

**AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
26 May 2021**

Agenda Item No.3 : Section A – Future Items : Page 15

1	20/00400/FULPP	<p>Development of site to create a leisure facility comprising aquatic sports centre including cafe, gym, equestrian centre accommodation and ancillary facilities; equestrian centre and associated stabling; 21 floating holiday lodges with associated car parking, landscaping and bund (revised proposals submitted 2 February 2021)</p> <p>Land at Former Lafarge Site Hollybush Lane Aldershot</p> <p>Consideration of additional and revised submissions is in progress. <i>The Committee has previously agreed that a Members’ Site Visit will take place in respect of this case. This will be scheduled once the date for committee consideration is known.</i></p>
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Agenda Item No.3 : Section B – For the Noting of any Petitions : Page 16

Item	Reference	Description and address
3A	21/00333/FULPP	<p>Parsons Barracks Car Park, Ordnance Road, Aldershot</p> <p>A petition has been received comprising 222 individually addressed and signed copies of the same letter, all from correspondents who identify as Members of the Buddhist Community Centre UK (BCCUK) and attend the Buddhist Temple and Community Centre at 8 High Street adjacent to the application site. Objection is raised to the proposals on the following summary grounds:-</p> <p>(a) The proposed re-development would mean that the Parsons Barracks public car park would permanently no longer exist to be available for the use of members and others attending the adjacent Community Centre and Temple.</p> <p>(b) One of the major factors in the current Temple site being chosen by BCCUK was the ready availability of public car parking in the adjacent car park.</p> <p>(c) The Temple hosts various regular ritual ceremonies, including weddings, naming ceremonies and funerals. Some 30-40 ritual events are held each week. The Community Centre is also regularly used by schools, Scouts, Beavers and other community groups. Including visits and meditation programs, some 600 people attend the Temple each week.</p>

<p>3A Cont</p>		<p>(d) Most people attending the Temple arrive by car – some 40 or more cars connected with the Community Centre and Temple use the adjacent car park daily; and this would increase significantly when Covid restrictions are lifted. When religious festivals, celebrations and funeral events take place the number of attendees would increase dramatically.</p> <p>(e) There are no suitable nearby alternative parking facilities available without compromising the safety and convenience of devotees and/or causing nuisance to people in the area. As such, the day-to-day operation of the Community Centre and religious function of the Temple would be significantly adversely compromised by the proposals.</p> <p>(f) Concerns regarding the accessibility of the Community Centre and Temple, especially by people with disabilities, with mobility issues etc. Gaining access by parking in the adjacent car park enables relatively level access and safe dropping-off and picking-up, but this would no longer be possible if the proposed re-development were to be approved. The alternative, should the proposals proceed, would be for people to be dropped-off and picked-up by vehicles (coaches, mini-buses, taxis and cars) temporarily parking on the main road (A323 High Street) instead, giving rise to serious highway safety and convenience issues.</p> <p>(g) The BCCUK Community Centre and Temple play an important part in the life of both the Buddhist and Gurkha communities in Rushmoor, the surrounding area and also nationally.</p> <p>(h) There is concern that the proposed re-development of the car park with a Care Home is inappropriate due to the potential for noise and disturbance to Care Home occupants arising from daily activities at the Community Centre and Temple.</p> <p>(i) BCCUK Members are gravely concerned about the manner in which the Parsons Barracks car park has been prepared for sale to the current applicants for re-development. Ignoring the needs of the Community Centre and Temple is considered to be discriminatory; and the Council appear to be demonstrating a lack of commitment to its Nepali, Gurkha and Buddhist communities.</p> <p>[Officer Note: The matters raised in this final paragraph are undoubtedly of concern to members of BCCUK, however they are not considered to be issues that can be taken into account in the consideration of the current planning application on its planning merits. They are matters for the Council as the owner of the Parsons Barracks car park and the applicants as prospective purchasers and developers of the land. It is understood that the Council, in consultation with the applicants, is seeking to address the issues raised in discussions with BCCUK.]</p>
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Section C: Items for Determination

Item 4: page 17 - 60

Application number:	21/00108/REMP
Proposal	Part Approval of Reserved Matters for the construction of 430 residential dwellings together with associated landscape, access and parking in Part of Development Zone K (Stanhope Lines East) and Part of Development Zone M (Buller) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014
Address	Zone K - Stanhope Lines East And Zone M Buller, Wellesley, Aldershot Urban Extension, Alisons Road, Aldershot, Hampshire

Updates to the Report

Revised Conditions

Amend Condition No.2 (Page 39)

Two drawings have been revised to correct a discrepancy between plans and elevations. The revision numbers have been added to Condition 2.

Approved plans

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

Drawings: 19165/S101; 19165/S102; 19165/P101 B; 19165/C101 A; 19165/C102 A; 19165/C103 A; 19165/C104 A; 19165/C105 A; 19165/C106 A; 19165/C107 A; 19165/C108 B; 19165/P105 A; 19165/P106 A; 19165/P107 A; 19165/P110; 19165/P111; 19165/P112; 19165/P113; 19165/P114; 19165/P115; 19165/P116; 19165/P117; 19165/P118; 19165/P119; 19165/P120; 19165/P121; 19165/P122; 19165/P123; 19165/P124; 19165/P125; 19165/P126; 19165/P134 B; 19165/P135 B; 19165/P136 B; 19165/P138 B; 19165/P139 B; 19165/P140 B; 19165/P141; 19165/P142 B; 19165/P143 B; 19165/P144 B; 19165/P130 B; 19165/P131 B; 19165/P132 B; 19165/P133 B; 19165/P137 B; **19165/P145A; 19165/P146A;** 19165/P150; 19165/P151; 19165/P152; 19165/P153; 19165/P154; 19165/P155; 19165/P156; 19165/P157; 19165/P158; 19165/P159; 19165/P160; 19165/P161; 19165/P162; 19165/P163; 19165/P164; 19165/P165; 19165/P166; 19165/P167; 19165/P168; 19165/P169; 19165/P170; 19165/P171; 19165/P172; 19165/P173; 19165/P174; 19165/P175; 19165/P176; 19165/P177; 19165/P178; 19165/P179; 19165/P181; 19165/P182; 19165/P183; 19165/P184; 19165/P190 A; 2940-LA-00 P2; 2940-LA-01 P2; 2940-LA-02 P2; 2940-LA-03 P2;

2940-LA-04 P2; 2940-LA-05 P2; 2940-LA-06 P2; 2940-LA-07 P2;
2940-LA-08 P2; 2940-LA-09 P2; 2940-LA-10 P2; 2940-LA-11 P2;
2940-LA-12 P2; 2940-LA-13 P2; 2940-LA-16 P4; 20-284-001 B;
20-284-002 B; 20-284-003 B; 20-284-004 B; 20-284-005 B; 20-284-006 B;
20-284-007 B; 20-284-008 B; 20-284-009 B; 20-284-010 B; 20-284-011 B;
20-284-012 B; 20-284-013 B; 20-284-014 B; 20-284-015 B; 20-284-016 B;
20-284-020 B; and 20-284-021 B.

Documents: Planning Statement (Savills, February 2021); Statement of Community Involvement (Savills, February 2021); Design & Access Statement (OSP, February 2021); Arboricultural Method Statement (James Fuller, February 2021); Noise Assessment ref: 784-B024516 (Tetra Tech, January 2021); Lighting Assessment ref: B024516 (Tetra Tech, February 2021); Ecological Impact Assessment (Lindsay Carrington Ecological Services Ltd, February 2021); Written Scheme of Investigation for Archaeological Evaluation ref: 213421.2 (Wessex Archaeology, February 2021); Combined Phase I Desk Study and Phase II Site Investigation ref LP2388 Issue 3 Report (Leap Environmental, 10th February 2021); Drainage Strategy and Maintenance Management Plan ref: 20-284 (Odyssey, March 2021); Landscape Management Plan (Allen Pyke Associates, February 2021); Energy Statement (Abbey Consultants, February 2021); Construction Traffic Management Plan ref 20-284 (Odyssey, February 2021); Construction and Environmental Management Plan (Odyssey, February 2021); Affordable Housing Development Zone Strategy and Reserved Matters Statement (Savills, February 2021); and Site Wide Affordable Housing Strategy, Revision 7 DRAFT (Grainger, February 2021).

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

Add Condition Nos.17, 18, 19, 20 and 21

Biodiversity Enhancement Details

- 17 Notwithstanding the details submitted with the application, no part of the residential accommodation hereby approved shall be occupied until details of an appropriate level of biodiversity enhancement to demonstrate bio-diversity net gain, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the proposed hedgehog highway and planting, tree planting and other measures to create areas of additional nesting and foraging habitat for nesting birds and commuting bats. The details shall be submitted together with a schedule for implementation and a management plan. The details and measures shall be implemented as approved in accordance with the agreed timescales and retained thereafter for the life of the development.

Reason: To protect and enhance biodiversity.*

Landscaping & Trees

- 18 Prior to the commencement of the development hereby approved, a detailed hard and soft landscaping and planting scheme, including replacement semi-mature tree planting and measures for biodiversity enhancement, shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall be implemented in full prior to the first occupation of the relevant part of the development, or the first available planting season whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally approved.

Reason: In the interests of the character and appearance of the area and biodiversity net gain.*

Removal of PD Rights - Porches

- 19 Notwithstanding the provisions of Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no erection or construction of a porch outside any external door on the principal elevation of a dwellinghouse shall be carried out without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development

Removal of PD Rights – Roof Extensions

- 20 Notwithstanding the provisions of Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no enlargement of the dwellings hereby approved consisting of an addition or alteration to the roof shall be carried out without the prior permission of the Local Planning Authority.

Reason - To safeguard the character and appearance of the development and to protect the amenities of neighbouring occupiers.

Contamination Remediation

- 21 The development shall be carried out strictly in accordance with the Combined Phase I Desk Study and Phase II Site investigation Report (Leap Environmental February 2021) hereby approved to provide gas protection to all plots unless further testing which confirms this is not necessary is submitted to and agreed in writing by the local planning authority.

Reason - To safeguard future occupiers of the development

Amend Numbering for Archaeology Condition (Page 43)

Re-order and label as Condition No.22 to correct typo/missing number.

Additional representations received:

Three (3) representations of support have been received, two (2) are public representations and the other is from the Head Teacher of the Cambridge Primary School, Queen’s Avenue.

Item 5 : pages 61 - 93

Application number:	21/00187/FULPP
Proposal:	Temporary permission until August 2024 for the erection of two sound stages, erection of workshops, and to change the use of existing hospitality chalets to ancillary offices for the purposes of film making until August 2024, together with ancillary works including installation of a permanent substation.
Address:	Farnborough International Exhibition and Conference Centre ETPS Road Farnborough Hampshire GU14 6FD

Updates to the report

Updated consultee comments

Hampshire County Council Highways – Reviewed the submitted documentation and requests additional clarification on how the measures will be enforced.

Officer comment: Clarification has been provided on the monitoring measures and review mechanisms.

Revised conditions

Following the receipt of a final Operational Management Plan and Transport Management Plan, Condition 8 and 9 are amended to read;

Operational management plan and Transport Management Plan (see page 81 – 81)

8) The development hereby approved shall be carried out in accordance with the Operational Management Plan ‘Stage 50 – Farnborough International Site Operational Management Plan’ and Highways Management Plan ‘Vectos Farnborough International Limited. Temporary Film making Facilities and Associated Works Transport Management Plan 215824’ This shall include public liaison meetings to address operational issues and amendments arising from subsequent review (See condition 9).

Reason - In the interest of residential amenity.

Review of Operational management plan and Transport Management Plan

9) Within 1 month of the occupation of the development for the purposes of filming, a review of the effectiveness of the Operational Management and Transport Management Plans shall be carried out by the applicants and submitted to the LPA to include recommendations for any amendments arising from operational conditions and a schedule for implementation of measures arising from this. Subsequent monitoring and review reports shall be submitted annually from the date of this permission for the duration of the temporary period.

Reason - In the interest of residential amenity.

Remove

Delete Condition 13 (p81) Thames Water have confirmed that, as the development will not result in new connections to the sewerage network, the condition is not required.

Amended representation

Amanda Rowley, Head Teacher of Wavell School has clarified that her objection was made as the Headteacher of the school and does not represent the view of the Governing Body.

Additional representations received –

Support comments

1 additional support comment from 31a Southampton Street stating ‘..no objections to the proposed plans for Farnborough international airport’.

Objection comments

Eight additional objections have been received from the following residential addresses and Cllr Thomas Mitchell:

13 & 14 Bowman House; 5 York Road; 13 Lewis House; 20 & 4 Whites Road and 18 Maitlands Road.

The objectors raise matters in relation to the issues set out on pages 67 -69 of the report: Visual impact; Daylight and sunlight; Residential amenity; Traffic; Financial benefits; Commencement of work without planning permission; Proximity to residential property; Impact on property values; Loss of view; Impact on mental health; No apparent change to revised sunlight and daylight report; Impact on aircraft safety; Glare from reflected light on roofs; Concern regarding operating noise; Pollution; Road damage; Location of smoking areas; Outraged by the recommendation to grant permission; Incompatible with climate change emergency; flexibility of operating hours should not be allowed; profit at the cost of the community; harmful support for the defence industry; no need for the development.

Officer comment: These matters are addressed in the main body of the report. The daylight and sunlight report was revised to correct an error in the ASPH figures. The heights of the buildings and the level of their foundations have been taken into account in the daylight and sunlight report. The angle and height of the roofs is not considered to result in adverse impact by way of glare to the extent that a reason for refusal could be supported on this ground. The development is not directly below the flight path and the buildings are positioned to avoid conflict with the operational parameters associated with the airport. The operational management plan has been revised to move the smoking areas away from the Queens gate development. The general operations of FIL and need for the development are not material to the determination of this planning application.

Cllr. Thomas Mitchell raises concerns regarding:

- The material change to what the site is currently used for with disproportionately large industrial buildings close to the flats.
- The proximity of sound stage 1 and sound stage 2 to the apartments on the Queensgate development. Specifically with regard to overshadowing and loss of light
- Inadequate management traffic plan.
- Effective monitoring of film crews and support staff and visitors avoiding travel during peak periods
- Control over access via designated gate.
- Working hours, and need for limit to the number of weekends and hours of use worked in a year.
- Heating/cooling and ventilation, foul and surface water drainage.
- Evidence for claimed employment provision and monitoring thereof
- Need for a liaison group between Local councillors, residents and Studio 50 to monitor problems on and around the site.

Cllr Mitchell states “At this time I do not support this proposal with so many unknowns and vague statements in the report”.

Item 7:

Application number: 21/00355/ADV
Proposal: Installation of nine totems relating to The Heritage Trail
Address: Proposed Heritage Trail Signage Marker Adj. Wellington Monument, Westgate, Manor Park, Princes Gardens, Railway Station, Military Museum, Napier Gardens, North Lane, Military Cemetery Aldershot Hampshire

The consultation period for this item ended on the 21/05/2021 after the publication of the committee report. No additional comments were received.

AGENDA ITEM No. 5

Development Management Committee
26th May 2021

Planning Report No. EPSH2116

Esso Pipeline Project

1. Introduction

The Head of Economy, Planning and Strategic Housing will give a verbal update on the current position with regard to the Development Consent Order issued in respect of the Major Infrastructure Project to renew and partially realign the Southampton to London fuel pipeline which crosses Rushmoor Borough.(Our Ref.19/00432/PINS).