

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	David Stevens
Application No.	25/00396/FULPP
Date Valid	12th September 2025
Expiry date of consultations	6th October 2025
Proposal	Installation of free-standing aluminium-framed canopy structure with integrated solar panel system on roof external in grassed area
Address	Aldershot Lido Guildford Road Aldershot
Ward	Aldershot Park
Applicant	Rushmoor Borough Council
Agent	Hookway Partnership LLP
Recommendation	Grant

Description

Aldershot Lido is part of the Aldershot Pools Complex and occupies a large site to the west of Aldershot Cricket Club at pitch at Aldershot Park and adjacent to the Aldershot Indoor Swimming Pool and Rushmoor Gymnastics Academy. The Lido site is otherwise bounded to the north-east by Guildford Road, The Avenue to the north, Pool Road to the west and Gloucester Road to the south.

In addition to the Lido Pool, changing rooms, ticket office and water-slides, the overall site also contains a large car park, fenced sports courts and a large grassed parkland area south of the pools, car park and sports courts that is well enclosed from neighbours by screen hedging and trees. Within this parkland area, located approximately centrally within the overall site is an existing painted timber shade structure. Situated centrally within the overall Pools Complex site, the red-lined area for the current application is a rectangular grassed area measuring 40 X 30 metres located between the existing shade structure and the sports courts/end of the car park just south of the Lido water-slides and ticket office.

Within this smaller area, the proposal the subject of the application is for the erection of a modest free-standing canopy structure to provide sun and/or rain shelter. This is shown to occupy a footprint measuring just 15 metres long by 3.8 metres wide. The submitted plans show that the canopy roof would be supported by 8 slim metal posts containing integrated rainwater pipes and have a height of between 3.3 to 3.7 metres in height above ground level,

thereby having a shallow mono-pitch roof. The metal frame structure would have an anthracite grey finish and be roofed with 16mm multiwall polycarbonate roof sheets with the solar panels fitted to rails mounted on top.

It is proposed that the roof of the canopy incorporates an integrated solar panel system. The proposed solar panels would be a standard monocrystalline type with an estimated output of 410-435 watts per panel – and the plans show that a total of 21 panels would be installed covering almost all of the canopy roof. It is anticipated that the proposed solar panels would reduce the Lido's reliance on grid-supplied electricity, and is thereby in line with the objective of reducing the Council's carbon footprint.

Although the plans submitted with the application currently show the proposed canopy structure to be orientated roughly north-south with the roof sloping to the east, the red-lined application site is sufficiently large such that the orientation of the structure can be adjusted with the site area upon installation in order to optimise the solar gain of the solar panels.

The application is accompanied by a Design & Access Statement, Biodiversity Checklist, a landscaping details statement and a BNG Statement Form.

Planning History

Aldershot Lido is a long-standing civic facility since before the formation of Rushmoor Borough Council and has little significant planning history. Planning permission was approved for the water-slides in 1989.

Consultee Responses

None required.

Neighbours notified

Although a site notice has been posted outside the Lido site, the red-line of the application site is small-scale and situated centrally well within the overall boundaries of the Lido site such that the proposals would not adjoin or come close to any neighbours. Accordingly, no individual neighbour notification letters are required.

Neighbour comments

No comments have been received as a result of the posting of the site notice and general on-line planning application publicity.

Policy and determining issues

The whole of the Lido site is land identified as 'countryside' situated outside the defined urban area of Aldershot according to the adopted Rushmoor Local Plan (2014-2032). The land is also identified as being 'Open Space'. Policies SS1 (Presumption in Favour of Sustainable Development), SS2 (Spatial Strategy), DE1 (Design in the Built Environment), DE6 (Open Space, Sport & Recreation), NE3 (Trees & Landscaping), NE4 (Biodiversity); and NE5 (Countryside) of the adopted Rushmoor Local Plan (2014-2032) are relevant.

It is considered that the main determining issues for the proposals are the principle, visual impact, impact on trees, impact upon neighbours, and biodiversity net gain.

Commentary

1. Principle –

Local Plan Policy SS1 sets out a general presumption in favour of sustainable development in line with central Government policy and guidance. In this respect, any adverse impacts of granting planning permission must be significantly and demonstrably outweighed by the benefits. There is a general presumption that development within ‘countryside areas’ of the Borough should be strictly limited, with Local Plan Policy SS2 stating:

“SS2 : New development will be directed to within the defined urban areas as shown on the Policies Map. In the countryside surrounding Aldershot and Farnborough, new development will be strictly limited in line with Policy NE5.”

Local Plan Policy NE5 states the specific circumstances under which limited development in countryside areas could be considered acceptable in principle :

“NE5 : Development within the countryside (outside the Defined Urban Area of Aldershot and Farnborough) will only be permitted where:

- a. The location is considered sustainable for the proposed use;***
- b. It preserves the character and appearance of the countryside; and***
- c. It does not lead to harmful physical or visual coalescence between Aldershot and Farnborough and neighbouring settlements.***

The Council will encourage schemes that result in environmental and landscape improvement, enhance biodiversity and nature conservation, and support better accessibility.”

In these respects, although the Lido site is situated within the ‘countryside’, it is a long-established leisure use containing a variety of existing built structures that occupies an enclosed site immediately adjacent to the margin of the Aldershot urban area. Furthermore, the proposal is for a small-scale low-impact addition to a central position within the overall site that would not be readily or at all visible from outside the site. As a result it is considered that the proposed development would be acceptable having regard to all of the criteria specified by Local Plan Policy NE5.

Similarly, having regard to Local Plan Policy DE6, the proposal is for a small-scale facility that is ancillary and incidental to the existing long-established leisure use of the site that would not compromise the continued use of the site in leisure use.

It is considered that the proposals are acceptable in principle.

2. Visual Impact –

It is not considered that the proposed canopy structure would appear out of place within, or unsympathetic to, the visual character and appearance of the Lido site. Being a small-scale low-impact addition it could not conceivably have any material and harmful visual impact upon the character and appearance of the area as a whole and is, thereby, considered acceptable in visual terms.

3. Impact on Trees –

The proposed canopy structure would be sited well separated from any trees within and/or adjoining the Lido site. Furthermore, being a lightweight structure, it does not require large foundations. It is not considered that any material and harmful impacts upon trees would arise.

4. Impacts on Neighbours –

The proposed canopy structure would be sited centrally within the Lido site well removed from any neighbours. Combined with its small-scale and low-impact, it is considered that there would be no material and harmful impacts upon the amenities of occupiers of any properties adjoining the Lido site.

5. Biodiversity Net Gain –

The proposed development would not involve the creation of any hardstanding beneath the canopy structure, with the only losses of existing vegetation being the removal of 8 small patches of turf to excavate the post-holes for the canopy supports. Accordingly, the proposals involve a de minimis loss of vegetation and are, as such, exempted from the requirements of the BNG Regulations.

Conclusions –

It is considered that the proposals are small-scale and low-impact and, as such, are acceptable in principle; would have no material and harmful impacts upon the visual character and appearance of the area, trees and on neighbours; and give rise to a de-minimis impact upon biodiversity. The proposals are thereby considered acceptable having regard to the requirements of Policies SS2, NE3, NE5, DE1 and DE6 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that 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 drawings. Drawing numbers: Terraquest dated 25-Sep-25; HKW-ASL-P-01-EBO; HKW-ASL-P-01-PBO; CANOPY 001-REV.13 HKW-ASL-P-01-PE1; HKW-ASL-P-01-PE2; HKW-ASL-P-01-PE4 HKW-ASL-P-01-PPO; HKW-ASL-P-01-PPR; & HKW-ASL-P-01-SPA; and also Design & Access Statement; EA Flood Risk Summary; Kensington Systems Spaceshade Max data sheet; Kensington Systems Spaceshade Solar data sheet; Biodiversity Checklist; and BNG Statement Form.

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

Informatives:

1 INFORMATIVE - The Council has granted permission because:-

It is considered that the proposals are small-scale and low-impact and, as such, are acceptable in principle; would have no material and harmful impacts upon the visual character and appearance of the area, trees and on neighbours; and give rise to a de-minimis impact upon biodiversity. The proposals are thereby considered acceptable having regard to the requirements of Policies SS2, NE3, NE5, DE1 and DE6 of the adopted Rushmoor Local Plan (2014-2032).

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.

2 INFORMATIVE - The applicant is advised that the development hereby approved is exempted from the standard national Biodiversity Net Gain (BNG) condition and that its requirements do not therefore apply in this case.

3 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.

Location Plan

Site Address: Aldershot Lido, Guildford Road, Aldershot, GU12 4BP



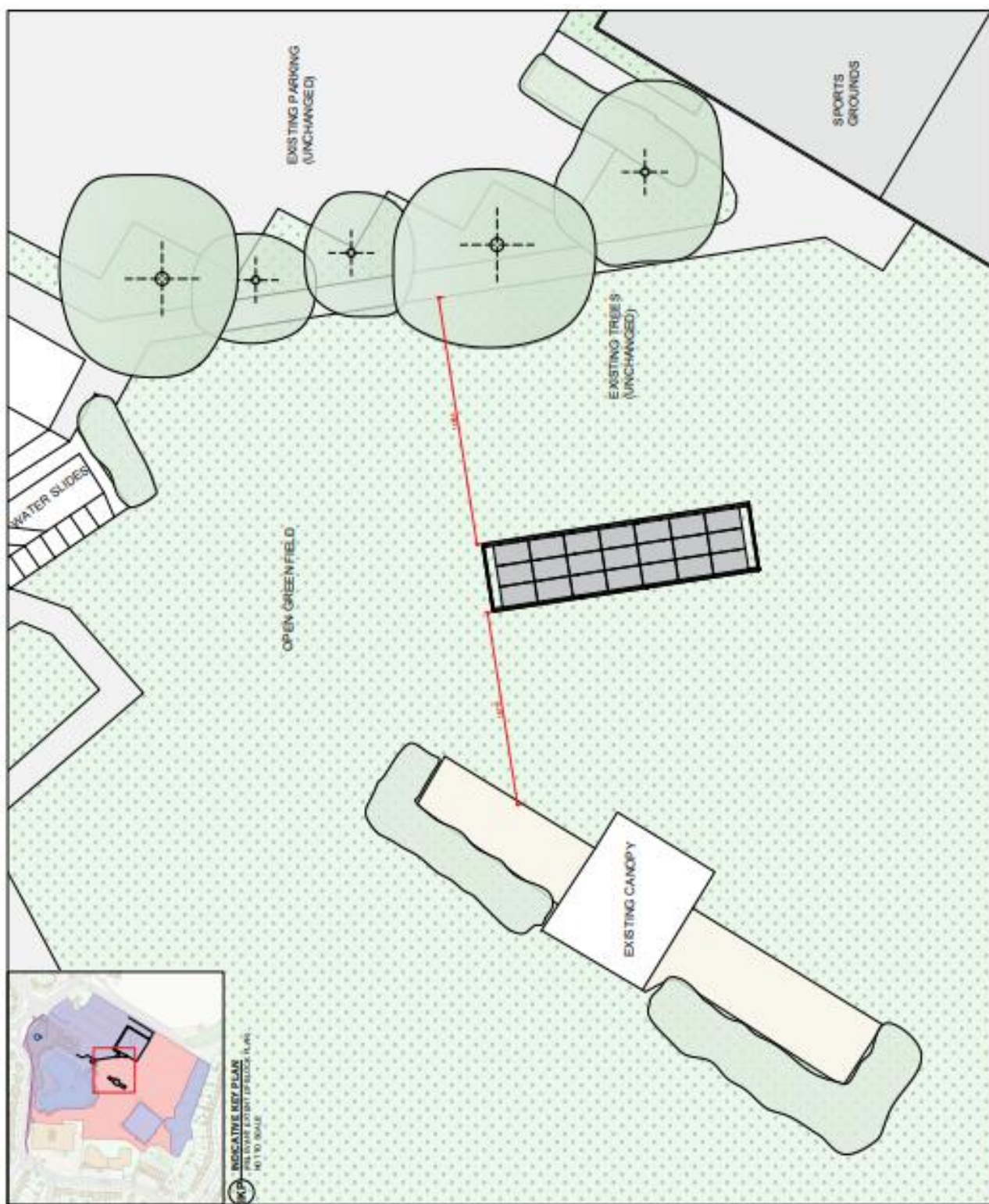
Date Produced: 25-Sep-2025

Scale: 1:1250 @ A3



Planning Portal Reference: PP-14125258v 2





INDICATIVE KEY PLAN
 FOR THE EXTENT OF BLOCK PLAN
 NOT TO SCALE

PROPOSED BLOCK PLAN
 SCALE 1:500

