

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Louise Davies
Application No.	19/00839/RBCRG3
Date Valid	27 November 2019
Expiry date of consultations	19 December 2019
Proposal	Retention of single storey 9 bed hostel and associated outbuilding until November 2020
Address	259 North Lane, Aldershot
Ward	Wellington
Applicant	Mr Tim Mills
Agent	Mrs Zöe Paine
Recommendation	GRANT

Description

This application seeks to allow the retention and use of the building as a 9 x bed hostel for rough sleepers for a further year on the same terms and basis as that permitted under application 18/00118/RBCRG3 (Development Management Committee Report PLN1806). The use of an ancillary building as a break out/consultation room was also granted a temporary consent (18/00118/RBCRG3). This application seeks to continue both uses until 30 November 2020.

The Application Site & Context

The site is located at the northern end of North Lane, close to its junction with Ordnance Road. It contains two single-storey buildings in a grassed compound with vehicular access via an adjacent Ministry of Defence car park. The site was previously used as an Air Cadets HQ. Adjacent to the entrance gate is a steel lattice mast with a radio antenna and floodlight at the top.

Relevant Planning History

The site falls within the outline consent for the Aldershot Urban Extension (Wellesley) and the building will be demolished and developed for housing as part of this development in the future.

In 2010 planning permission was granted (ref: 10/00769/FULPP) for the erection of a single storey side extension to the hut but this was not implemented. On the 10th March 2014, hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure and Suitable Alternative Natural Greenspace (SANG). The Master Plan for the development "Wellesley" is divided into a series of Development Zones. The application site is located in Development Zone S – REME. Based on the current programme, this zone is not expected to be developed before November 2020.

On the 28th June 2016, Rushmoor Borough Council Cabinet considered a report (ref; EHH1607) setting out a proposal to use 259 North Lane as temporary accommodation for rough sleepers, providing specialist housing and intervention for a period of three years, for up to nine people with drug, alcohol and mental health issues. Pursuant to this, planning permission (16/00557/RBC3PP) was granted by the Development Management Committee (Report No. PLN1627) for the change of use along with the reconfiguring of the internal layout, to provide 9 bedrooms (one of which is a crash pad) with a central corridor, living area, office, kitchen and two shower rooms. The proposal involved limited external alterations, including the formation of a covered bin store adjacent to the entrance gates in the south-west corner of the site, along with a new ramped access route and cycle store north of the building. The external grounds were to be covered with modular paving to provide a safe level area with two car parking spaces. This permission was limited to a period of three years.

On the 28 March 2018, the Development Management Committee granted a temporary permission for the retention of a timber outbuilding for breakout use ancillary to adjacent wet hostel and associated hard landscaping. This permission was limited to one year.

This application seeks to extend both the use of the hostel and the ancillary outbuilding for a period of one year, until November 2020.

Consultee Responses

Environmental Health No objection.

Neighbour Consultation

A site notice was placed on the lamp post outside the pedestrian entrance to the site and 8 neighbouring properties were consulted. No comments have been received.

Due to its location, the distance of separation from all nearby dwellings and given that the site is staffed and managed on a 24 hours a day basis, it is considered that the proposal would have no significant material impact on the amenity of neighbouring properties. The use of the site as a hostel over the past three years has not led to any significant concerns being raised by the neighbouring community.

Policy and Determining Issues

The site is located within the built-up area of Aldershot, where there is a presumption in favour of development. Policy SP5 (Wellesley) is particularly relevant to the consideration of this proposal.

Design and Impact on Amenity

Existing hedging and vegetation on the boundary surrounding the site screens the property from public view and would be retained and maintained as a result of this development. No alteration to the building or environs are proposed. No objections are therefore raised on grounds of design or amenity.

Highway Considerations:

There are no proposed changes to the numbers of staff, means of access or parking arrangements at the site. Therefore, no objections are raised on traffic or highway safety grounds.

Conclusion

The proposal would continue to have an acceptable impact on the character of the area and on adjoining residential occupiers. The proposal is acceptable in highway safety terms.

The proposal therefore complies with the relevant Rushmoor Local Plan policies and the National Planning Policy Framework.

FULL RECOMMENDATION

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:

- 1 The use of the main building as temporary emergency accommodation for homeless people shall cease on or before the 30th November 2020.

Reason - To meet a current identified housing need and to allow the future implementation of the Aldershot Urban Extension.

- 2 The timber outbuilding shall be retained for a temporary period in connection with the main use of the adjacent hostel building. The structure shall be removed on or before the 30th November 2020.

Reason - To provide ancillary floorspace in connection with the adjacent hostel and to allow the future implementation of the Aldershot Urban Extension.

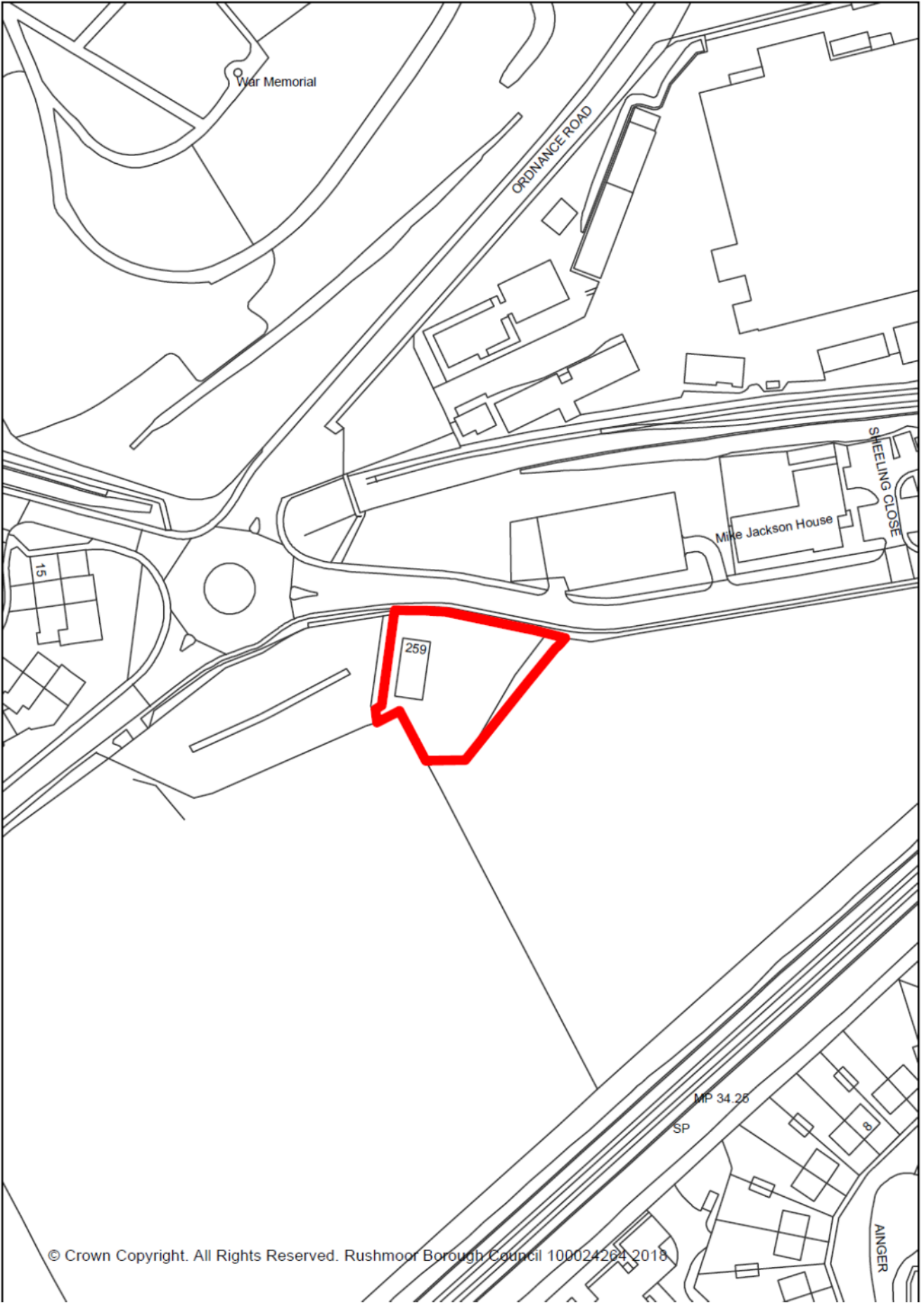
Informatives

- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposals are considered acceptable in principle, has had an acceptable impact on the established visual character and appearance of the area and the amenity of neighbours. The proposal would provide an acceptable living environment and is acceptable in highway terms.

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a

consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 2 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



Site Layout Plan

