

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	Tara Hasty
Application No.	21/00034/FUL
Date Valid	22nd January 2021
Expiry date of consultations	16th February 2021
Proposal	Erection of a Gurkha memorial statue
Address	Princes Gardens High Street Aldershot Hampshire
Ward	Wellington
Applicant	Khim Gauchan

Recommendation **GRANT**

Description

Princes Gardens is an area of public open space bounded by Princes Way, Wellington Avenue and High Street. A doctors' surgery is to the east, the Princes Hall is to the west, the Talavera Park residential area is to the north and retail, commercial and residential uses are to the south within Aldershot town centre. The Aldershot West conservation area bounds the site to the south. The site slopes down from High Street to Wellington Avenue.

The proposal seeks permission for the erection of a bronze statue measuring 1.86 metres high standing on a stone plinth and base measuring 1.95 metres from natural ground level. The plinth would be 1 metre wide x 1 metre deep and the base would be 2.5 metres square.

Consultee Responses

The consultation period expires on 16th February. No comments have been received to date. An update will be provided at the meeting.

Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to 71 properties in the vicinity.

Neighbour comments

One letter of support has been received – ‘Fitting tribute. Great bit of history. Adds to the character of the town. Something nice to visit /look at locally’.

Policy and determining issues

The site is designated as open space. Policies D1 (Design in the Built Environment) & DE6 (Open Space, Sport and Recreation) of the Rushmoor Local Plan are relevant.

The main determining issues are the principle of development, its impact on the street scene and the character of the area, impact on the open space, impact on neighbours and highway considerations.

Commentary

The principle of development

The site is designated in the Local Plan as open space. The proposal is for a statue considered to be complementary to the existing open space and has a wider community benefit. The development is considered to be acceptable in principle.

The impact on the street scene, character of the area and open space

At present there are two statues located within the Princes Gardens. The first is the statue of a Charging Horse which symbolises the link between Aldershot and the Royal Engineers and Cavalry regiments, which was granted planning permission in 1990. The second is the Airborne Forces statue which was granted planning permission 2019. There is also a bandstand constructed following planning permission granted in 2012.

The Charging Horse statue is positioned approximately in the middle of the gardens adjacent to the path that runs from the South East corner of the gardens to the North West corner. It sits on a plinth without a base which measures 1.10 metres high and the overall height of the statue is approximately 3.2 metres high from natural ground level.

The Airborne Forces statue is located at the South West entrance of the gardens. It sits on a plinth with a base. The base measures 0.49 metres and the plinth measures 1.2 metres high. With the statue, the overall height is approximately 3.63 metres.

The bandstand is located between the Airborne Forces Statue and the Horse Statue. It measures 3.5 metres to the eaves with an overall height of 6.1 metres.

The proposed statue would be located adjacent to the path at the North West entrance of the gardens which is close to the junction of Wellington Avenue and Princes Way. The overall height of the statue would be 3.81 metres.

The proposal is considered to be an appropriate form of development in this location and is not considered to have a harmful impact on the street scene, the character of the area, open space or the adjoining Aldershot West conservation area.

The impact on adjoining neighbours

The proposal would have a visual impact on the surrounding properties. Due to the proposed design and materials it is considered to have no adverse impact on the surrounding properties.

Highway considerations

The site is in proximity to ample parking facilities at Princes Gardens and High Street for people visiting the gardens to see the statue.

In conclusion, subject to any comments received as a result of the publicity requirements for this application, the proposal is complementary to the existing open space and is acceptable in terms of visual and residential amenity and highway considerations having regard to policies DE1 and DE6 of the Rushmoor Local Plan.

Full Recommendation

It is therefore recommended that:-

Subject to no additional substantial or material objection not previously raised being received within the notification period, planning permission be **GRANTED** subject to the following conditions and informatives:-

- 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 Drawing numbers: P01, P02, P03, BP01, SLP01 and External Materials.

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

Informatives

- 1 **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.

- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because the proposal is considered to have no adverse visual impact on the appearance of the street scene, the character of the area or the open space. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to policies DE1 (Design in the Built Environment) DE6 (Open Space, Sport and Recreation) of the Rushmoor Local Plan 2014 to 2031.

