

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Mark Andrews
Application No.	18/00092/FULPP
Date Valid	7th February 2018
Expiry date of consultations	1st March 2018
Proposal	Erection of 2.4m high palisade fence, 119m in length along the northern boundary and a 1.8m high palisade fence, 118m in length along the southern boundary
Address	<b>Alpine Ski Centre Gallwey Road Aldershot Hampshire GU11 2DD</b>
Ward	Wellington
Applicant	Mr Clive Marshall
Agent	None
Recommendation	<b>GRANT</b>

### **Description**

The application relates to the Aldershot Alpine Centre, located within Aldershot military town, which is entered from Gallwey Road. The site is owned by the Council and operated on their behalf by the applicant. The land to the north comprises of Wellesley Woodland SANG and the land to the east forms part of God's Acre, a residential phase of Aldershot Urban Extension. Based on the current programme, this zone is not expected to be developed until 2025.

The proposal is for the erection of 119m long section of 2.4m high palisade fence along the northern boundary of the site, running through a patch of dense wooded land and steeply sloping land, and a 118m long section of 1.8m high palisade fence along the southern boundary, adjacent to Hurst Road. The fencing is required to secure the site from unauthorised entry.

### **Consultee Responses**

Aspire Defence Services Ltd      No comments received

### **Neighbours notified**

In addition to posting a site notice, 4 individual letters of notification were sent to properties in Alisons Rd, Gallwey Rd, the MOD and Grainger PLC.

### **Neighbour comments**

No representations received.

### **Policy and determining issues**

The site is located within the built up area as defined in the Rushmoor Core Strategy and saved Rushmoor Local Plan Review 1996-2011. As such, Core Strategy Policy CP2 (design and heritage); saved Local Plan Policy ENV17 (general development); and emerging Local Plan Policy DE1 (design in the built environment) is relevant to the consideration of the current proposals

The relevant determining issues are considered to be the impact on the character and appearance of the area and the impact on neighbouring amenity.

### **Commentary**

#### **Visual Impact –**

The proposed fencing is of utilitarian appearance, which is considered to visually accord with the functional appearance of the applicant property and others nearby. It is considered that there would be little impact upon visual amenity or the character of the area and it is therefore considered that the proposal would have an acceptable visual impact.

#### **Impact on Neighbours -**

Due to the location and the distance of separation, the fencing would have no detrimental impact on neighbours in terms of loss of light, overshadowing and is therefore considered acceptable in this regard.

### **FULL RECOMMENDATION**

It is recommended that permission be **GRANTED** subject to the following conditions and informatives:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

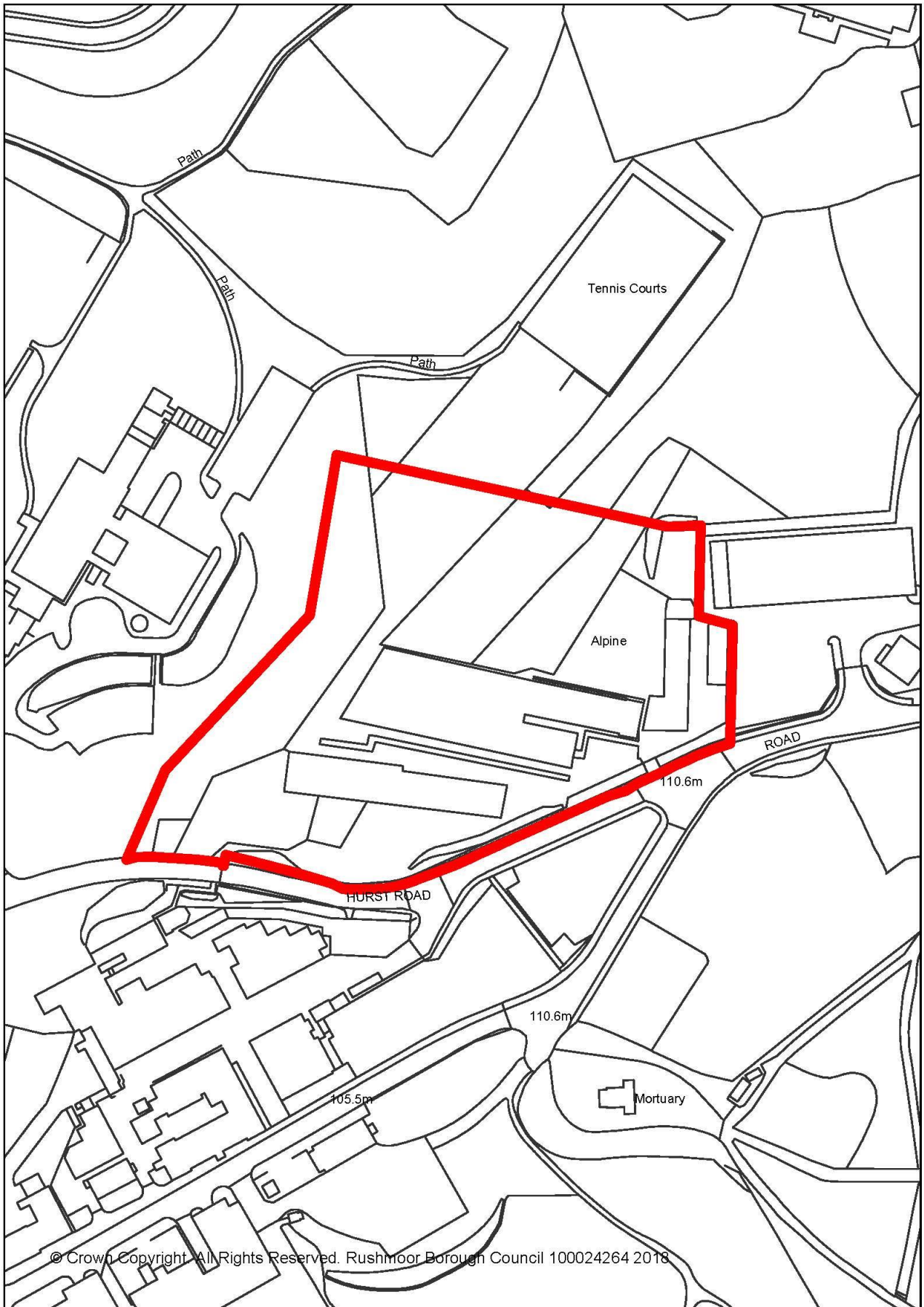
Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

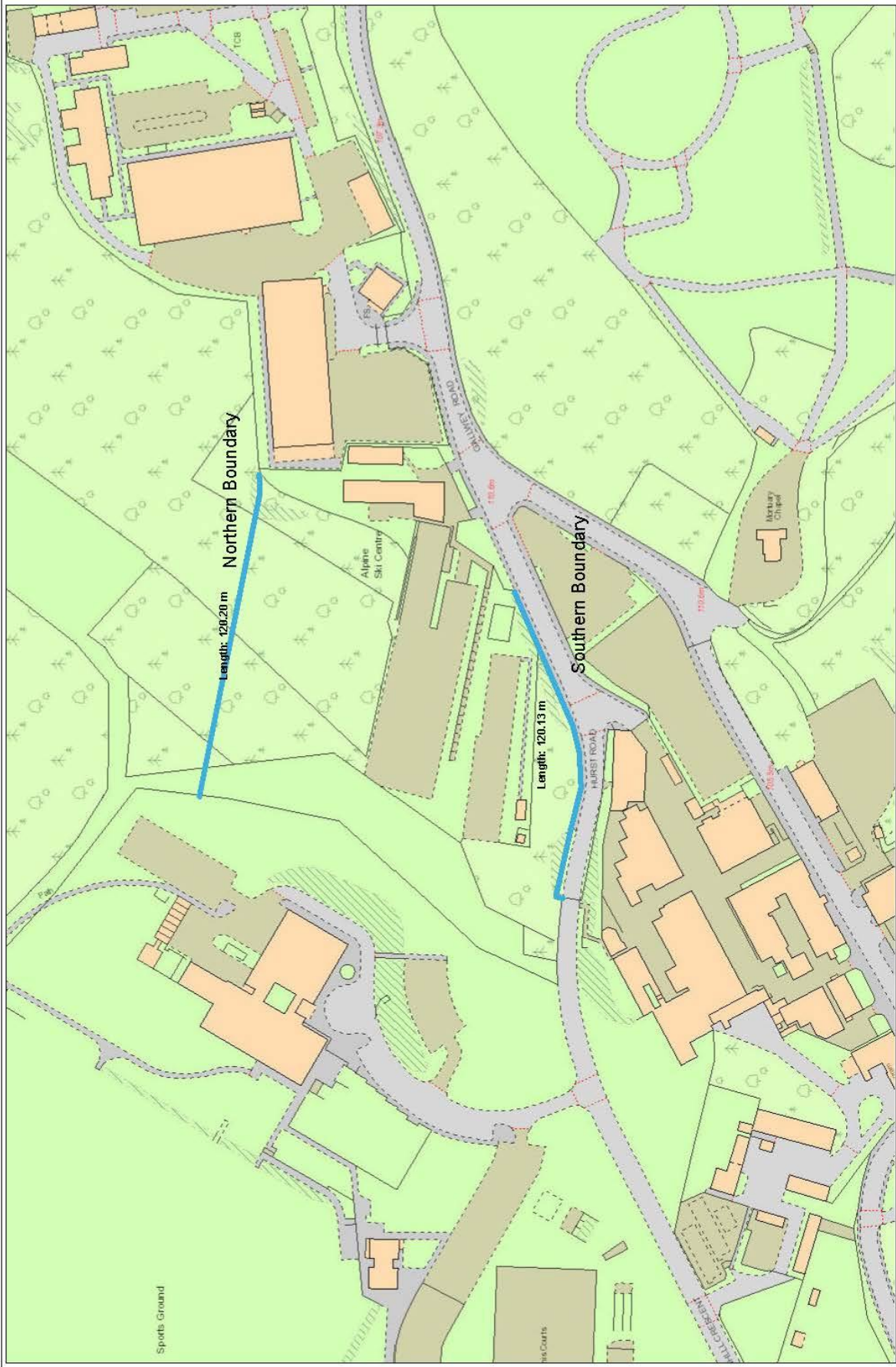
- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - PLAN-01, PLAN-02 & PLAN-03

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

## **Informatives**

- 1     INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because the proposals are considered to be acceptable in visual terms and gives rise to no significant material and harmful impact on neighbouring properties. The proposals are thereby considered acceptable having regard to the criteria set out in Rushmoor Core Strategy Policy CP2, saved Local Plan Policy ENV17 and emerging Local Plan Policy DE1. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
  
- 2     INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.





**Location of Proposed Palisade Fence'**

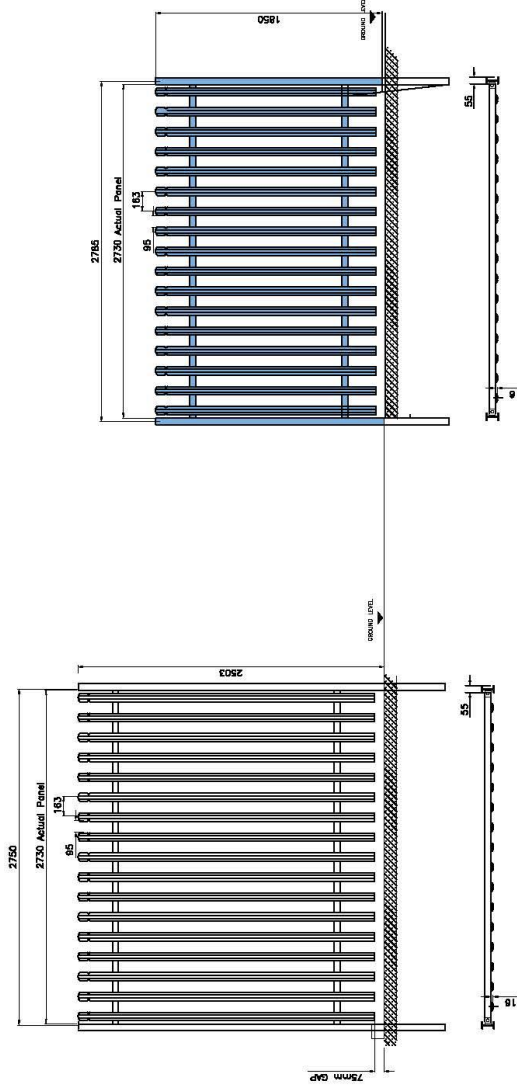
Ref: Plan 02

File: 10024264  
 Created: 10/11/13

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Scale: 1:1250

Ref: 18/00092/FULPP



Northern Boundary

Southern Boundary

Proposed Metal Palisade Fencing to the Alpine Ski  
Center, Aldershot

Scale 1:50 @ A4

Ref: Plan 03