

**Urgent Action - Old Fire Station, Ordnance Road Aldershot.  
Application Reference 16/00815/FULPP**

**1.1 Background**

- 1.1 On 1<sup>st</sup> February 2017 the Development Management Committee resolved to grant planning permission for redevelopment of the above site with 32 residential units in two blocks, in accordance with the application under the above reference. The decision was to grant subject to completion of a S.106 Planning Obligation by 9<sup>th</sup> March 2017 and, in the event the agreement was not completed, to refuse permission.
- 1.2 The applicants were unable to complete the agreement by the specified deadline because they experienced difficulty in obtaining confirmation that the former occupier of the land (BT) had fully surrendered their 999 year lease. They therefore needed additional time to obtain a statutory declaration to that effect.
- 1.3 The applicants requested an extension of the deadline until 27<sup>th</sup> March 2017 in order to complete the agreement.
- 1.4 The extension of time for a period of a further ten working days, and the amended recommendation were agreed as an urgent action by the Chairman of The Development Management Committee in consultation with the Head of Planning on 14<sup>th</sup> March 2017.
- 1.5 The amended recommendation in respect of Application 16/00815/FULPP now reads:

**“Full Recommendation**

It is recommended that subject to the completion of a satisfactory Agreement under s106 of the town and Country Planning Act 1990 by 27<sup>th</sup> March 2017 to secure financial contributions towards SPA mitigation, affordable housing and highway improvements, 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 completed agreement is not received by 27<sup>th</sup> March 2017 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposal does not make satisfactory contribution towards highway safety improvements to mitigate an increased number of multi-modal trips associated with the site in

accordance with Core Strategy Policies CP16 and CP17 and Transport Contributions Supplementary Planning Document, on the grounds that the proposal does not make 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 Avoidance and Mitigation Strategy (2014) and Core Strategy Policies CP11 and CP13, and on the grounds that an appropriate contribution to affordable housing provision has not been made as required by Policy CP6.”

## **2.0 Recommendation**

**2.1** That the report be NOTED

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*BACKGROUND PAPERS: Planning Application File 16/00815/FULPP*