

Development Management Committee

Appendix "A"

Application No. & Date Valid: **21/00333/FULPP** **23rd April 2021**

Proposal: Erection of 3 storey, 66-bed care home for general residential and dementia elderly people, with associated car parking, access and landscaping at **Parsons Barracks Car Park Ordnance Road Aldershot Hampshire**

Applicant: LNT Care Developments

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 and documents - GU11 2EU-A-01, GU11 2EU-A-02A, GU11 2EU-A-03A, GU11 2EU-A-04, GU11 2EU-A-05, GU11 2EU-A-05.1, GU11 2EU-A-05.3, & GU11 2EU-A-05.4; Design & Access Statement; Planning Statement; Transport Statement & Travel Plan; Arboricultural Report and separate Appendix 7 : Arboricultural Implications Assessment Plan; Site Drainage details/proposals (comprising Drawing Nos.GU112EU-CHG-ZO-00-DR-C-0001 REV.P1, GU112EU-CHG-ZO-00-DR-C-0002 REV.P1 & GU12 EU-CHG-XX-00-DR-C-0300 REV.P2, SiteCheck Flood Report Sheets, Storm Sewer Design Calcs & Thames Water Drainage Connection Conditional Consent); Sustainability Statement; Geoenvironmental Appraisal; Applicant's covering letter; and Response to Objections (received on 23/06/2021).

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

3 Notwithstanding any indication of details which may have been given in the application, or in the absence of such information, construction of the following elements of the development hereby approved [the external walls,

roofing materials, window frames/glazing, rainwater goods, any new external ground hard-surfacing materials, and any new means of enclosure] shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained.

Reason - To ensure satisfactory external appearance. *

- 4 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any other Order revoking or re-enacting that Order), the land and/or building(s) shall be used only for the purpose of a Use Class C2 care home and be occupied solely by persons whom are mentally and/or physically frail; have mobility problems; suffer from paralysis or partial paralysis; or are in need of assistance with the normal activities of life. No vehicle parking/storage facilities shall be provided on site for residents. The care home hereby permitted shall not be used for any other purposes, including any other purpose within Use Class C2, without the prior permission of the Local Planning Authority.

Reason - For the avoidance of doubt; to ensure no harm arises to the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; to protect the amenities of neighbouring residential properties; and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 6 The care home shall provide a maximum of 66 client bed spaces only unless with the prior written permission of the Local Planning Authority.

Reason - For the avoidance of doubt; to ensure no harm arises to the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; and in the interests of the safety and convenience of highway users.

- 7 For the avoidance of doubt, there shall be no self-containment and/or staff accommodation provided within the Care Home the subject of this permission.

Reason - To ensure that there is no creation of self-contained and/or ancillary staff residential accommodation to ensure that no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise.

- 8 The care home the subject of this permission shall not be occupied until the 29 parking spaces shown to be provided and/or made available solely for care home staff and/or visitors as shown on the approved plans have been constructed and/or made available for such use. Thereafter the parking spaces shall be kept available at all times for such parking purposes and shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision and retention of adequate off-street car parking to serve the development at all times.

- 9 The development hereby approved shall be implemented and completed in full incorporating the drainage measures as specified by the on-site Drainage Strategy plans, details and documentation submitted with the application (as amended). The approved surface water drainage system shall subsequently be retained and kept fully operational at all times in accordance with the approved details. In this respect, surface water discharge to the public sewer network shall be limited to 38.7 l/s. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority. Any revised details submitted for approval in this respect must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason - To ensure adequate surface water drainage having regard to the requirements of adopted New Rushmoor Local Plan (2014-2032) Policy NE8.

- 10 The 5 on-site parking spaces to be provided so as to be approached from the adjoining private access road as shown shaded pink on the amended Site Layout Plan

GU11 2EU-A-03A received by the Local Planning Authority on 23 June 2021 shall be laid out as indicated and subsequently provided and kept made available in perpetuity at all times for general public parking use. Furthermore, the 15 in-line parking spaces located along the north side of the private access road within and adjacent to the boundary of the application site shared with Aldershot Telephone Exchange shall also be kept made available in perpetuity at all times for general public parking use.

Reason - In the interests of the safety and convenience of highway users.

- 11 Prior to the first occupation of the Care Home the subject of this permission, notwithstanding the indications for landscape planting shown on the plans hereby approved, a fully detailed landscape and planting scheme (to include landscaping incorporating biodiversity enhancement measures (such as the provision of appropriate bat or bird boxes at the site) shall be first submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the development makes an adequate contribution to visual amenity and biodiversity enhancement. *

- 12 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the re-occupation of the building the subject of this permission or the practical completion of the development hereby approved, whichever is the sooner.

Reason -To ensure the development makes an adequate contribution to visual amenity and the amenities of occupiers of adjoining residential properties are adequately protected.

- 13 Prior to the commencement of development a Construction & Traffic Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:
- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
 - (b) the arrangements to be made for the delivery of all

building and other materials to the site, including construction servicing/delivery routes;
(c) the provision to be made for any storage of building and other materials on site;
(d) measures to prevent mud from being deposited on the highway;
(e) the programme for construction; and
(f) the protective hoarding/enclosure of the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests of the safety and convenience of adjoining and nearby residential properties and the safety and convenience of highway users. *

- 14 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 15 The existing trees, hedges and landscape planting on the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the means and measures specified in the JAC Ltd. Arboricultural Report reference 15464/EW submitted with the application and hereby approved.

Reason - To preserve the amenity and biodiversity value of the retained trees and landscaping.

- 16 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the

approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.

- 17 The development hereby approved shall not be occupied until measures to protect buildings from traffic or other external noise have been implemented in accordance with a scheme to include, for example, bunds, acoustic barriers and double glazing which has been first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of the occupiers of the development. *