

12 NOVEMBER 2019

KEY DECISION - NO

AUTHORITY TO APPLY FOR PLANNING PERMISSION

SUMMARY AND RECOMMENDATIONS:

This report concerns four projects for which the Council may need to apply for planning permission. Three of these are connected with sites being prepared for development by the Regeneration Team and the fourth is associated with a property used as a hostel for homeless single people. Currently, Cabinet approval is required for the Council to submit a planning application. To help these projects move forward, delegated authority is sought to make applications for the projects as detailed in the report.

Cabinet is recommended to:

Delegate authority to the Executive Head of Regeneration and Property, in consultation with the Portfolio Holder for Major Projects and Property, to apply for planning permission on sites as set out in section 3 of this report,

1. INTRODUCTION

1.1 This report proposes delegation of authority to apply for planning permission in relation to four projects:

- Three sites in the Council's ownership that are potentially being prepared for transfer to the local housing company;
- Retention and continued use of the accommodation block and outbuildings at North Lane Lodge.

1.2 This delegation is requested pending changes to the Council's constitution which are expected to provide the necessary delegations to allow officers to make planning applications in the future.

2. BACKGROUND

Housing Company Sites

2.1 In preparing to establish a local housing company, a portfolio of sites with potential for residential use/development was created from land and properties currently owned by the Council.

- 2.2 A number of these sites are existing residential properties, others are small development sites. To establish what form of development is possible, officers are working on outline schemes to show site capacity and preparing option appraisals. These initial schemes have the potential to be developed further to support a planning application either by the Council or the company.
- 2.3 Proposals have now been prepared for three sites – land adjacent 3a Arthur Street, Aldershot and land adjacent 69 Victoria Road, Aldershot, land at Churchill Crescent, Farnborough.
- 2.4 Pre application discussions have taken place and the schemes are being amended to take account of comments received. The Churchill Crescent site may be taken forward in partnership with Vivid, therefore, a planning permission could be made by the Council, the housing company or Vivid.

North Lane Lodge: retain and continue use of accommodation block and outbuilding

- 2.7 The council leases North Lane Lodge at 259 North Lane, Aldershot, a former Air Cadet hut within the REME Zone (S) of the Wellesley development, from The Secretary of State for Defence, to provide a 9 x bed hostel for rough sleepers. The hostel is run by The Society of St James who have managed the scheme well and supported entrenched rough sleepers out of homelessness. This lease is due to end on 7th November 2019. Grainger Plc agrees that the land is not yet needed for development and that, in principle, the lease may be extended for an additional 12 months, supporting the council in the delivery of its Temporary Accommodation Strategy. Before extending the lease a new planning permission is needed
- 2.8 The main accommodation block at North Lane Lodge was subject to a Temporary Planning Permission ref: 16/0057/RBC3PP which expires on 1st February 2020. An ancillary outbuilding, used as a breakout/ consultation room was also granted a temporary consent,[under ref: 18/00118/RBCRG3, and this expired on 31st August 2019. Authority is therefore sought to make a new planning application to retain and continue the use of both the accommodation block and the outbuilding until November 2020.

3. DETAILS OF THE PROPOSAL

- 3.1 It is anticipated that the Council may need to apply for planning permission for
- Development of land adjacent 3a Arthur Street, Aldershot, land adjacent 69 Victoria Road, Aldershot and land at Churchill Crescent, Farnborough
 - Continued use of North Lane Lodge and outbuilding as a hostel.

3.2 In expectation of this, delegated authority is requested to apply for consent as necessary to avoid delays and allow the projects move forward efficiently

4. **CONSULTATION**

4.1 Pre application comments have been requested and received for the potential housing company sites.

4.2 Ward members have been briefed on the three housing company sites.

5. **IMPLICATIONS**

Legal Implications

5.1 None

Financial and Resource Implications

5.2 Costs associated securing planning permission for the Housing Company sites will be covered by the PRS capital budget

5.3 Costs associated with the application for North Lane Lodge will be met from the existing revenue budget for this scheme.

Equalities Impact Implications

5.4 None.

6 **CONCLUSION**

6.1 The Council may wish to apply for planning permission on three of the sites it proposes to transfer to the housing company; and will need to apply for consent for North Lane Lodge. To progress smoothly with these projects, delegated authority is sought for the Executive Head of Property and Regeneration, in consultation with the Portfolio Holder (Major Projects and Property), to apply for planning consent as set out in this report.

BACKGROUND DOCUMENTS:

None

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