

Public Document Pack

AMENDMENT SHEET

DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 12TH OCTOBER, 2022

The following amendment sheet was circulated at the Development Management Committee meeting. It sets out any proposed amendments and updates to reports since the agenda was published.

This page is intentionally left blank

AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
12th October 2022

AGENDA ITEM NO.3 : Minutes of Previous DM Committee Meeting

Correction to Minutes:

Section 30 : ESSO Pipeline Project – Replacement for penultimate paragraph on Page 5

The Committee noted that whilst drilling E-Power at TC17/18 (under Stakes Lane, Prospect Road and allotments) the drill failed. Investigations are being undertaken to determine how the works should continue going forward. It was estimated that delays in the region of 6-9 months could be incurred. It was proposed that the car park would be re-opened during the investigation period.

AGENDA ITEM NO.3 : Planning Applications

Item 5: Page 15:

Application No. 22/00480/FULPP

Proposal Erection of an apartment building and ten terraced houses comprising a total of 17 dwellings (3 x 1-bed, 4 x 2-bed and 10 x 3-bed) with associated landscaping, parking and refuse storage, with vehicular access from Morris Road but refuse collection from Lynchford Road, following demolition of all buildings on site

Address **209 - 211 Lynchford Road Farnborough**

Amended Recommendation (Page 31):

It is recommended that subject to:-

- (a) The completion of a satisfactory s106 Planning Agreement between the applicants and Rushmoor Borough Council by 10 November 2022 or unless otherwise agreed by an extension of time, to secure the required SPA SAMM and Public Open Space financial contributions as set out in the report; and
- (b) Receipt of a satisfactory updated independent assessment report supporting the revised viability case submitted by the applicants

the Head Economy, Planning and Strategic Housing in consultation with the Chairman be authorised to GRANT planning permission subject to the following conditions and informatives:-

In the event that no satisfactory s106 Agreement and/or confirmation of the viability case to justify no provision of affordable housing are received by 10 November 2022 and no

extension of time has been agreed, the Head of Economy, Planning and Strategic Housing ***in consultation with the Chairman*** be authorised to Refuse planning permission on the grounds that the proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1; does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6; and fails to meet the requirements of Local Plan Policy LN2.

Amended Condition No.11 (Page 34):

- 11 Prior to the occupation of any part of the development hereby approved, the communal refuse and recycling bin storage facility to be provided to serve the whole development to facilitate collection of all refuse and recycling from Lynchford Road shall be constructed, finished, provided with the requisite bins and containers and made ready for use. Details of the bin collection arrangements to be used shall also be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any part of the development hereby approved. The development shall be carried out and retained in accordance with the details so approved.

Reason – as set out in the report.

Additional Condition No.23 (Page 36):

- 23 Before use of the development is commenced the existing access(es) from the site to Lynchford Road proposed to be closed-up shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason - In the interests of highway safety.

Amended Informative No.7 (Page 37):

- 7 **INFORMATIVE – *The granting of planning permission does not supersede the land ownership and property rights of owners of adjacent properties and, as such, does not authorise the undertaking of any works in, on, over or under adjacent land in separate ownership without the prior consent of the owner(s) of that property.*** The applicant is ***also*** advised that there ***will*** be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council, but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The Party Wall (etc.) Act 1996 explanatory booklet.