

**Urgent Action – Aldershot Bus Station, 3 Station Road, Aldershot  
Application Reference 16/00981/FULPP**

**1.0 Background**

- 1.1 On 5 December 2018 the Development Management Committee resolved to grant planning permission subject to conditions for:

*Demolition of existing bus station and re-development of site with the erection of a mixed use building comprising three ground floor commercial units with flexible use falling within Use Classes A1, A2, A3, A4, A5 or laundrette (sui generis); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 X 1-bedroom, 12 X 2-bedroom & 2 X 3-bedroom units) with associated on-site servicing and parking areas.*

- 1.2 In accordance with the application under the above reference. The decision was to grant planning permission subject to completion of a satisfactory s106 Planning Obligation by 5 February 2019 and, in the event that the s106 was not completed within this timescale, to refuse permission. An extension of time for completion of the s106 Planning Obligation until Monday 11 February 2019 was subsequently agreed.
- 1.3 The parties were unable to meet this deadline and a further extension was requested. Both the applicants and the Council's Corporate Manager – Legal Services agree that was no reason why the s106 could not be satisfactorily completed within the ensuing few days.
- 1.4 A further extension of time for completion of the s106 Planning Obligation until Monday 25 February 2019 was agreed by the Chairman of the Development Management Committee in consultation with the Head of Economy, Planning and Strategic Housing.
- 1.5 The amended recommendation in respect of Application 16/00981/FULPP now reads:

**“Full 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 25 February 2019 to secure the following:-

- (a) A financial contribution of £147,265.00 towards the maintenance of SPA avoidance and mitigation;
- (b) A £52,925.00 Public Open Space Contribution; and

- (c) Financial viability re-assessment clauses in the event that the implementation and completion of the scheme is protracted and market conditions improve the value of the scheme;

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 25 February 2019 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 provision for public open space in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4; and 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.”

- 1.6 The agreement was completed and received by the Council on 25 February 2019 and the planning permission was granted on 26 February 2019.

## **2.0 Recommendation**

- 2.1 That the report be NOTED

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Head of Economy, Planning and Strategic Housing  
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*BACKGROUND PAPERS: Planning Application File 16/00981/FULPP*