre Integration and developments in Union Street, Aldershot.

**The Cabinet NOTED** the latest Capital Programme monitoring position and the Prudential Indicators for 2017/18, as set out in Report No. FIN1734.

48. **COUNCIL PLAN SECOND QUARTER 2017/18 PERFORMANCE UPDATE REPORT –**  
(Councillor David Clifford, Leader of the Council)

The Cabinet received Report No. DMB1704, which set out the Council's performance management monitoring information for the second quarter of the 2017/18 municipal year.

**The Cabinet NOTED** the progress made towards delivering the Council Plan 2017/18, as set out in Report No. DMB1704.

49. **ANNUAL REVIEW OF FEES AND CHARGES –**  
(Councillor Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN1735, which set out a proposed scheme of fees and charges for Council services.

The Cabinet was informed that this was the first time that the Council had reviewed all fees and charges in a single document. It was explained that the document included a description of the methodology applied in each case. The Cabinet considered the document and, in particular, discussed issues around planning and crematorium fees. In relation to parking charges it was considered important to retain the existing parking arrangements and restrictions in relation to Salisbury Road, Farnborough to continue to enable easy access to the pharmacy in that road.

**The Cabinet RESOLVED** that



- (i) the adoption of the various methodologies attached in Appendix 1 of Report No. FIN1735 be approved as a basis for uplifting the Council's fees and charges;
- (ii) the continued application of RPIx as the measure of inflation, where an annual inflationary uplift was specified, be approved; and
- (iii) the fees and charges, as set out in Appendix 1 to the Report, be approved for implementation on the applicable dates.

50. **APPLICATIONS FOR DISCRETIONARY RATE RELIEF –**  
(Councillor Gareth Lyon, Concessions and Community Support Portfolio Holder)

The Cabinet considered Report No. FIN1735, which set out details of applications for rate relief from the Lisa May Foundation (Office No.2, Fifth Floor, Arena Business Centre, No. 282 Farnborough Road, Farnborough) and Andover Mind (Nos. 121 – 123 Victoria Road, Aldershot).

**The Cabinet RESOLVED** that

- (i) 20% top-up discretionary relief be awarded to the Lisa May Foundation from 1st September, 2017 to 31st March, 2022; and
- (ii) 10% top-up discretionary relief be awarded to Andover Mind from 1st September, 2017 to 31st March, 2022.

**NOTE:** Cr. Barbara Hurst declared a prejudicial interest in this item in respect of her involvement with Parity for Disability and its close relationship with the Lisa May Foundation and, in accordance with the Members' Code of Conduct, left the meeting during the discussion and voting thereon.

Cr. P.G. Taylor declared a personal but non prejudicial interest in this item in respect of his involvement with the Farnborough Christian Outreach and, in accordance with the Members' Code of Conduct, remained in the meeting during the discussion and voting thereon.

51. **FARNBOROUGH AIRPORT COMMUNITY ENVIRONMENTAL FUND –**  
(Councillor Martin Tennant, Environment and Service Delivery Portfolio Holder)

The Cabinet considered Report No. COMM1720, which sought approval to award a grant from the Farnborough Airport Community Environmental Fund, which had been set up to assist local projects.

The Environment and Service Delivery Portfolio Holder had considered the application by the 1st Crookham Scout Group for an award of £2,400 towards the cost of purchasing and installing a six-section traversing wall within the scout compound. It was confirmed that this application met all of the agreed criteria.

**The Cabinet RESOLVED** that a grant of £2,400 be awarded from the Farnborough Airport Community Environmental Fund to the 1st Crookham Scout Group.

52. **CAR AND CYCLE PARKING STANDARDS - REVIEW OF SUPPLEMENTARY PLANNING DOCUMENT –**  
(Councillor Martin Tennant, Environment and Service Delivery Portfolio Holder)

The Cabinet considered Report No. PLN1734, which set out the Rushmoor Car and Cycle Parking Standards Supplementary Planning Document 2017 for approval. Members were informed that public consultation had taken place, commencing on 7th July, 2017 and concluding on 6th September, 2017. The consultation process had attracted sixteen representations and the comments received were summarised in Appendix A to the Report. The draft document had been amended to take account of these representations and the revised document was set out in Appendix B to the Report.

The Cabinet was supportive of the new document and it was confirmed that the resolution of parking issues would remain a high priority for the Council.

**The Cabinet RESOLVED** that

- (i) the responses to the consultation on the draft Car and Cycle Parking Standards Supplementary Planning Document, as set out in Appendix A to Report No. PLN1734, be noted;
- (ii) the adoption of the Car and Cycle Parking Standards Supplementary Planning Document 2017, as set out in Appendix B to the Report, be approved; and
- (iii) the Head of Planning, in consultation with the Environment and Service Delivery Portfolio Holder, be authorised to make any necessary minor amendments to the Supplementary Planning Document, prior to its publication.

53. **VOYAGER HOUSE, APOLLO RISE, FARNBOROUGH - COMPULSORY PURCHASE –**  
(Councillor Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. LEG1719, which sought approval to acquire, either by agreement or by the making of a Compulsory Purchase Order, the land known as Voyager House, Apollo Rise, Southwood Business Park, Farnborough to deliver, in partnership with the North East Hampshire and Farnham Clinical Commissioning Group, an Integrated Care Centre for the Farnborough locality.

The Solicitor to the Council explained that, in making the decision, the Cabinet had to be satisfied that there was a compelling case for an integrated health centre in the public interest and that this involved balancing the need of the Clinical Commissioning Group and the public in having access to the proposed primary health care facility against the rights and plans of the owner for the premises. In considering this and the other matters relating to this proposal, Members were referred to both the statement of reasons for making the order at Appendix 2 of the Report and the late information previously circulated, being letters dated 19th October, 2017 and 10th November, 2017 from Shoosmiths Solicitors and sections 4 and 5 of the Planning Statement and Sequential Test, dated 14th September, 2017, prepared by the Clinical Commissioning Group as part of the planning application,

giving full details of their consideration of the alternative sites. It was noted that, in May 2017, prior to the sale of the premises to the owner in August 2017, the Council and the Clinical Commissioning Group had advised the vendor's agent of their interest in the property and had attempted, unsuccessfully, to establish the identity of the purchaser. It was further noted that subsequent to the owners' acquisition, an approach had been made to acquire the premises but terms had not been agreed, with the owners proceeding with the fit out of the premises and the Clinical Commissioning Group awaiting the outcome of their planning application.

The Cabinet considered the alternative sites set out in section 5 of the Planning Statement and Sequential Test document and was satisfied with the Clinical Commissioning Group's assessment of them against the criteria in section 4 that they were not suitable for provision of the integrated health centre. The Solicitor to the Council confirmed that, following receipt of counsel's advice, that Section 226(1)(a) of the Town and Country Planning Act 1990 was the most appropriate power to use, the power in Section 25(4) and Schedule 4, paragraph 27(1) of the National Health Service Act 2006 being unavailable to the Clinical Commissioning Group. It was further confirmed that a change of use of the premises was within the definition of development under the section. The Cabinet was advised that planning permission had been granted on the 9th November, 2017 for the Integrated Health Care Centre on the site.

The Cabinet discussed the proposal and the owners proposed use of the premises for 40 serviced offices and was satisfied that there was a compelling need for an integrated health centre for the Farnborough locality for the reasons set out in the draft Statement of Reasons, including the unsuitability and insufficiency of the existing GP premises stock, the lack of ability to address these deficiencies due to building constraints and tenure and the unsustainable nature of the current primary care provision in the locality where there is a growing need. It was agreed that, following the grant of planning permission, a further attempt to acquire by agreement should be made.

**The Cabinet RESOLVED that**

- (i) the making of a compulsory purchase order be approved, pursuant to powers under Section 226(1)(a) of the Town and Country Planning Act 1990 (in accordance with the procedures in the Acquisition of Land Act 1981), for the acquisition of the land known as Voyager House, Apollo Rise, Southwood Business Park, Farnborough shown coloured pink on the draft Compulsory Order map in Appendix 1 ("the Land") to the Report, as the acquisition would facilitate the carrying out of development for the change of use of Voyager House to an integrated health care facility, which development was likely to contribute to the achievement of the improvement of the social well-being of the Council's area ("the Scheme");
- (ii) the draft Statement of Reasons for making the Order be approved and the Solicitor to the Council be authorised to make changes to the Statement;
- (iii) the Solicitor to the Council be authorised to:
  - (a) enter into an agreement for lease with the North East Hampshire and

Farnham Clinical Commissioning Group, conditional upon the acquisition of the Land or confirmation of the Compulsory Purchase Order upon such terms as the Solicitor to the Council agrees in accordance with Section 233(1) of the Town and Country Planning Act 1990;

- (b) subject to the agreement of the Heads of Terms for an agreement for lease between the Council and the North East Hampshire and Farnham Clinical Commissioning Group, take all steps to secure the making, confirmation and implementation of the Compulsory Purchase Order ("the Order") including the publication and service of all notices and the promotion of the Council's case at any public inquiry, including but not limited to the steps in (c) to (i) below
  - (c) make any amendments, deletions or additions to the draft Order Map and to prepare the schedules to the Order so as to include and describe all interests in land required to facilitate the carrying out of the Scheme;
  - (d) acquire interests in the Order Land either by agreement or compulsorily including conduct of negotiations and making provision for the payment of compensation:
  - (e) negotiate, agree terms and enter into agreements with interested parties for the withdrawal of objections to the Order making provision for the payment of compensation;
  - (f) in the event that the Order is confirmed by the Secretary of State, execute General Vesting Declaration and / or serve Notices to Treat and Notices of Entry in respect of interests and rights in the Order Land;
  - (g) take all steps in relation to any legal proceedings relating to the Order including defending or settling claims referred to the Lands Tribunal (Lands Chamber of the Upper Tribunal) and / or applications made to the courts and any appeals;
  - (h) retain and / or appoint external professional advisers and consultants to assist in facilitating the promotion, confirmation and implementation of the Order and the settlement of compensation and any other claims or disputes;
  - (i) to procure the conversion and fit out works for the conversion of the Land in accordance with the Scheme and to enter into any agreements in connection therewith; and
- (iv) the continuing efforts to acquire, by agreement, the interests in land needed to facilitate implementation of the Scheme, be noted.

54. **EXCLUSION OF THE PUBLIC –**

**RESOLVED:** That, taking into account the public interest test, the public be excluded from the meeting during the discussion of the under mentioned item to avoid the disclosure of exempt information within the paragraph of Schedule 12A to the Local Government Act, 1972 indicated against the item:

<b>Minute No.</b>	<b>Schedule 12A Para. No.</b>	<b>Category</b>
55	3	Information relating to financial or business affairs

**THE FOLLOWING ITEM WAS CONSIDERED IN THE ABSENCE OF THE PUBLIC**

55. **VOYAGER HOUSE - COMMERCIAL PROPERTY ACQUISITION –**  
(Councillor Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Exempt Report No. LEG1718, which sought approval to acquire the freehold of Voyager House, Apollo Rise, Southwood Business Park, Farnborough as a commercial property acquisition to let to the North East Hampshire and Farnham Clinical Commissioning Group to provide an Integrated Care Centre for the Farnborough locality.

The Solicitor to the Council confirmed that, since the Report had been prepared, the North East Hampshire and Farnham Clinical Commissioning Group had confirmed that:

- approval had been received from the Clinical Commissioning Group Delegated Primary Care Commissioning Committee and Governing Body to proceed with the project;
- the level of rent (determined by the costs of the acquisition and fit out) at a 5% return was affordable; and
- they had authority to enter into an agreement for lease.

**The Cabinet RESOLVED** that, in light of the confirmation of the above information, the drawing down of the overall capital costs of the whole Voyager House project against the £15 million capital programme budget, approved by the Council on 27th July, 2017 for the purposes of investment property acquisition, be approved.

The Meeting closed at 8.09 pm.

D.E. CLIFFORD  
LEADER OF THE COUNCIL

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# LICENSING AND GENERAL PURPOSES COMMITTEE

Meeting held on Monday, 25th September, 2017 at the Council Offices, Farnborough at 7.00 pm.

## **Voting Members**

Cllr A. Jackman (Chairman)  
Cllr J.E. Woolley (Vice-Chairman)

Cllr Liz Corps  
Cllr S.J. Masterson  
Cllr M.D. Smith  
Cllr L.A. Taylor  
Cllr Jacqui Vosper

Apologies for absence were submitted on behalf of Cllr Sue Carter, Cllr Sophia Choudhary, Cllr A.H. Crawford and Cllr B. Jones.

## **14. MINUTES**

The Minutes of the Meeting held on 26th June, 2017 were approved and signed by the Vice-Chairman.

## **15. INTERNAL AUDIT - AUDIT UPDATE**

The Committee considered the Audit Manager's Report No. AUD1705 which gave an overview of the work completed by Internal Audit during Quarter 2, an update on progress made with the expected deliverables for Quarters 2 and 3 (as had been approved by the Committee at the previous meeting) and sought endorsement of the work expected to be delivered in Quarter 4.

The Committee was advised that resources within Internal Audit currently remained the same as had been reported to the previous meeting in June 2017. The Audit Manager's post had been advertised and contractors continued to be used to provide assistance for the delivery of the internal audit plan. The resources would further change in Quarter 3, as the Internal Auditor would be commencing maternity leave. It was noted that this post would initially be covered through the use of contractors.

The Committee noted that, in Quarter 2, work had been carried out on Activation Aldershot (Capital Programme), heating payments, card payments, capital projects follow up, transparency code, purchase and sale of property and land and contract letting and tendering. In addition, it was noted that, as a requirement of the Public Sector Internal Audit Standards, an external assessment against the standards was currently in progress. The assessment was being carried out as a peer review with the Hampshire and Isle of Wight Audit Managers' Group. Each of the overall standards was being reviewed and discussed by the Group in order to identify best practice across Hampshire. The findings of the external assessment would be

reported to the Committee in due course highlighting areas in which further work might be required.

It was further noted that, in Quarter 2, Internal Audit would be assisting External Audit with some of the work required around checking IT parameters on the Benefits system, which was required for the annual Housing Benefit return.

The Report set out details of the current status against audits previously agreed to be delivered in Quarter 2 and the additional audit review required.

The work expected to be delivered in Quarters 3 and 4 had been selected from the high risk areas set out in Appendix B to the Report. These were in respect of: HR (HMRC requirements/taxation requirements); Finance (NNDR Billing and Collection); HR (payroll); Finance (FMS and Bank Reconciliation); Finance (Purchase Ledger); Community (Parking machine income follow-up); Finance (Activation Aldershot follow-up); and, Finance (Capital Programme - Depot). The Committee noted that, due to resource limitations and an additional higher risk area having been identified in Quarter 2 for review in 2017/18, it was unclear at this stage if these audits could be completed in 2017/18.

**RESOLVED:** That

- (i) audit work carried out in Quarter 1 and the update to the expected deliverables in Quarters 2 and 3, as set out in the Audit Manager's Report No. AUD1704, be noted; and
- (ii) the expected deliverables for Quarter 3 be endorsed.

## 16. ANNUAL GOVERNANCE STATEMENT

The Committee considered the Solicitor to the Council's Report No. LEG1713 which sought approval of the Council's Annual Governance Statement 2016/17 in light of the adoption by the full Council on 27th July 2017 of a revised Code of Corporate Governance. The Report also sought approval to publish the Annual Governance Statement alongside the Council's Statement of Accounts, which would be considered later at the meeting.

The Committee had considered a draft of the Annual Governance Statement at the meeting on 26th June, 2017, based on a draft Code of Corporate Governance which, at the time, had yet to be adopted by the full Council. This had subsequently taken place on 27th July 2017. The Committee was advised that the Annual Governance Statement had been further amended after the Corporate Leadership Team had undertaken a review of the significant governance issues to be addressed in the forthcoming year. The principal areas of risk were now set out in the Governance Statement under 'Risk Management, the General Data Protection Regulation and the Risk of Non-delivery of Key Projects'. The Review of Policy and Review Panels, the Review of Partnership Working and other items identified in the previous version would be undertaken within service areas but were not considered to be significant governance issues. The revised Annual Governance Statement was set out in full



as an Appendix to the Report. The Leader of the Council and the Chief Executive were both required to sign the Annual Governance Statement.

**RESOLVED:** That the Annual Governance Statement 2016/17, as set out in the Solicitor to the Council's Report No. LEG1713, be approved for publication with the Council's Statement of Accounts.

## 17. STATEMENT OF ACCOUNTS AND AUDIT RESULTS

The Committee considered the Head of Financial Services' Report No. FIN1729, which sought approval for the Council's Statement of Accounts for 2016/17 and set out the findings of the Council's external auditors, Ernst & Young, in carrying out their audit work in relation to the 2016/17 financial year.

The Committee noted that the Statement of Accounts had been prepared in line with CIPFA's Code of Practice on Local Authority Accounting' for 2016/17 under International Financial Reporting Standards (IFRS) and in accordance with the Accounts and Audit (England) Regulations 2015. The Statement of Accounts had to be published by 30th September 2017.

The Statement of Accounts consisted of the following sections, all of which were set out in Appendix A to the Report:

- Narrative Statement
- Statement of Responsibilities
- Core Financial Statements - Movement in Reserves, Comprehensive Income and Expenditure, Balance Sheet and Cash Flow
- Notes to the Core Financial Statements - including accounting policies
- Collection Fund and accompanying notes

The Council's Annual Governance Statement, which had been approved earlier at the meeting, would be published alongside the Statement of Accounts.

The Council would be providing a letter of representation to the Auditors as part of the annual audit process. This was an important factor in enabling the Auditor to form his/her opinion as to whether the Statement of Accounts provided a true and fair view of the financial position of the Council. A copy of the text of this letter was set out in Appendix C of the Audit Results Report.

The Chairman then welcomed Ms Justine Thorpe of Ernst & Young who was attending the meeting to present the Audit Results Report 2016/17, which was set out in Appendix B to the Report. Ms Thorpe stated that she anticipated that Ernst & Young would issue an unqualified opinion on the financial statements and that the Council had made proper arrangements to secure economy, efficiency and effectiveness in the use of resources. The Auditor had also made some recommendations to strengthen the Council's governance arrangements in relation to the role of the Committee, a review of the Council's risk management framework and the way the Council reviewed the advice received from experts.

The Head of Financial Services and Ms Thorpe then answered Members' questions in respect of land value and buildings on such areas of land.

**RESOLVED:** That

- (i) the Auditor's Audit Results Report, as set out in the Head of Financial Services' Report No. FIN1729, be noted;
- (ii) the Financial Statements for 2016/17 be approved
- (iii) the letter of representation be approved; and
- (iv) the Chairman be authorised to sign page 15 of the Statement of Accounts 2016/17 to certify the Committee's approval.

## 18. **ANNUAL REVIEW OF THE LOCAL GOVERNMENT AND SOCIAL CARE OMBUDSMAN**

The Committee considered the Solicitor to the Council's Report No. LEG1714, which updated the Committee on the annual summary of statistics on the complaints made to the Local Government and Social Care Ombudsman (LGSCO).

The Committee noted that the LGO conducted independent, impartial investigations of complaints about service failure and maladministration. Where complaints arose regarding Rushmoor Borough Council, there was a two-stage formal complaints procedure. Only after the completion of these stages, if the complainant was still dissatisfied then they had the option to complain to the Local Government Ombudsman. If the Ombudsman found maladministration causing injustice, then he would make recommendations for a remedy to redress the injustice. The LGO could also recommend changes to policy and practice to address wider systemic failures. The LGO now included 'Social Care' in its name and logo. This was in response to feedback which suggested that the original name acted as a barrier to recognition with the social care sector.

The Committee was advised that, in addition to the 2016/17 annual letter, the LGSCO had provided spreadsheets detailing additional information on the complaints and enquiries received within the period and information on the decisions made in the period. A copy of the spreadsheet was set out in the appendix to the Report.

The Committee was advised that from 5th April 2016 until 20th March 2017 the LGSCO had received a total of seven complaints against the Council. Two of these had been referred back to the Council for local resolution without further action being taken by the Ombudsman. The remaining five complaints had been generated from Environmental Health (1), Planning (3) and Revenues and Benefits (1). The complaints received against the Council had been decided as follows:

- three complaints had been closed after initial enquiries without any investigation having been undertaken.
- the remaining two complaints had not been upheld.

The LGSCO report therefore had concluded that Rushmoor Borough Council had a 0% uphold rate out of seven complaints made against it. The uphold rate was

calculated in relation to the total number of detailed investigations. Members noted that this continued the uphold rate from the previous year and was indicative that the Council's complaints system was working well and that complaints had been properly addressed when they occurred.

**RESOLVED:** That the Solicitor to the Council's Report No. LEG1714 be noted.

The meeting closed at 7.18 pm.

CLLR A. JACKMAN (CHAIRMAN)

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# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 8th November, 2017 at the Council Offices,  
Farnborough at 7.00 pm.

## **Voting Members**

Cllr B.A. Thomas (Chairman)  
Cllr J.H. Marsh (Vice-Chairman)

Cllr Mrs. D.B. Bedford  
Cllr D.M.T. Bell  
Cllr R. Cooper  
Cllr Sue Dibble  
Cllr Jennifer Evans  
Cllr D.S. Gladstone  
Cllr C.P. Grattan  
Cllr A.R. Newell

## **Non-Voting Members**

Cllr M.J. Tennant (Environment and Service Delivery Portfolio Holder) (ex officio)  
attended the meeting.

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar.

### **41. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **42. MINUTES**

The Minutes of the meeting held on 13th September, 2017 were approved and  
signed by the Chairman.

### **43. PLANNING APPLICATIONS**

**RESOLVED:** That

- (i) permission be given to the following applications, as set out in  
Appendix "A" attached hereto, subject to the conditions, restrictions  
and prohibitions (if any) mentioned therein:

17/00494/REMPP	(McGrigor Zone D Wellesley, 116 Dwellings);
17/00495/LBC2PP	(McGrigor Zone D Wellesley, Listed

- \* 17/00744/REVPP Building Consent);  
(No. 10 Queens Road, Farnborough);
- 17/00787/COUPP (Voyager House, No. 2 Apollo Rise,  
Farnborough);
- (ii) the applications dealt with by the Head of Planning, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Planning's Report No. PLN1735, be noted;
- (iii) the current position with regard to the following applications be noted pending consideration at a future meeting:
  - 16/00837/FULPP (The Crescent, Southwood Business Park, Summit Avenue, Farnborough);
  - 16/00981/FULPP (Aldershot Bus Station, No. 3, Station Road, Aldershot);
  - \* 17/00616/FULPP (Land at Orchard Rise, No. 127 and La Fosse House, No. 129 Ship Lane, and Farnborough Hill School, No. 312 Farnborough Road, Farnborough);
  - 17/00842/RBCRG3 (No. 259 North Lane, Aldershot);
  - 17/00858/REVPP (No. 34 Cranmore Lane, Aldershot);
  - 17/00866/FULPP (Blackwater Shopping Park, Farnborough Gate, Farnborough);
- (iv) the receipt of a petition in respect of the following application be noted:
  - \* 17/00748/FULPP (No. 110 Boxalls Lane, Aldershot).
  - \* The Head of Planning's Report No. PLN1735 in respect of these applications was amended at the meeting

#### 44. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

- (i) **No. 61A Tongham Road, Aldershot –**  
  
**RESOLVED:** That the decision to take enforcement action by the Head of Planning in accordance with the Council's Scheme of Delegation, more specifically specified in the Head of Planning's Report No. PLN1736, be noted.
- (ii) **No. 44 Gravel Road, Farnborough –**  
  
**RESOLVED:** That the Head of Planning's Report No. PLN1736 be noted with respect to this property.
- (iii) **Grasmere House, No. 33 Cargate Avenue, Aldershot –**  
  
**RESOLVED:** That the Committee note the Head of Planning's Report

No. PLN1736 (as amended at the meeting in relation to this item).

(iv) **No. 10 Grosvenor Road, Aldershot –**

The Committee considered the Head of Planning's Report No. PLN1736 regarding the alleged breach in relation to a change of use from retail (Use Class A1) to massage parlour (Sui Generis – without Class). In the absence of a response to two letters sent to Shanghai Therapy Massage, the organisation had been advised that the matter would be referred to the Committee.

Members were advised that the current use of the premises was acceptable in principle and that an application to continue the present use as a massage parlour would receive a recommendation for the grant of planning permission.

**RESOLVED:** That no further action be taken in respect of an alleged breach of use at No. 10 Grosvenor Road, Aldershot, as set out in Report No. PLN1736.

45. **APPEALS PROGRESS REPORT**

The Committee received the Head of Planning's Report No. PLN1737 concerning the following appeal decision:

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>
17/00357/REXPD	Against the Council's refusal of Prior Approval for Larger Home Extensions for the erection of a single storey rear extension at No. 33 Cotswold Close, Farnborough	Dismissed

**RESOLVED:** That the Head of Planning's Report No. PLN1737 be noted.

46. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY - SEPTEMBER 2017**

The Committee received the Head of Planning's Report No. PLN1738 which provided updates on the Performance Indicators for the Development Management Section of Planning and the overall workload of the Section for the period 1st July to 30th September, 2017.

**RESOLVED:** That the Head of Planning's Report No. PLN1738 be noted.

The meeting closed at 7.55 pm.

CLLR B.A. THOMAS (CHAIRMAN)

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**Development Management Committee**

**8th November 2017**

**Appendix "A"**

**Application No. 17/00494/REMPP 12th June 2017**  
**& Date Valid:**

Proposal: APPROVAL OF RESERVED MATTERS: for construction / conversion of existing buildings to provide 116 dwellings (Use Class C3) in Development Zone D (McGrigor), together with associated access, parking and public open space, pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014. at **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot**

Applicant: Grainger (Aldershot) Limited And Secretary Of State For Defence

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: AHL.01A;CSL.01B;DML.01A; EB.01 B;  
LP.01 A; SE.01 A; SE.02 A;  
SL.01 B; SS.01 A; SS.02 A; SS.03 A; PP.01 B;  
SB.pe A; P.1.Ex.p A; P.1.Ex.e1 A;  
P.1 Ex.e2 A; P.1.Pro.p A; P.1.Pro.e1A;  
P.1.Pro.e2 A; P.7-8.Ex.p1 A; P.7-8.Ex.p2 A;  
P.7-8.Ex.e1 A; P.7-8.Ex.e2 A; P.7-8.Pro.e1B;  
P.7-8.Pro.e2 B; P.7-8.Pro.p1 B;  
P.7 8.Pro.p2 B; P.100-104.e1 A; P.100-104.e2 A;  
P.100-104.p A; P.105-109.e1 A; P.105-109.e2 A; P.105-  
109.p A; P.110.e A; P.110.p A; FB-A.e1 A; FB-A.e2 A;  
FB-A.e3 A; FB-A.e4 A; FB-A-p1 A; FB-A-p2 A; FB-A-p3  
A; FB-B-A.e1 A; FB-B-A.p1 A; FB-B-B.p1 A; FB-B.e1 A;  
FB-B.e2 A; FB-B.e3 A; FB-B.p1 A; FB-B.p2 A; FB-B.p3  
A; FB-C.e1 A; FB-C.e2 A; FB-C.e3 A; FB-C.e4 A; FB-  
C.p1 A; FB-C.p2 A; FB-C.p3 A; FB-D.e1 A; FB-D.p1 A;  
FB-D.p2 A; FB-D.p3 A; FB-E.e A; FB-E.p A; BCS.01 A;  
GAR.D01.pe A; GAR.S01.pe A; GAR.S02.pe

A; GAR.S03.pe A; GAR.S04.pe A; GAR.T01.pe A;  
GAR.T02.pe A; GAR.T03.pe A; HT-2B4P.e A; HT  
2B4P.p;  
HT-2B4P.pA; HT.2B4P\_OPT1.e A;  
HT.2B4P\_OPT2.e A; HT.2B4P\_OPT2.p A;  
HT.3B.1\_OPT1.e A; HT.3B.1\_OPT1.p A;  
HT.3B.1\_OPT2.e A; HT.3B.1\_OPT2.p A; HT.3B.5.e A;  
HT.3B.5.p A; HT.3B.5P\_OPT1.e A; HT.3B.5P\_OPT1.p  
A; HT.3B.5P\_OPT2.e A; HT.3B.5P\_OPT2.p A; HT.4B.1.e  
A; HT.4B.1.p A; HT.5B.1.e A; HT.5B.1.p A; HT.5B.1-A.e  
A; HT.5B.1-A.p A; P2-5.e1 A; P2-5.e2 A; P2-5.p A;

P12.e A; P12.p A; P.37-38.e A; P.37-38.p A;  
P.39-40\_41-42.e A; P.39-40\_41-42.p A; P.55-56\_57-  
58.e A; P.55-56\_57-58.p A; P.86-87.e A; P.86-87.p A;  
P.92-94.e A;  
P.92-94.p A; P.95-96.e A; P.95-96.p A; P.97-98.e A;  
P.97-98.p A; P.99.e A; P.99.p A; 2519-MG-LA-01 P6;  
2519-MG-LA-02 P6; 2519-MG-LA-03 P6; 2519-MG-LA-  
04 P6; 2519-MG-LA-05 P4; 2519-MG-LA-08 P8; 2519-  
MG-LA-09 P5; 2519-MG-DT-01 P1; 2519-MG-DT-03 P1;  
2519-MG-DT-04 P1; 2519-MG-DT-05 P2; 2519-MG-  
DT-06 P1; GTASHOT\_D/GA/01 D; GTASHOT\_D/GA/02  
D; GTASHOT\_D/GA/03C; GTASHOT\_D/GA/04D;  
GTASHOT\_D/GA/05E; GTASHOT\_D/GA/06D;  
GTASHOT\_D/GA/07D; GTASHOT\_D/GA/08D;  
GTASHOT\_D/GA/09C; GTASHOT\_D/GA/10C;  
GTASHOT\_D/GA/11C; GTASHOT\_D/GA/12A;  
GTASHOT\_D/RD/01C; GTASHOT\_D/RD/02;  
GTASHOT\_D/RD/03; GTASHOT\_D/RD/04;  
GTASHOT\_D/SK/03D; GTASHOT\_D/SU/01D;  
GTASHOT\_D/UT/01D; GTASHOT\_D/UT/02D;  
GTASHOT\_D/UT/03D; GTASHOT\_D/UT/04D;  
GTASHOT\_D/VT/01A; GTASHOT\_D/VT/02B;  
GTASHOT\_D/VT/03B; GTASHOT\_D/LG/01 C;  
GTASHOT\_D/LG/02 B;  
IR.ZGTASHOT.MCGRIGOR.21.1 D;  
IR.ZGTASHOT.MCGRIGOR.21.2 D;  
IR.ZGTASHOT.MCGRIGOR.21.5 D;  
IR.ZGTASHOT.MCGRIGOR.21.3 D;  
IR.ZGTASHOT.MCGRIGOR.21.4D; and  
IR.GTASHOT.16A.16E.21.2.

Documents: Planning Statement (Savills, June 2017);  
Design & Access Statement Revision A (Thrive  
Architects, May 2017); Heritage Statement Revision D  
(October 2017); Affordable Housing Development Zone  
Strategy and Reserved Matters Statement (Grainger,  
June 2017); Noise Assessment (WYG, February 2017);  
Lighting Assessment (WYG, February 2017); Phase I



Desk Study ref: LP1076 (Leap Environmental Ltd., 15th January 2016); Phase II Site Investigation Report ref: LP001207 (Leap Environmental Ltd., Issue 3 26th October 2017); Construction Traffic Management Plan - Revision A (Mayer Brown, June 2017); Construction Environmental Management Plan (Mayer Brown, June 2017); Written Scheme of Investigation for an Archaeological Watching Brief ref: 79182.06 (Wessex Archaeology, February 2017); Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017); Phase 1 & Phase 2 Bat Survey (Lindsay Carrington Ecological Services, May 2016); Bat Tree Survey (Lindsay Carrington Ecological Services, November 2016); Landscape Management Plan ref: 2519-MG-RE-01-P7 (Allen Pyke Associates, May 2017); and Building 17B - Stable Block - Recording Document Rev B.

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

- 3 A schedule of the materials (including samples where required by the Local Planning Authority) to be used for the external surfaces of the dwellings 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 satisfactory external appearance for the development and to safeguard the character and appearance of the conservation area and the setting of adjoining heritage assets.

- 4 Prior to first occupation of the development hereby approved, drawings detailing the amalgamation of the two ground floor affordable rented units in Block B identified on drawings GRAIN151116 FB-B.P1 A, GRAIN151116 FB-B.A.P1 A and GRAIN151116 FB-B.B.P1 A to create one bespoke accessible three-bedroom wheelchair unit, shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include layout plans and any associated external alterations to the elevations and access to the

building, together with a timescale for implementation agreed in consultation with the Housing Strategy and Enabling Manager. The unit shall be implemented in accordance with the approved details and the timescales as agreed, unless the Local Planning Authority confirms in writing that there is no identified need for the bespoke unit. In this event, the development shall be implemented in accordance with approved drawing GRAIN151116 FB-B.P1 A \*

Reason - To provide wheelchair accessible affordable housing in response to an identified local need, in accordance with the provisions of the Wellesley Affordable Housing Strategy.

- 5 Prior to first occupation of those dwellings fronting Hospital Road and Hope Grants Lane (as identified in the Noise Assessment Report WYG, February 2017); details of the proposed glazing and ventilation strategy, with a sound reduction between Rw 31 - Rw 36 dB with windows closed and other means of ventilation provided, shall be 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.

- 6 The development shall be carried out in accordance with the methodology and recommendations contained within the Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017). Prior to first occupation 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 ADS hereby approved.\*

Reason - To safeguard existing and replacement trees within the site, in the interests of the character and appearance of the area and biodiversity.

- 7 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of

neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 8 The residents' and visitors' parking spaces (including life time homes and wheelchair housing bays) shall be laid out and allocated in accordance with details provided on drawing PP.01 B (Parking Plan) hereby approved, prior to first occupation 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 McGrigor Development Zone.\*

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

- 9 The cycle parking spaces shown on the approved plans shall be provided prior to the first occupation of any part of the development 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.

- 10 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or structures demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist and the development should be carried out in accordance with the methodology and recommendations contained within the Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017) hereby approved, to ensure that no active nests are present. If an active nest is discovered it shall be left in situ until the young have fledged.

Reason - To prevent harm to breeding birds

- 11 The development hereby approved shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Watching Brief (Wessex Archaeology - ref: 79182.06, February 2017).

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

- 12 The development shall be carried out strictly in accordance with the Construction Environmental Management Plan (Mayer Brown, June 2017) hereby approved.

Reason - In order to safeguard local environmental conditions and wildlife during the construction of the development.

- 13 The development shall be carried out strictly in accordance with the Construction Traffic Management Plan REV A (Mayer Brown, June 2017) hereby approved.

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

- 14 The proposed refuse and recycling storage for the development shall be provided in accordance with the details shown on the approved drawings prior to the first occupation of any part of the development to which they relate, and shall be retained thereafter for the life of the development.\*

Reason - To safeguard the amenities and character of the area and to meet the functional needs of the development.

**Application No. & Date Valid:** 17/00495/LBC2PP

**13th June 2017**

**Proposal:** LISTED BUILDING CONSENT: for internal and external alterations, (including demolition of Stable Block (Building 17B) and rear additions to Cambridge House (Building 17A) and St Michaels House (Building 18A), to facilitate the conversion of Cambridge House and St Michaels House to provide 3 dwellings as part of a scheme for 116 dwellings (Use Class C3) in Development Zone D (McGrigor). (PLEASE SEE APPLICATION REFERENCE 17/00494/REMPP FOR DRAWINGS AND DOCUMENTS) at **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot**

**Applicant:** Grainger (Aldershot) Limited And Secretary Of State For D...

**Conditions:** 1 The consent hereby granted shall be carried out in accordance with the following approved drawings and documents:

Drawings: AHL.01 A; CSL.01 B; DML.01 A; EB.01 B; LP.01 A; SE.01 A; SE.02 A; SL.01 B; SS.01 A; SS.02 A; SS.03 A; PP.01 B; SB.pe A; P.1.Ex.p A; P.1.Ex.e1 A; P.1 Ex.e2 A; P.1.Pro.p A; P.1.Pro.e1 A; P.1.Pro.e2 A; P.7-8.Ex.p1 A; P.7-8.Ex.p2 A; P.7-8.Ex.e1 A; P.7-8.Ex.e2 A; P.7-8.Pro.e1 B; P.7-8.Pro.e2 B; P.7-8.Pro.p1 B;P.7-8.Pro.p2B;P.100-104.e1A;P.100-104.e2 A; P.100-104.p A; P.105-109.e1 A; P.105-109.e2 A; P.105-109.p A; P.110.e A; P.110.p A; FB-A.e1 A; FB-A.e2 A; FB-A.e3 A; FB-A.e4 A; FB-A.p1 A; FB-A.p2 A; FB-A.p3 A; FB-B-A.e1 A; FB-B-A.p1 A; FB-B-B.p1 A; FB-B.e1 A; FB-B.e2 A; FB-B.e3 A; FB-B.p1 A; FB-B.p2 A; FB-B.p3 A; FB-C.e1 A; FB-C.e2 A; FB-C.e3 A; FB-C.e4 A; FB-C.p1 A; FB-C.p2 A; FB-C.p3 A;FB-D.e1 A; FB-D.p1 A; FB-D.p2 A; FB-D.p3 A; FB-E.e A; FB-E.p A; BCS.01 A; GAR.D01.peA;GAR.S01.peA;GAR.S02.peA;GAR.S03.p eA;GAR.S04.peA;GAR.T01.peA;GAR.T02.peA;GAR.T03 .peA;HT-2B4P.eA;HT2B4P.p;HT-2B4P.pA;HT.2B4P\_OP T1.eA;HT.2B4P\_OPT2.eA;HT.2B4P\_OPT2.pA;HT.3B.1\_ OPT1.eA; HT.3B.1\_OPT1.pA;HT.3B.1\_OPT2.eA;

HT.3B.1\_OPT2.pA;HT.3B.5.eA;HT.3B.5.pA;HT.3B.5P\_O  
PT1.eA;HT.3B.5P\_OPT1.pA; HT.3B.5P\_OPT2.e A;  
HT.3B.5P\_OPT2.p A; HT.4B.1.e A; HT.4B.1.p A;  
HT.5B.1.e A; HT.5B.1.p A; HT.5B.1-A.e A; HT.5B.1-A.p  
A; P2-5.e1 A; P2-5.e2 A; P2-5.p A; P12.e A; P12.p A;  
P.37-38.e A; P.37-38.p A; P.39- 40\_41-42.e A;  
P.39-40\_41-42.p A; P.55-56\_57-58.eA;P.55-56\_57-58.p  
A; P.86-87.e A; P.86-87.p A; P.92-94.e A;P.92-94.p A;  
P.95-96.e A; P.95-96.p A; P.97-98.e A; P.97-98.p A;  
P.99.e A; P.99.p A; 2519-MG-LA-01 P6; 2519-MG-  
LA-02 P6; 2519-MG-LA-03 P6; 2519-MG-LA- 04 P6;  
2519-MG-LA-05 P4; 2519-MG-LA-08 P8; 2519-MG-  
LA-09 P5; 2519-MG-DT-01 P1; 2519-MG-DT-03 P1;  
2519-MG-DT-04 P1; 2519-MG-DT-05 P2; 2519-MG-  
DT-06 P1; GTASHOT\_D/GA/01 D; GTASHOT\_D/GA/02  
D;GTASHOT\_D/GA/03C;GTASHOT\_D/GA/04D;  
GTASHOT\_D/GA/05E;GTASHOT\_D/GA/06D;  
GTASHOT\_D/GA/07D;GTASHOT\_D/GA/08D;  
GTASHOT\_D/GA/09C;GTASHOT\_D/GA/10C;  
GTASHOT\_D/GA/11C;GTASHOT\_D/GA/12A;  
GTASHOT\_D/RD/01C;GTASHOT\_D/RD/02;  
GTASHOT\_D/RD/03;GTASHOT\_D/RD/04;  
GTASHOT\_D/SK/03D;GTASHOT\_D/SU/01D;  
GTASHOT\_D/UT/01D;GTASHOT\_D/UT/02D;  
GTASHOT\_D/UT/03D;GTASHOT\_D/UT/04D;  
GTASHOT\_D/VT/01A;GTASHOT\_D/VT/02B;  
GTASHOT\_D/VT/03B;GTASHOT\_D/LG/01C;

GTASHOT\_D/LG/02 B;  
IR.ZGTASHOT.MCGRIGOR.21.1 D;  
IR.ZGTASHOT.MCGRIGOR.21.2 D;  
IR.ZGTASHOT.MCGRIGOR.21.5 D;  
IR.ZGTASHOT.MCGRIGOR.21.3 D;  
IR.ZGTASHOT.MCGRIGOR.21.4D; and  
IR.GTASHOT.16A.16E.21.2.

Documents: Planning Statement (Savills, June 2017);  
Design & Access Statement Revision A (Thrive  
Architects, May 2017); Heritage Statement Revision D  
(October 2017); and, Building 17B - Stable Block -  
Recording Document Rev B.

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

- 2 No demolition works hereby approved shall commence until a Demolition Method Statement (including methodology to protect existing structures) is submitted to and approved in writing by the Local Planning Authority. The demolition works shall be carried out

strictly in accordance with the approved strategy.

Reason: To safeguard the special architectural and historic character of the buildings.

- 3 The Building Recording Document submitted with the application for Stable Block Building 17B shall be made available through the relevant public archive prior to the commencement of the demolition hereby approved, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014.

Reason - To record and advance understanding of the significance of any heritage assets to be lost.

- 4 No works other than the demolition of Building 17B Stable Block hereby approved shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

(i) A detailed written Schedule of External and Internal Works. The schedule shall refer to approved and supplementary plans and shall include method statements where appropriate;

(ii) Detailed drawings and methodology of proposed internal partitions and any proposed building insulation, demonstrating how the original internal fabric and features of the building would be affected, such as existing doors, windows and reveals, floorboards/coverings, walls, ceilings, cornices, picture rails, skirtings and other decorative features;

(iii) Details (drawings and/or samples where appropriate) of new internal and external materials and features, including plasterwork and decorative features, internal doors, joinery, flooring, roof tiles, ridge tiles, other roof coverings, stonework, external doors and windows, brick types (including extent of re-use of bricks), brick bond, mortar mix, pointing method, flashing, and exterior metal work, including external balconies/balustrades;

(iv) Typical large scale detailed drawings (1:5 and/or 1:20), including vertical and horizontal cross-sections through openings, of new windows and external doors,

including materials, finishes, head, sill, lintels and depth of reveal;

(v) Methodology (drawings where appropriate) for the refurbishment of retained windows and doors, including any required modifications (e.g. for thermal or sound attenuation purposes);

(vi) Details of proposed/refurbished external services and fixtures, including rainwater goods, soil stacks, flues, vents and ductwork where applicable.

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.\*

5 No works to clean or repoint external brickwork or stonework of any retained listed building shall be undertaken until the following details have been submitted to and approved in writing by the Local Planning Authority:

(i) Details of the extent of cleaning and repointing proposed;

(ii) Details of proposed cleaning method together with a sample area of brickwork/stonework has been prepared on site and inspected by the Local Planning Authority;

(iii) A sample panel/s not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site and inspected by the Local Planning Authority.

The sample panels/areas shall be photographed (or otherwise identified for comparison as work proceeds) prior to works commencing and the works shall thereafter be carried out to match the approved samples.

Reason - To ensure that the character, appearance and integrity of the listed buildings is not prejudiced, thereby preserving their special architectural and historic interest.\*



- 6 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.

**Application No. & Date Valid: 17/00744/REVPP 5th September 2017**

Proposal: MINOR MATERIAL AMENDMENTS to development approved under planning permission 16/00451/FULPP dated 16/08/2016 (for erection of 1 x studio flat, 2 x one bedroom flats and 1 x two bedroom flat with associated car parking,) to create a new parapet wall in the boundary with number 8 Queens Road, to add a dormer on the East elevation to create the required headroom for the approved stairs, to add six additional high-level roof-lights on the second floor to give more light to the property and one additional roof-light to provide a light tunnel to serve flat 3 of the first floor and amendments to internal layout of flats

**at 10 Queens Road Farnborough Hampshire GU14 6DN**

Applicant: Mr & Mrs A & K Sahni

Conditions: 1 The permission hereby granted shall be carried out in accordance with the following approved drawings - BR-04 REV F, BR-05 REV E, BR-06 REV E, BR-07 REV E, BR-08 REV F. BR-09 REV D and BR-16.

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

2 The development shall be carried out and completed in accordance with the details that were approved under reference 17/00012/CONDPP on 19/5/2017, pursuant to conditions 3, 4, 5, 6, 7, 8, 10 and 13 of planning permission 16/00451/FULPP.

Reason - To ensure a satisfactory form of development.

3 The parking spaces shown on the approved plans shall be provided before the first occupation of the development hereby permitted and used only for the parking of vehicles ancillary and incidental to the residential use. These spaces shall be kept available at all times for parking and shall not be used for the storage of caravans, boats or trailers.

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

- 4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner.

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

- 5 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.

**Application No. & Date Valid:** 17/00787/COUPP

**19th September 2017**

**Proposal:** Installation of secure bin and covered cycle store outbuildings; and change of use of existing offices (Use Class B1) to community healthcare resources hub (Use Class D1) for healthcare delivery for Farnborough at **Voyager House 2 Apollo Rise Farnborough Hampshire**

**Applicant:** North East Hampshire & Farnham Clinical Commissioning Group

**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 Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - PWP Architects Drawing Nos.5900 1000, - 1001 Rev.B, -1100 Rev.A (incorporating Design & Access Statement), -1101, -1105, -1106, -1107, -1300 Rev.A & -1301; Planning Statement and Site Photographs.

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 purposes of a community healthcare facility and for no other purpose, including any other purpose within Class D1, without the prior permission of the Local Planning Authority.

Reason - Having regard to the specific nature and circumstances of the proposed use and to ensure that

the implications for the amenities of the area and highway safety and convenience can be appropriately considered by the Local Planning Authority in the event that any other form of use falling within Use Class D1 is contemplated in the future.

- 4 The development hereby approved shall not be occupied until details for the specific provision for servicing (including by ambulances and passenger transport vehicles) and refuse collection has been submitted to and approved in writing by the Local Planning Authority, Furthermore, the development hereby approved shall not be occupied until disabled parking spaces, secure bicycle parking and facilities for servicing have been provided, marked-out etc in accordance with the approved plans. These facilities shall be thereafter retained solely for their identified purposes, and to be used by the occupiers of, and visitors to, the development as appropriate to their function.

Reason - To ensure the provision and retention of adequate parking and other vehicular facilities at the site to reflect the nature of the use hereby permitted in the interests of the safety and convenience of highway users.