

**Development Management Committee
18th September 2019**

Appendix "A"

Application No. & Date Valid: **19/00469/FULPP** **9th July 2019**

Proposal: Change of use of two separate restaurant units (Use Class A3) to a gym (Use Class D2) operating on a 24 hour basis at **Units 6 And 7 Westgate Aldershot Hampshire**

Applicant: Legal & General Property

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:
2157 L1 - Location Plan 2157 X01A - Existing floor plans
2157 X02 A - Existing roof plans 2157 P02B – Proposed floor plans 2157 P03B - Proposed elevations 2157 P04A - Proposed roof plans

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 amalgamated units shall be used only for the purpose of a gym and for no other purpose, including any other purposes within Class D2, without the prior permission of the Local Planning Authority.

Reason - To prevent the introduction of future alternative D2 or other uses that may be contrary to the function of the Westgate site as a leisure hub and also in order for appropriate consideration to be given to such matters as impact on neighbours and highways issues.

- 4 The use hereby approved shall not commence until a scheme of provisions for the control of noise emanating from the site has been implemented in accordance with details to be first submitted to, and approved in writing by the Local Planning Authority. The measures installed shall be thereafter retained as approved.

Reason - To protect the amenity of neighbouring occupiers.*

- 5 The external materials used in the door replacements to facilitate the use hereby approved, shall match in colour and type those on each existing relevant unit facade.

Reason - To ensure external changes have an acceptable impact on appearance and character of the site and surrounding area.

- 6 No deliveries shall be taken at the premises except between the hours of 0700 - 2300 - Monday to Sunday (including Bank Holidays)

Reason - In the interests of residential amenity.

**Application No.
& Date Valid:**

19/00470/REVPP

9th July 2019

Proposal:

Variation of Conditions 15 and 23 attached to planning permission 10/00076/FULPP dated 03/12/2010 to allow 24 hour operation of a gym (Class D2) at Units 6 and 7 and to increase the floor space of D2 Use Class in Westgate by 865sqm at **Units 6 And 7 Westgate Aldershot Hampshire**

Applicant:

Legal & General Property

Conditions:

- 15 With the exception of Units 6 and 7, the following uses hereby permitted shall not be open to customers outside the following times:

Class A1 - 0800 - 2200 Mondays to Saturdays, 10-1700
Sundays, 0800 - 2200 hours Bank Holidays

Class A3, A4 and A5 uses - 0800 - 2400 Mondays to
Sundays (including Public Holidays)

Class D2 (cinema) - 0800 - 2400 hours Mondays to Thursdays, 0800 - 2300 hours Fridays to Saturdays, 0800 - 2400 hours Sundays not preceding Public Holidays and 0800 - 0230 hours Sundays preceding Public Holidays

Reason - To protect amenities of nearby residential properties

- 23 The finished development shall contain no more than 3,033 sqm of Class C1 (hotel), 3,201 sqm of Class D2 (cinema), 7,663 sqm of Class A1 (foodstore and petrol filling station), 865sqm Class D2 (gym), 1298 sqm of Class A3 (restaurant and cafes), and 409 sqm of Class A3/A4/A5. All figures are gross internal area (GIA). There shall be no increase in floor space by means of the installation of additional mezzanine floors or similar structures.

Reason - To accord with the terms of the application and to ensure that the development does not have an adverse impact on the vitality and viability of the town centre shopping core as the focus for comparison goods sales in Aldershot.