

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	Katie Ingram
Application No.	21/00109/RBCRG3
Date Valid	18th February 2021
Expiry date of consultations	11th March 2021
Proposal	Variation of Conditions 8 and 12 of planning permission 93/00079/FUL (for the erection of St Johns Ambulance HQ) to allow the use of the building as a Community Food Store (bank) and 'Men's Shed' with ancillary meeting rooms (Use Class F2(b))
Address	<b>2A Windsor Way Aldershot</b>
Ward	Wellington
Applicant	Rushmoor Borough Council, Democracy and Community
Recommendation	<b>Grant</b>

### Description

The application site is rectangular in shape and has a frontage to Windsor Way of 17m, and a depth of 37m, and is on the northern side of Windsor Way. It is occupied by a facing brick building largely single storey in height with some roof accommodation and single dormers towards the rear. It has a low eaves height and a dual pitched roof, with the gable facing the street and is set back from the boundary with the highway by 14m. The front elevation is characterised by two vehicle entrance bays with metal roller shutter doors; and the main entrance is on the eastern side elevation. The forecourt of tarmac hardstanding in front of the building, which is currently unmarked, accommodates five off-road parking spaces. The front boundary has a wide dropped kerb and small brick wall while black painted steel palisade fencing secures the site along the side and rear boundaries with a locked gate next to the building. The building has a footprint of 140sqm.

Purpose built as a St Johns Ambulance HQ following approval of planning permission 93/00079/FUL in April 1993, internally the building comprises, on the ground floor, a garage 40sqm in size at the front and at the rear, a meeting/community room of 50 sqm and a kitchen, store rooms and toilets. On the first floor are 3 small offices/meeting rooms with a combined floor area of 30sqm. In October 2002 planning application 02/00658/FUL for the erection of 2.4m high security fencing with gates and fire escape was approved and implemented.

The site is owned by Rushmoor Borough Council and, prior to the 1993 planning application,

the site was a Council-owned car park. St Johns Ambulance vacated the building in 2017 and, other than some intermittent use as a community space, it has been unoccupied since.

Adjoining the site to the east is the Holy Trinity Church Hall (Galpin Hall), and the Holy Trinity Church. The Church is a Grade II Listed Building. To the west are the rear gardens of properties 2a to 14 Arthur Street. Opposite the site is Kingsley Court which is sheltered housing comprising 68 flats. Further south west on Windsor Way are some light industrial/warehouse and storage units. The site is 90m north of Aldershot Train Station.

Conditions from planning permission 93/00079/FUL relevant to this planning permission are:

- ‘8. *Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other order revoking or re-enacting that Order) the building shall be used only for St John Ambulance Service purposes and for no other purpose, including any other purpose within Use Class D, unless the Local Planning Authority otherwise first agrees in writing.*

*Reason – To enable the Local Planning Authority to retain control over the use to ensure that any future use does not prejudice the amenities of adjoining residential properties and, to ensure adequate on-site parking.’*

- ‘12. *The garage shall only be used for the parking of vehicles ancillary and incidental to the use of the premises and shall be retained thereafter solely for that purpose and made available at all times for parking purposes unless the Local Planning Authority otherwise first agrees in writing.*

*Reason – To preserve the amenities of the neighbourhood and ensure the provision of off-street parking facilities.’*

The application is seeking planning permission to vary or remove the above conditions to allow a change of use of the premises from a St Johns Ambulance HQ to a community centre, to be used specifically as a Community Food Bank and Storage area with a small ‘Men’s Shed’ initiative workshop. The ancillary meeting rooms will be used for one to one support and small-scale meeting and training purposes for example, for organisations like NHS Smoking Cessation, the Men’s Shed Initiative, and nutrition and cooking training, etc.

The Design and Access Statement states that deliveries to, and collections from the site will be low-level and will likely be via individuals/volunteers in their personal vehicles on an ad-hoc basis and by a small van no more than twice a week. The ‘Community Food Store’ is likely to open on a phased basis, to gauge local response, initially for one or two mornings a week, and when open will always be staffed by at least two volunteers. Longer term, the overall site will be managed via a paid role under the community food partnership.

The proposed use is now classified as Use Class F2(b) Local Community Use (Community Hall) in the Town and Country Planning Use Classes Order, 1987, as Use Class D (Non Residential Institutions) was revoked by the Government with effect from 1<sup>st</sup> September 2020.

## **Consultee Responses**

HCC Highways Development Planning      No objection

Conservation Team                                      No objection

Environmental Health                                  No objection

## **Neighbours notified**

In addition to posting a site notice, 106 individual letters of notification were sent to adjoining and nearby properties.

## **Neighbour comments**

To date, one representation has been received, supporting the application:

10 Kingsley Court, Windsor Way      I am very pleased it is proposed to be used for a Food Bank which the Holy Trinity Church applied to buy and was refused. It should have been done a year ago. I hope this is passed asap and I should like to support the application 100%. We can all donate from here and do our bit to help.

Committee Members will be updated on whether any further representations were received at the Meeting, as the notification period expires subsequent to publication date of the agenda.

## **Policy and determining issues**

The application site is located in the built-up area of Aldershot 50m outside the Town Centre boundary. It is 35m west of Holy Trinity Church, which is a Grade II Listed Building. Policies SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), IN2 (Transport), DE1 (Design in the Built Environment) and HE1 (Heritage) of the adopted Rushmoor Local Plan are relevant to the application as well as the Rushmoor Car and Cycle Parking SPD (2017).

The main issues are the principle of development, the impact on the character and appearance of the site and surrounding area, the impact on neighbouring amenity, parking and highway considerations and accessibility.

## **Commentary**

### **1. Principle of development -**

The proposed development will not result in a loss of community facilities and will therefore comply with the provisions of Policy IN1 (Infrastructure and Community Facilities). The site is located in the built-up area of Aldershot where the principle of the proposed development is acceptable, subject to compliance with normal development control criteria.

### **2. Impact on character and appearance of site and surrounding area -**

The application will bring back into use a previously vacant site which will have a positive impact. The proposal does not have an impact on the setting of the Grade II Listed Holy Trinity

Church by virtue of the fact that there will be no alterations to the external elevations. Any proposed signage which is not 'deemed' or 'express' consent under the Advertising and Signage Regulations (2007) will be subject to a separate application. The application has an acceptable impact on the character of the site and surrounding area and complies with Policies DE1 and HE1 of the adopted Rushmoor Local Plan in this regard.

### **3. Impact on neighbouring amenity -**

The site is adjoined to the west and north by the 1.8m high rear garden walls and fences of 2-14 Arthur Street (which are residential properties) and 59 to 63 Victoria Road (which are mixed-use commercial and residential properties). There is a 1 metre wide paved path around the building separating it from these boundaries. The 'Community Food Store' and/or 'Men's Shed' initiative will initially be open one or two days a week for limited hours to gauge local demand. During the week, food deliveries will be low-level, taking place by individuals in personal vehicles or by a mini-bus once or twice a week. It is considered that the proposed change of use will therefore have a limited impact on neighbouring amenity and no more than the existing lawful use. The proposed use will have no more impact on neighbouring amenity than the existing lawful use on the site. The Council's Environmental Health Officer has raised no objection to the proposal. It is considered the application will have an acceptable impact on neighbouring amenity and will comply with Policy DE1 of the adopted Rushmoor Local Plan in this regard.

### **4. Highway considerations -**

The site has five parking spaces. Community halls require 1 space per 10sqm in the adopted Parking Standards SPD, equating to a requirement of approximately 9-11 spaces. The existing lawful use operated under a similar shortfall. Principle 12 of the Parking Standards SPD states that non-residential development is not expected to meet the maximum parking standards to minimise car use where the site is appropriately located. It is in a sustainable location easy to access and in close proximity to the town centre, bus stops and the train station. The Design and Access Statement says that customers and participants will be encouraged to walk and most parking will be reserved for volunteers and for food drop-off and pick up purposes. There is 1 hour street parking outside the site on Windsor Way for approximately 5 vehicles, and the remainder of the highway is restricted at all times so the use would not result in an adverse impact on highway safety. The County Highway Authority has reviewed the application and raised no objection.

The proposed use would have an acceptable impact on highway safety and in this regard complies with Policy IN2 of the adopted Rushmoor Local Plan.

### **5. Access for people with disabilities -**

The site and ground floor areas retain an existing fully accessible entrance.

### **Conclusions -**

The principle of the proposed development is acceptable. It will have an acceptable impact on the character of the site and surrounding area, the setting of the nearby Grade II Listed Building, on neighbouring amenity and on highway safety, and the ground floor is fully accessible. The application complies with Policies DE1, HE1, IN1 and IN2 of the adopted Rushmoor Local Plan and the Rushmoor Car and Cycle Parking Standards SPD (2017).

## Full Recommendation

It is recommended that **SUBJECT** to no substantial objections being received before the expiry of the neighbour notification period on 11 March 2021, the Head of Economy, Planning & Strategic Housing, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

- 1 The permission hereby granted shall be carried out in accordance with the following approved drawings numbers: Location Plan scale 1:1250, Existing Site Plan scale 1:100, Existing north elevation 6 dated 29/08/02, Existing south elevation 3 dated 29/08/02, Existing east elevation 5 29/08/02, Existing west elevation 4 dated 29/08/02, Existing ground floor plan 01, Existing First Floor Plan 02, Proposed Ground Floor Plan 03, Proposed First Floor Plan 04, Proposed Site Plan 05.

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

- 2 The development hereby approved shall not be occupied until the off-street parking facilities shown on Proposed Site Plan 05 have been marked out and made ready for use by the development. The parking facilities shall be thereafter retained solely for parking purposes.

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

- 3 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 shall be used only for the purpose of a Community Food Bank/Store, 'Men's Shed' workshop and ancillary meeting room space; and for no other purpose, including any other purpose within Class F2, without the prior permission of the Local Planning Authority.

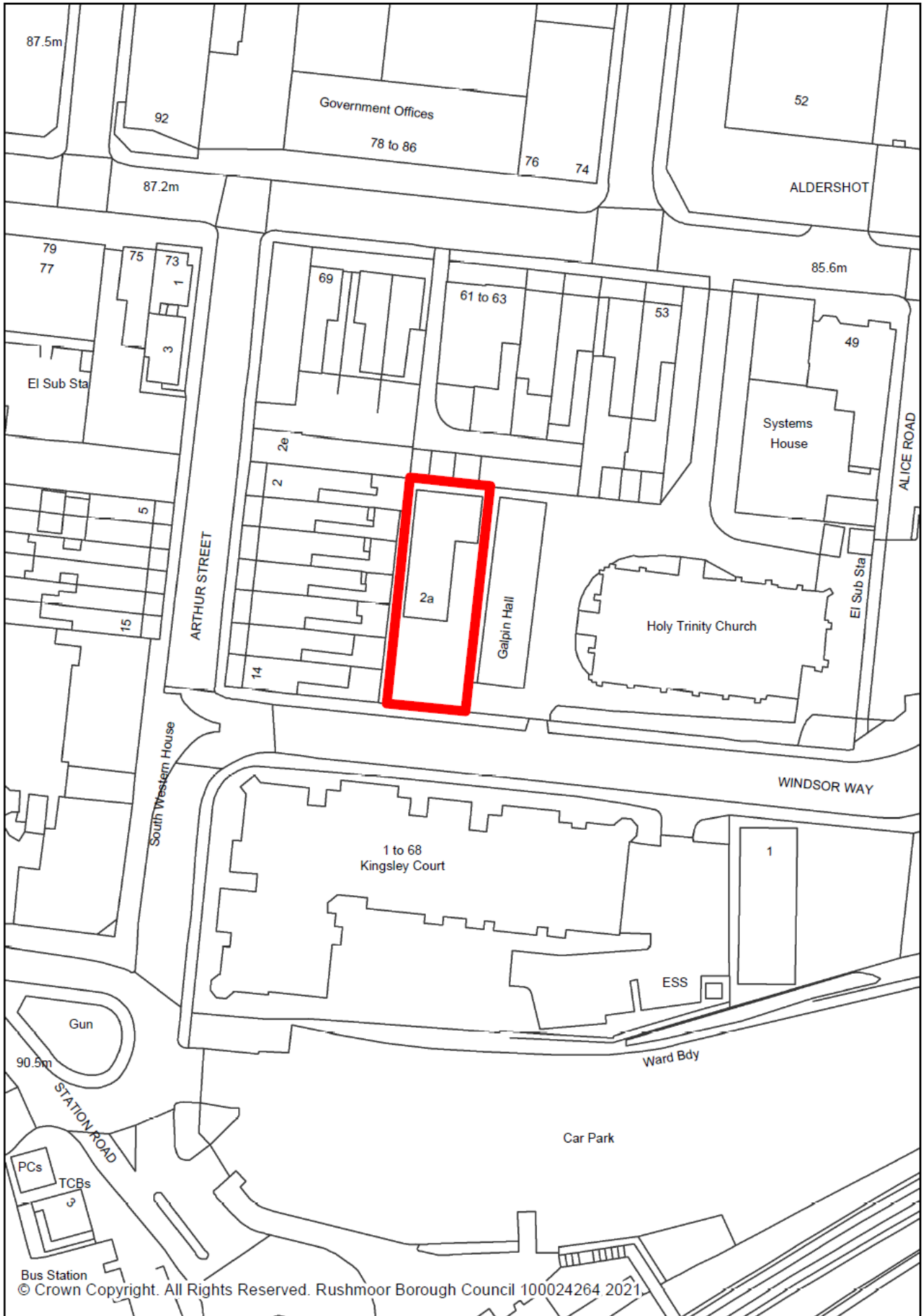
Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

## Informatives

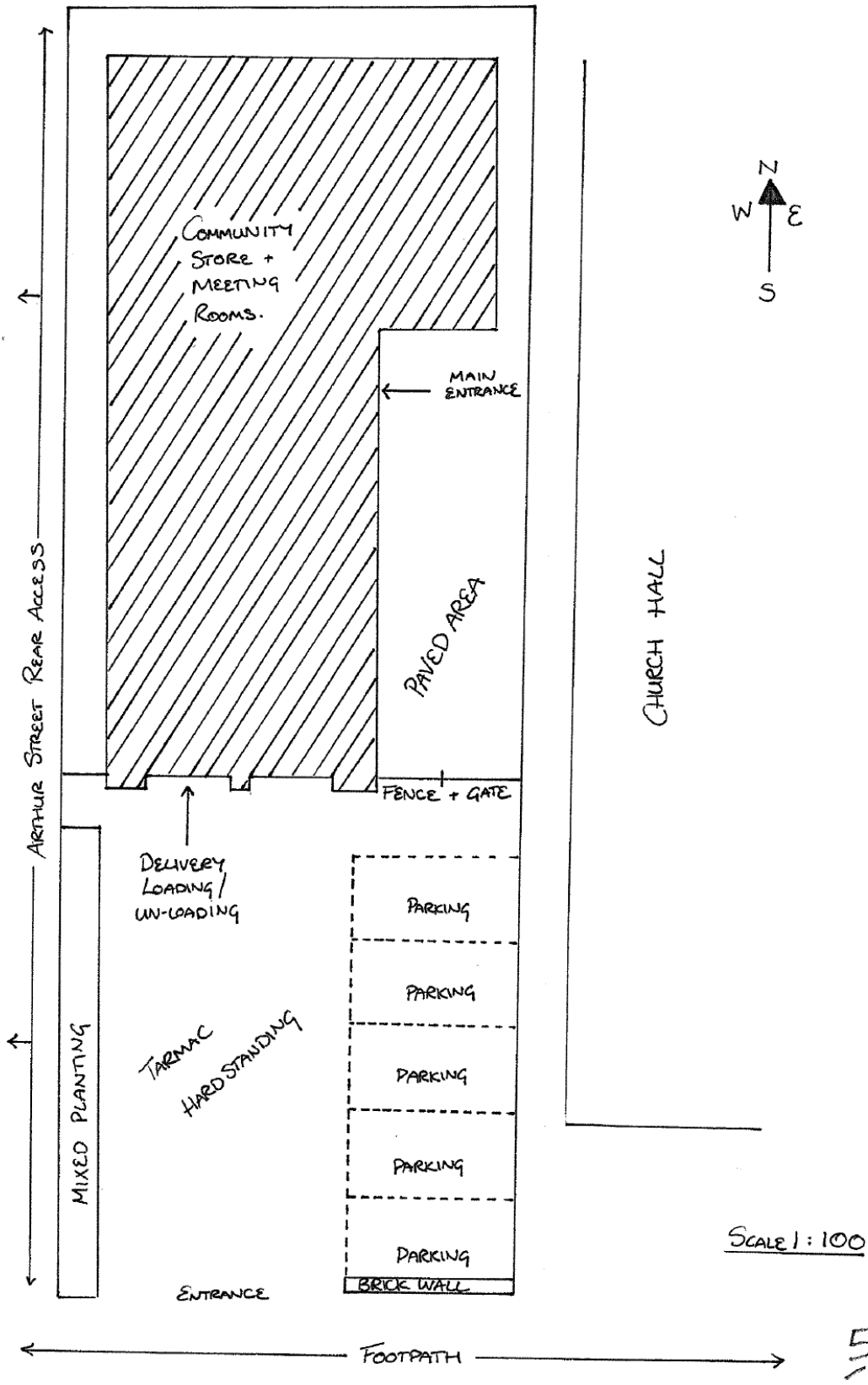
- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance 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 principle of the proposed development is acceptable and the proposed development will have an acceptable impact on the character of the site and surrounding area, the setting of the nearby Grade II Listed Building, on neighbouring amenity and on highway safety, and the ground floor is fully accessible, and it complies with Policies DE1, HE1, IN1 and IN2 of the adopted Rushmoor Local Plan and the Rushmoor Car and Cycle Parking Standards SPD (2017).

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.

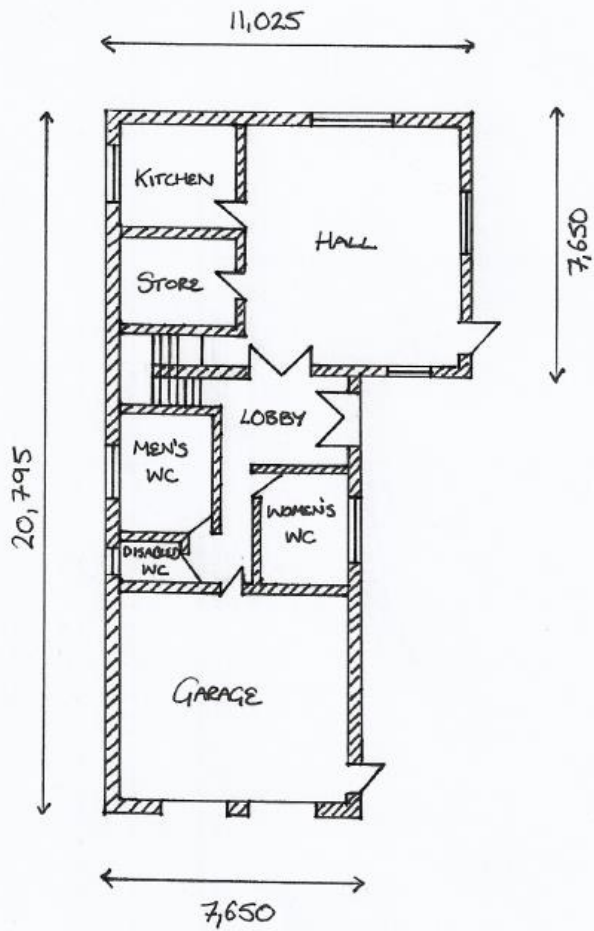


SITE PLAN  
PLANNED USE - SHOWING PARKING



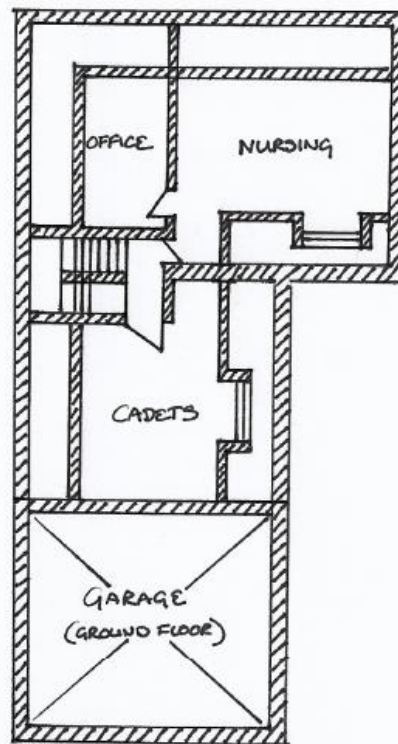


GROUND FLOOR  
EXISTING USE



SCALE 1:100

FIRST FLOOR  
EXISTING USE



SCALE 1:100

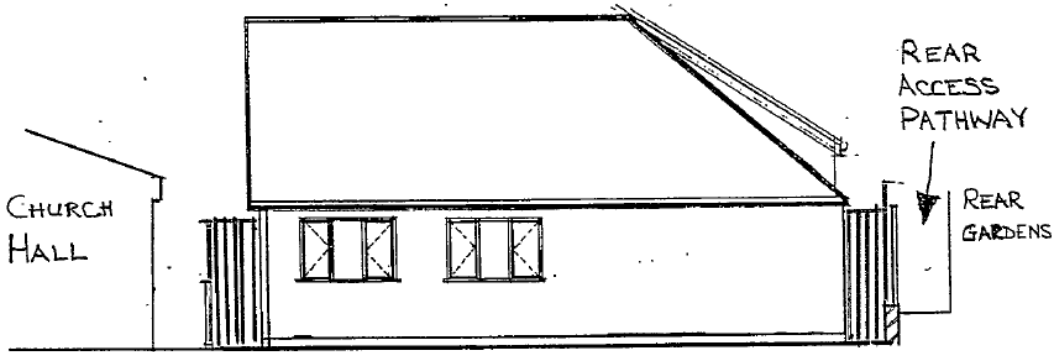
**GRANTED**

31 OCT 2002

RUSHMOOR BOROUGH COUNCIL
RECEIVED 29 AUG 2002
DEVELOPMENT CONTROL
02/658/FUL

part superseded by cond 2

NORTH ELEVATION



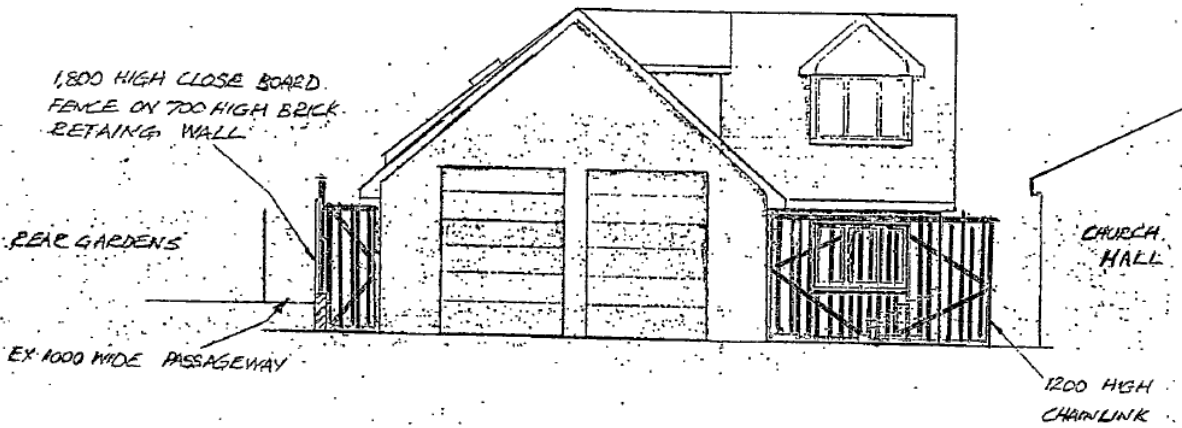
SCALE: 1:100

SJA No: 6

**GRANTED**  
31 OCT 2002

COUNCIL RECEIVED 29 AUG 2002
DEVELOPMENT CONTROL
02/658/FUL

part superseded by cond 2



SCALE: 1:100

SJA No: 3

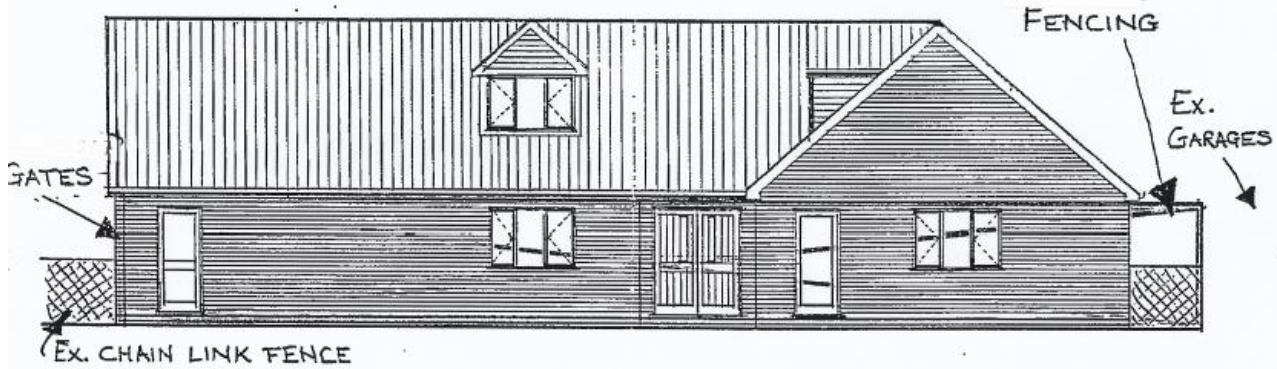
SOUTH ELEVATION

**GRANTED**  
31 OCT 2002

RUSHMOOR  
BOROUGH  
COUNCIL  
RECEIVED  
29 AUG 2002  
DEVELOPMENT  
CONTROL

EAST ELEVATION

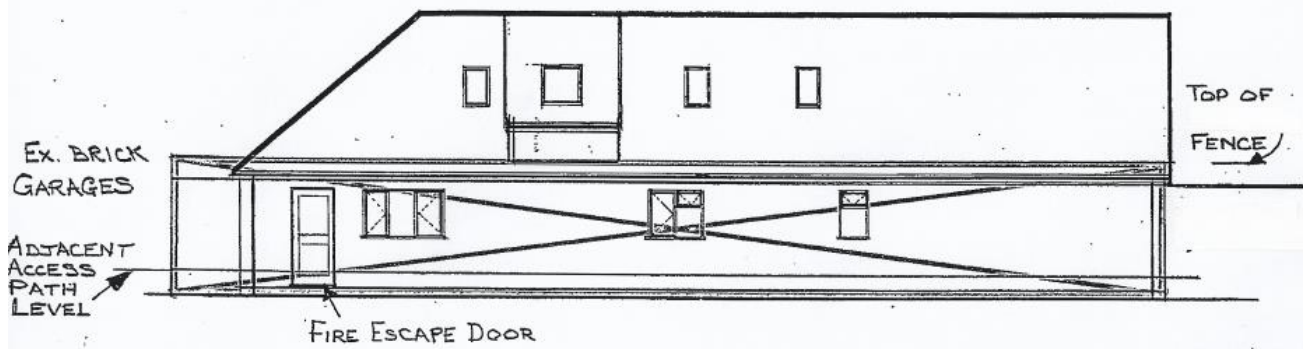
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by cond 2



SCALE: 1 : 100

SJA No: 5

**GRANTED**  
31 OCT 2002



WEST ELEVATION

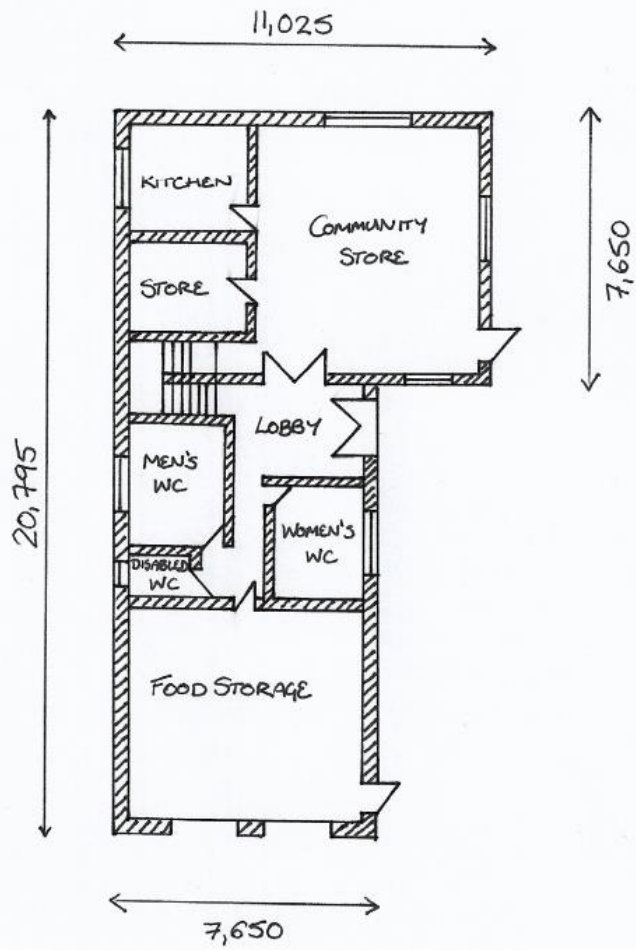
SJA No: 429 AUG 2002

RUSHMOOR  
BOROUGH  
COUNCIL  
RECEIVED  
29 AUG 2002  
DEVELOPMENT  
CONTROL

SCALE 1 : 100

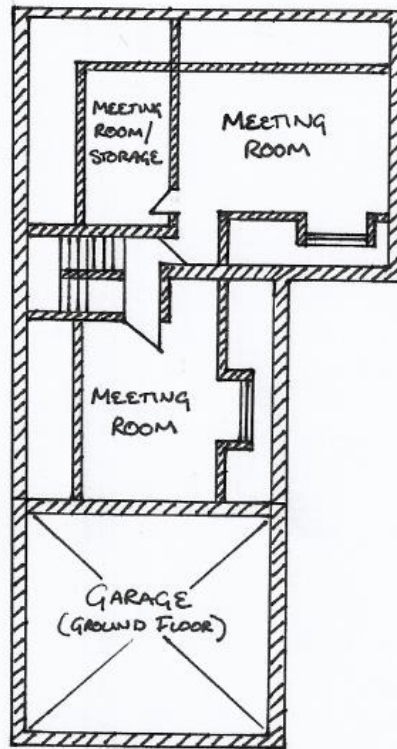
part superseded by cond 2

GROUND FLOOR  
PROPOSED USE



SCALE 1:100

FIRST FLOOR  
PROPOSED USE



SCALE 1:100