

<p><u>AMENDMENT SHEET FOR</u> <u>DEVELOPMENT MANAGEMENT COMMITTEE</u> <u>24 June 2020</u></p>
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Section C – Items for determination

Item 4, Pages 21 – 89.

Application No. 20/01713/FULPP

Proposal Demolition of the existing buildings and construction of 100 residential units (Use Class C3) and 128 student units (Sui Generis) together with 2,237sqm (GEA) of flexible retail/commercial/business/community floor space (Use Class A1-A5/B1/D1), public realm enhancements including hard and soft landscaping and associated access, servicing, car parking and cycle parking.

Address **Development at Union Street, Aldershot**

Updates to the report:

Additional Neighbour support letter

111 Newport Road, Aldershot.

- Beneficial economic development, good development, Students in particular like to spend and shop in the town – positive development to help keep shops open.

Officer comment: These comments have been addressed in the body of the report.

Conditions

Condition references should be amended as follows;

Report Section	Condition reference	Page
Consultee responses	HCC Lead Local Flood Authority. No objection subject to condition 36.	25
	RBC Employment and Skills. Details can be secured by way of condition 38.	26
	RBC Environmental Health. No objection, subject to conditions 33, 34 and 35	26
	RBC Ecologist: No objection subject to the imposition of condition 13	26
Loss of Heritage Assets	A condition to require the development to proceed within a reasonable timescale (Condition 1)	37

Design Approach	Detailed plans of the facades Condition 11 and 12...	39
Provision of a new public realm	Details of street furniture, and hard and soft landscaping conditions 17, 15, and 15.	40
	Details of materials and design conditions 11 and 10. Details of signs at the entrances from both Union Street, High Street and Short Street condition 18.	41
Lower Nelson Street/ Short Street	Details of the treatment of facades of the container-based units (including materials, colour and fenestration), along with access routes and associated plant, controlled by way of proposed condition 12.	42
Amenity Space	Screening to the side of balconies (Condition 29)	45
Privacy	Privacy windows (Condition 30)	47 and 48
Noise impacts	Noise mitigation for C3 units (Condition 25)	48
	Noise details of Mechanical Ventilation System	49
Vehicle Movements and Highway Safety	Widening of visibility splay (condition 23) and provision of disabled bay, car club space and extended tabletop (Condition 24)	66
Transport accessibility	Framework Travel Plan (Condition 21)	50 - 51
Parking standards	Securing mechanisms to deter students from bringing vehicles to Aldershot (Condition 8).	51
Residential Parking Standards	Securing on site and off site residential C3 parking (Condition 19)	52
Commercial parking	Cycle parking (Condition 22)	52
Residential Units	Residential bin stores (condition 32)	53
PBSA	Student accommodation bin stores (condition 9)	53
Contamination	Contamination reports (conditions 33 and 34)	53
Pollution and disturbance during construction	Construction Environmental Method Statement (Condition 35)	53
The water environment	SuDS (Condition 39)	54
Site specific protected species	Biodiversity enhancements (Condition 13) and Green Roofs (Condition 15).	58

Page 23- (Correction in bold).

- The proposal would provide **2,237sm** (GEA) of flexible retail/commercial/business/community floor space.
- Landscaping plan on should reflect that on page 74 of the report.

Page 52 (Correction in bold)

- ...the **car-free** student accommodation.

Page 60 – requirements of legal agreement (correction in bold);;

3) Requirements relating to the C3 residential parking

- The provision of **43** off-site car parking spaces for the lifetime of the development.
- Each on-site or off-site parking space allocated to a specified individual property within the development, to remain available to the occupiers of that identified property by way of its lease or other equivalent mechanism for the lifetime of the development.

Page 59 - 60 – Full recommendation (amendment in bold);

1) Financial Contributions:

- Public Open Space Improvements: £100,000
- Playground Improvements: £98,400
- Pitches & Sports Facilities: £59,392
- SANG: £962,525.80
- SAMM: £82,003

2) Affordable housing provision- 20 affordable homes in the following mix : 70% affordable rent and 30% shared ownership

3) Relating to the PBSA:

- Provision within the lease/ Code of Conduct to preclude student occupiers from bringing private motor vehicles to the site or surrounding area
- A bus pass allowing travel to and from the university at no charge forming part of the lease

4) Requirements relating to the C3 residential parking

- The provision of **56** off-site car parking spaces for the lifetime of the development.
- Each on-site or off-site parking space allocated to a specified individual property within the development, to remain available to the occupiers of that identified property by way of its lease or other equivalent mechanism for the lifetime of the development.

5) Travel plans

- **Student accommodation, residential and commercial/workplace travel plans and associated bonds**

Amended Conditions

Page 21 – GRANT subject to completion of S.106 Planning Obligation or suitable alternative legal mechanism (delete repeated 'alternative')

Page 65 - Condition 19 should read (the correction in bold);

19. No residential unit within the development shall be occupied until:

- The **57** spaces shown on the approved plans have been completed, and
- **43** offsite car parking spaces have been provided

The residential unit in question has been allocated within its lease, exclusive use of a specified car parking space for the lifetime of the development.

Reason - To ensure the provision and availability of adequate off-street parking. *

Page 68 - Condition 32 should read (The correction in bold);

32. Prior to occupation of **any part of the residential (C3) element of the** development hereby approved, the refuse bin storage areas shall be implemented and thereafter retained in accordance with the details approved.

Reason - To safeguard the amenities of the area.

Item 5, Pages 91-119

Application No. 20/00287/FULPP

Proposal Refurbishment, extension and amalgamation of Units 3 and 4 Solartron Retail Park to facilitate new enlarged single retail premises (Class A1) to be used as a 'foodstore' and associated works to Unit 2 Solartron Retail Park, service yard and reconfiguration of the car park; relief from Conditions No.3 (to allow unrestricted servicing) and No 7 (to allow a revised layout of service yard) of Planning Permission 03/00502/FUL dated 10 March 2005

Address **Land at Solartron Retail Park Solartron Road Farnborough**

Update to the Report:

A representative of Lidl Great Britain Ltd. has submitted a representation in SUPPORT of the proposals that confirms that Lidl has fully agreed terms and Board approval to proceed with the proposed Solartron Retail Park development with the applicants.

Contrary to the objections that have been raised, Lidl confirms that both the proposed amalgamated unit and wider Retail Park are suitable and viable for Lidl and consistent with schemes occupied by both Lidl and Aldi on retail parks all around the Country.

Should planning consent be granted this week Lidl advise that they are fully committed in partnership with the applicants to deliver this town centre retail scheme at the earliest opportunity. It is sincerely hoped that the scheme will be approved such that we can deliver this valuable town centre investment for Farnborough.