

**AMENDMENT SHEET FOR**  
**DEVELOPMENT MANAGEMENT COMMITTEE**  
**23 May 2018**

**Section C**

**Item 6; Page 13**

Application No. 18/00264/FULPP

Proposal                      Erection of replacement rear extension, installation of two dormer extensions in rear roof slope and other external elevational alterations to facilitate change of use from Public House (Use Class A4) to residential use (Use Class C3) comprising 6 x 1-bedroom flats, together with creation of bin store and on-site parking to rear with vehicular access from Holly Road

Address                        **La Fontaine 92 Windmill Road Aldershot**

**Updates to report:**

**Hampshire County Council Highways Development Planning** confirm the removal of their holding objection. No objection is raised subject to conditions as set out in the Committee Report.

**The Pubs Officer, Surrey Hants Borders CAMRA** has submitted further representations, which make the following summarised points:-

- (a) It is clarified that their non-criticism of the asking price in their original representations (as set out verbatim in the Report) does not mean that CAMRA supports the application proposals in any way or, indeed, accepts that the asking price for La Fontaine is reasonable. Their previous lack of comment in this specific respect was simply because they are not property professionals and, as such, not qualified to do so.
- (b) Nevertheless, CAMRA observe that the sale prices achieved with a number of other former Aldershot Pubs in recent years were considerably lower than the asking price sought with the applicants' marketing campaign for La Fontaine (£525,000), namely:-  
Unicorn - £395,000, February 2015  
White Hart £325,000, February 2016  
Imperial Standard - £250,000, December 2016  
Royal Staff - £265,000, July 2017
- (c) On this basis, CAMRA believes that La Fontaine was unrealistically over-priced in the marketing campaign and that this may have discouraged interest in the property. Nowhere in the Officer Report is there any examination of the sales prices achieved for other pub properties in Aldershot. Accordingly, CAMRA neither believe that this matter has been investigated with sufficient curiosity; nor that the marketing requirements of the "Development Affecting Public Houses" SPD have been adequately met.
- (d) It is noted that some of the garden area of the Royal Staff Pub has recently been fenced off separately, possibly for re-development.
- (e) The fact that La Fontaine has not been subject to a request for Asset of Community Value (ACV) status does not demonstrate anything in relation to the value of the Pub : Pubs are of

value whether they are subject to an ACV or not. However, ACVs can give community groups time to compile bids to buy their local pub should it be put up for sale.

- (f) Due to recent changes in planning legislation with the Neighbourhood Planning Act 2017 CAMRA now rarely seek ACVs because Pubs are now adequately protected from permitted development demolitions and changes of use without the need for ACV status. Furthermore, because CAMRA is not in the business of buying Pubs, it is no longer appropriate for them to lead community initiatives to buy Pubs.
- (g) The Council has a strong and robust Pub protection policy to ensure that due consideration is given to planning applications proposing the loss of a Pub to ensure that viable Pubs are not lost forever. However CAMRA fear that the Council is in danger of selling itself short in the consideration of the current application.
- (h) It is suggested that the Committee has insufficient information to make a decision on the application and that, as such, consideration be deferred.

**Amended recommendation:**

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 13 June 2018 to secure a financial contribution of £24,234.00 towards the maintenance of SPA avoidance and mitigation the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 13 June 2018 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not secure a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

**Complete Condition No.2:**

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings – Lawson Architecture Drawing Nos.17-2350-ES-100 REV.B; -EP-00 REV.A; -EP-01 REV.A; -EP-02 REV.A; -EP-03; -EE-01; -EE-02; -PP-00 REV.C; -PP-01 REV.C; -PP-02 REV.B; -PP-03 REV.A; -PE-01 REV.C; -PE-02 REV.B; -PX-00 REV.A; -PT-01 REV.B; -PT-02 REV.B; -PT-03 REV.B; -PT-04 REV.B; -PT-05 REV.B; -VT-01 REV.B; Planning, Design & Access Statement; Loss of Public House Supporting Evidence; Preliminary Ecological Report; and Sustainability Questionnaire.