

# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 17th August, 2022 at the Princes Hall, Princes Way, Aldershot GU11 1NX at 7.00 pm.

## Voting Members

Cllr Calum Stewart (Chairman)

Cllr Mrs. D.B. Bedford  
Cllr Jib Belbase  
Cllr P.I.C. Crerar  
Cllr Michael Hope  
Cllr Peace Essien Igodifo  
Cllr S.J. Masterson  
Cllr T.W. Mitchell  
Cllr Sophie Porter

Apologies for absence were submitted on behalf of Cllr C.P. Grattan and Cllr L. Jeffers.

## Non-Voting Member

Cllr A.R. Newell (Planning and Economy Portfolio Holder) (ex officio)

### 13. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

### 14. MINUTES

The Minutes of the Meeting held on 20th July, 2022 were approved and signed as a correct record of the proceedings.

### 15. REPRESENTATIONS BY THE PUBLIC

In accordance with the guidelines for public participation at meetings, the following representations were made to the Committee and were duly considered before a decision was reached:

<b>Application No.</b>	<b>Address</b>	<b>Representation</b>	<b>In support of or against the application</b>
22/00282/FULPP	Phase 5, North Town Redevelopment Site, land	Mr Alex King	In support

bounded by  
North Lane,  
Deadbrook Lane  
and Eastern  
Road, Aldershot

16. **REPRESENTATIONS BY WARD MEMBERS**

In the absence of a North Town elected Ward Councillor on the Committee, the Committee agreed that a representation be made by Cllr Keith Dibble in support of Planning Application No. 22/00282/FULPP. The representation was duly considered before a decision was reached.

17. **PLANNING APPLICATIONS**

**RESOLVED:** That

(i) the applications dealt with by the Head of Economy, Planning and Strategic Housing, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Economy, Planning and Strategic Housing's Report No. EPSH2227, be noted

(ii) the following applications be determined by the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman:

\* 22/00029/FULPP Aldershot Bus Station, No. 3 Station Road, Aldershot

\* 22/00282/FULPP Phase 5, North Town Redevelopment Site, land bounded by North lane, Deadbrook Lane and Eastern Road, Aldershot

(iii) the current position with regard to the following applications be noted pending consideration at a future meeting:

\*\* 20/00400/FULPP Land at former Lafarge Site, Hollybush Lane, Aldershot

\*\* 21/00271/FULPP Block 3, Queensmead, Farnborough

\*\* 22/00193/OUTPP Proposed Farnborough Civic Quarter Development Site, Meudon Avenue, Farnborough

\*\* 22/00068/REM Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

Land at Blandford House and Malta Barracks

- \*\* 22/00138/REMPP Development Site, Shoe Lane, Aldershot
- \*\* 22/00277/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot
- \*\* 22/00340/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot
- 22/00402/FULPP No. 244 Farnborough Road, Farnborough
- \* The Head of Economy, Planning and Strategic Housing's Report No. EPSH2227 in respect of these applications was amended at the meeting.
- \*\* It was agreed that site visits would be arranged to these sites

18. **PLANNING APPLICATION NO. 00/00029/FULPP - ALDERSHOT BUS STATION, NO. 3 STATION ROAD, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2227 (as amended at the meeting) regarding the demolition of the existing bus station and re-development of the site.

**RESOLVED:** That

Subject to the completion of a satisfactory Planning Obligation or Deed of Variation under Section 106 of the Town and Country Planning Act 1990 by 31st August 2022 or such other date as agreed by an extension of time to secure:

- (i) The stated financial contribution towards the maintenance of SPA avoidance and mitigation;
- (ii) The stated Public Open Space Contribution; and
- (iii) Financial viability re-assessment clauses in the event that the implementation and completion of the scheme is protracted and market conditions improve the value of the scheme;

the Head of Planning in consultation with the Chairman be authorised to **Grant** planning permission subject to the following conditions and informatives as set out in Report No. EPSH2227 (as amended at the meeting).

However, in the event that a satisfactory S106 Agreement is not received by 31<sup>st</sup> August 2022 or at a mutually agreed alternative date, 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 make satisfactory provision for public open space in accordance with Local Plan Policy DE6; make 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 Local Plan Policy NE1.

Also, in addition to the amended and additional conditions as set out in the Amendment Sheet (attached), further consideration be given to the removal of the

trees with TPO's, taking account of how the trees are disposed of after removal. A request was also made to add in the standard informative regarding Employment and Skills.

19. **PLANNING APPLICATION NO. 22/00282/FULPP - PHASE 5, NORTH TOWN REDEVELOPMENT SITE, LAND BOUNDED BY NORTH LANE, DEADBROOK LANE AND EASTERN ROAD, ADERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2227 (as amended at the meeting) regarding the development of 30 affordable homes, to include a community space, parking access and landscaping.

**RESOLVED:** That

Subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 31st October, 2022 or such other date as agreed by an extension of time to secure:

- (i) A financial contribution (£35,164.50 + £3,882.58) towards the provision of maintenance and monitoring of SANG in respect of the net gain of 6 additional residential units in accordance with the Council's avoidance and mitigation strategy;
- (ii) A Public Open Space Contribution (£11,642.40);
- (iii) The provision of a temporary community facility sufficient to enable an appropriate range and level of community activity (prior to the demolition of the existing building, to be in place until the opening of the new community facility within the development); and;
- (iv) Securing, via a contractual arrangement to be first agreed, funding for a full-time community support worker or equivalent resource for a period of not less than five years from the date of first occupation of the development;

The Head of Economy, Planning and Strategic Housing in consultation with the Chairman be authorised to **Grant** planning permission subject to the conditions and informatives as set out in Report No. EPSH2227 (as amended at the meeting).

However, in the event that a satisfactory S106 Agreement is not completed by 31st October, 2022 or at a mutually agreed alternative date, 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 make 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 Local Plan Policy NE1.

## 20. APPEALS PROGRESS REPORT

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2233 concerning the following appeals decisions:

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
21/00856/TELEPP	Against notification that Prior Approval was required and refusal for the installation of a 20metre high monopole supporting six antennas and two transmission dishes, four equipment cabinets and development works ancillary thereto at land to the front of Nos. 82-86 Cove Road, at the junction of Bridge Road and Cove Road, Farnborough.	New Appeal to be Determined
21/00074/FULPP	Against the refusal of planning permission for the construction of new Home Shopping storage areas and associated cold rooms, construction of a new click and collect canopy and associated steel works and works at ASDA, Westmead, Farnborough.	Dismissed

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2233 be noted.

## 21. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

<b>Enforcement Reference No.</b>	<b>Description of Breach</b>
22/00030/RESWRK	<p>A complaint had been received regarding a porch that had been erected at No. 52 Sidlaws Road. The complainant alleged that the porch encroached on a neighbouring property.</p> <p>A site visit had been carried out and the owner had been advised that the pitched roof required planning permission. An application had not however been forthcoming.</p> <p>The matter of encroachment is a civil matter between landowners and the complainant had been advised of this.</p> <p>Notwithstanding the absence of a planning application, the</p>

development as constructed was considered acceptable in planning terms. Material harm resulting from the development was not therefor considered to have occurred to the extent that enforcement would be expedient.

No further action will therefore be taken.

An update on enforcement matters had been provided:

<b>Enforcement Reference No.:</b>	<b>Update</b>	<b>Issue Date</b>
21/00158/GENWRK	An enforcement notice had been issued requiring the removal of unauthorised storage of tyres within the rear parking area at 183 Ash Road, Aldershot.	27 July 2022 (with a compliance period of three months)
21/00157/COUGEN	An enforcement notice had been issued requiring the cessation of the unauthorised material change of use of the domestic outbuilding to use for commercial purposes and the removal of a fence sub-dividing the residential garden at 185 Ash Road, Aldershot.	15 July 2022 (with a compliance period of three months)
22/00054/COUGEN	Planning Contravention Notices had been served on two separate owners of 146 Tongham Road, Aldershot in connection with a Council investigation of an alleged unauthorised change of use of the property. A response had been received from both owners of the property confirming that the unauthorised change of use had ceased. The situation would be monitored.	4 July 2022 (with the requirement for a written response by 25 July 2022)

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2228 be noted.

## 22. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL TO JUNE 2022**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2229 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the

Planning Service and the overall workload of the Section for the quarter from 1st April to 30th June 2022.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2229 be noted.

The meeting closed at 8.37 pm.

CLLR CALUM STEWART (CHAIRMAN)

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