

**AMENDMENT SHEET FOR**  
**DEVELOPMENT MANAGEMENT COMMITTEE**  
**6 November 2019**

**Section A – Future items for Committee**

**Page 17 - Add Item 6A**

<b>Item</b>	<b>Reference</b>	<b>Description and address</b>
6A	19/00690/TPOPP	<p>One Ash (T5 of TPO 289) crown lift to no more than 6 metres from ground level and remove stem overhanging boundary with 106 Campbell Fields</p> <p><b>105 Campbell Fields, Aldershot, Hampshire</b></p> <p>This is an application submitted on behalf of a Council Member.</p>

**Section C – Items for Determination**

**Item 7, page 19**

Application No.            17/00914/OUTPP

Proposal                    **OUTLINE:** Planning application for the development of up to 180 dwellings (including the conversion of Blandford House and retention of three existing dwellings) including access, internal roads, demolition of buildings, amenity space, green infrastructure and sustainable drainage systems (Matters for Approval - Access Only) to include FULL approval of details for the provision of 13.7ha of Suitable Alternative Natural Greenspace (SANG) and associated car park (18 spaces).

Address                      **Blandford House and Malta Barracks Development Site, Shoe lane, Aldershot, Hampshire, GU14 7NB**

**Updates to the Report:**

**Page 21, FULL RECOMMENDATION**

Correct job titles as below in first paragraph:

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure the measures

set out in (but not restricted to) the Heads of Terms of the Agreement below, the **Head of Economy, Planning and Strategic Housing**, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the conditions and informatives set out below and the **Corporate Manager - Legal Services** to settle the detailed terms of the S106 agreement:-

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Correct job title as below in last paragraph:

In the event of failure to complete the agreement by 28th February 2020 the **Head of Economy, Planning and Strategic Housing**, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that inadequate provision is made in respect of SPA mitigation, affordable housing, open space, play areas, and transport obligations and contributions.

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Since the committee report was published, further updates have been made to the SANG Delivery Strategy. The latest version of the document, which is referred to in various conditions, is dated November 2019.

Amend date of SANG Delivery Strategy in Condition 4:

- 4 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents:

Drawings: GTASHOT\_BH/SK/05 (Site Location Plan); 2491-A-1201-B (Access & Movement Parameter Plan); 2491-A-1200-B (Land Use Parameter Plan); GTASHOT(BH).1/GA/11 (SANGS car park layout); GTASHOT(BH).1/GA/12 (SANGS car park cross section); 6048/PO1 Rev A (Demolition Plan); and, 2491-C-1106-SK3 (Phasing Plan).

Documents: Planning Statement (Savills, October 2017); SANG Delivery Strategy (Holbury, **November 2019**); Delivery Strategy (March 2018); Design & Access Statement – Revision A; Shadow Appropriate Assessment (Holbury, September, 2019); Ecological Impact Assessment (LCES, September 2017); Landscape Character and Visual Impact Assessment (Allen Pyke, October 2017); Heritage Statement (ADAM Urbanism, RA/6048 – March 2018 Rev B); Flood Risk Assessment (MB, October 2017); Air Quality Assessment (WYG, October 2017); Noise Assessment (WYG, September 2017); Phase 1 Geoenvironmental Desk Study Report ref: LP01149 (LEAP, 19/04/2016); Utilities Assessment (MB, October 2017); Historic Environmental Desk-Based Assessment ref: 79183.01 (Wessex Archaeological, April 2017); Arboricultural Implications Report ref: 16045-01 (SJA Trees, October 2017); Transport Assessment (Mayer Brown, October 2017); Travel Plan (Mayer Brown, February 2018) and Response to HCC Highways (Mayer Brown, received 23/02/2018).

Reason - To ensure the development is implemented in accordance with the permission granted.

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Amend date of SANG Delivery Strategy in Condition 22:

- 22 The SANG shall be implemented in accordance with the SANG Delivery Strategy (Holbury, **November 2019**), hereby approved and subsequently in accordance with the SANG Ecological Management Plan/s (SANG EMP), which in the case of the Development SANG shall be submitted to the Local Planning Authority for approval, in consultation with Natural England, prior to the commencement of Blandford House and Malta Barracks and in relation to the Strategic SANG, prior to the commencement of any third party development scheme which would rely on it. Thereafter, a written report specifying compliance and detailing any amendments required to either SANG EMP or a combined report if appropriate, shall be submitted on the anniversary of the approval of the first SANG EMP, in accordance with the terms of the associated legal agreement.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).\*

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Amend date of SANG Delivery Strategy in Condition 23:

- 23 No residential unit within the development shall be occupied until compartments C and D East, as identified on Figure 2 of the SANG Delivery Strategy, together with footpath links to Wellesley Woodlands identified on Figure 8 of the strategy, and including the provision of a 2.5km footpath route accessible to the public; have been delivered and made fully available to the public, in accordance with the works outlined in Section 4 – SANG Establishment and in accordance with the phasing requirements in Section 5 – Phasing of the SANG Delivery Strategy (Holbury, **November 2019**), hereby approved.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).

Amend date of SANG Delivery Strategy in Condition 24:

- 24 The Strategic SANG (compartments C, D East and D West, as identified on Figure 2 of the SANG Strategy) and the SANG Car Park (drawing GTASHOT(BH).1/GA/11 and GTASHOT(BH).1/GA/12, including the provision of a 2.3km footpath route accessible to the public as identified on Figure 9 of the strategy, shall be delivered and made fully available to the public, in accordance with the works outlined in Section 4 – SANG Establishment and in accordance with the phasing requirements in Section 5 – Phasing of the SANG Delivery Strategy (Holbury, **November 2019**), hereby approved.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).

**Additional representation received:**

It was not necessary to re-consult neighbours regarding the application as there have been no material changes to the planning proposals since the application was reported to committee in March 2018. However, a further letter of objection has been received from a neighbour who previously objected (24A Vine Close), commenting as follows:

*“Thank you for your email informing of the upcoming Development Management Committee Meeting, [6/11/19](#). I am AGAINST the outline planning application as currently submitted on the basis that it has not been adequately consulted upon. I have since requested to speak at the upcoming Committee meeting via the registration process.*

*Acknowledging this application is at the outline planning stage, please can the Committee seek to have the Developer address the following issues prior to granting Outline Planning Permission:*

- 1. **The effect of the development on the street or area:** The area of Vine Close is surrounded by a SSSI containing a multitude of wildlife. Notwithstanding, deer and badgers, there are bats. Research of the area should have confirmed the presence of bats and this outline application should have then taken this into account. Action is to conduct the necessary research and publish the outcome before granting outline approval on basis that confirmation of bats will impact upon Developer timelines.*
- 2. **Traffic generation and overall highway safety:** Shoe Lane is a ‘rat run’ for those working on the business park, the lane has a number of lengths which are single track, and the lane is used by runners, cyclists, motorcyclists under training (a local business) and local traffic at all times of the day. Action, the outline application needs to be reworked to evidence proactive measures have been incorporated to safeguard pedestrians, cyclists and motorised transport using Shoe Lane.*

*On the assumption that outline planning permission will eventually be granted, please can the Committee also seek to have the Developer address the following issues as a condition of submitting any future detailed planning applications relating to this development:*

- 3. **Size, layout and density of buildings:** ref any future proposed layout, the elevation of new homes should include an impact assessment on current dwellings in Vine Close. Action is to assure that any follow-on detailed planning applications can evidence having sensitively dealt with the loss of light to existing homes arising from the proposed development; critically, this is to be achieved through consultation with residents on Vine Close.*

4. **Design, appearance and materials used:** of key concern is the appearance of the new properties from Vine Close where residents will be looking at the rear end of the proposed development. Action is to assure that any future detailed planning applications can evidence having sensitively dealt with matter of appearance over the expected life of the properties through having consulted with residents on Vine Close; specifically addressing ability to withstand weathering through selection of a suitable brick (ie not timber facings) and designed to minimise signs of aging arising from lack of homeowner maintenance.
5. **Overlooking and loss of privacy:** The development will be building over a SSSI which currently safeguards residents from not being overlooked and creates privacy. Action is for the Developer to consult with effected residents to evidence that detailed planning applications do not disadvantage Vine Close residents; to be achieved through consultation with residents on Vine Close.

*The overall intent of the development is admirable, notably, the regeneration of brown field sites and the general smartening of a neglected area. However the outline planning falls short in a number of areas through inadequate consultation with local residents, and needs to be more ambitious in creating a legacy that improves the immediately surrounding areas in respect of road safety, conservation and unlocking woodland areas previously inaccessible to local people.*

*The request is therefore that the Outline Planning Permission is withheld subject to the Developers completing those actions above tagged as shortcomings against the outline planning, and on the assumption that permission will eventually be granted, to obtain assurance from the Developer that the remaining actions will be followed through as part of any subsequent detailed planning applications.”*

**Planning Officer’s Response:** The planning matters raised above are addressed in the original report to planning committee (Appendix A). Public consultation was carried out in accordance with the statutory requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the objector’s original comments were considered and included in the report to committee. It should be emphasised that the current application is in Outline form (in respect of the residential elements), and therefore the detailed design of the development zones will be considered at the Reserved Matters stage. Public consultation with neighbouring occupiers will be carried out again in respect of any forthcoming Reserved Matters Applications.