

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 14th October, 2026 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr Calum Stewart (Chair)
Cllr Steve Masterson (Vice-Chair)

Cllr Jib Belbase
Cllr Dave Bell
Cllr Kevin Betsworth
Cllr P.J. Cullum
Cllr Thomas Day
Cllr Fouzia Khan
Cllr Dhan Sarki
Cllr Nicky Slater
Cllr Ivan Whitmee

Non-Voting Member

Cllr Keith Dibble (Housing, Planning & Property Portfolio Holder) (ex officio)

10. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

11. MINUTES

The Minutes of the Meeting held on 15th July, 2026 were approved and signed as a correct record of proceedings.

12. 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:

Application No.	Address	Representation	In support of or against the application
26/00182/FULPP	Warwick House, Lakeside Road, Farnborough	Stephan Vargas- Pritchard (agent)	In support

26/00300/REVPP & 26/00301/FULPP	Columbia House, No. 1 Apollo Rise, Farnborough	Guy Dixon (agent)	In support
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13. PLANNING APPLICATIONS

RESOLVED: That

- (i) permission be given to the following application, as set out in Appendix “A” (as required), subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

26/00300/REVPP	Columbia House, No. 1 Apollo Rise, Farnborough
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26/00301/FULPP	Columbia House, No. 1 Apollo Rise, Farnborough
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- (ii) the following application be determined by the Executive Head of Property and Growth, in consultation with the Chairman, subject to the prior completion of a S106 legal agreement and the conditions as detailed in the report:

* 26/00182/FULPP	Warwick House, Lakeside Road, Farnborough
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- (iii) the applications dealt with by the Executive Head of Property and Growth, where necessary in consultation with the Chairman, in accordance with the Council’s Scheme of Delegation, more particularly specified in Section “D” of the Executive Head of Property and Growth’s Report No. PG2618, be noted

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

21/00271/FULPP	Block 3, Queensmead, Farnborough
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23/00713/FUL	Manor Park Cottage, St. Georges Road East, Aldershot
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23/00794/REVPP	Farnborough Airport, Farnborough
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24/00237/FUL	Nos. 235-237 High Street, Aldershot
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25/00615/REV	Farnborough Airport, Farnborough Road, Farnborough
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26/00163/FULPP

Discovery Place, Columbus
Drive, Farnborough

26/00181/FULPP

Site of Former Geneva
House, No.1 Gladiator Way
Farnborough

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The Executive Head of Property and Growth's Report No. PG2618 in respect of these applications was amended at the meeting.

14. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

Enforcement
Reference No.

Description of Breach

26/00022/BOUND

Fencing erected to the front of No. 28 The Topiary, Farnborough.

A complaint had been received alleging that fencing had been erected to the front of the property, requiring planning permission and creating highway safety concerns at the junction of The Topiary and Southern Way. Investigation confirmed that the timber fence exceeded one metre in height adjacent to the highway and therefore constituted a breach of planning control. The owners were contacted but no response was received. Having assessed the development, it was concluded that the fence did not cause unacceptable harm to highway safety, character or appearance. Given that planning permission would likely be granted if an application were submitted, it was not considered expedient to take formal enforcement action.

26/00061/OUTBDG

A shed erected in the rear garden of No. 128 Ship Lane, Farnborough.

A complaint had been received that a shed had been erected in the rear garden of the property. Investigation established that, although the shed itself would ordinarily have constituted permitted development, the inclusion of a veranda meant that planning permission was required and a breach of planning control had occurred. The owner was invited to submit a retrospective planning application, but no application was received. Having regard to the modest size and design of the shed and veranda, it was considered that the development did not result in material harm to neighbouring amenity and that planning permission would likely be granted if an application were submitted. Accordingly, whilst a breach of planning control had occurred, it was not considered expedient to pursue

formal enforcement action.

Members discussed concerns regarding the cost of investigating retrospective cases and the wider perception that unauthorised development could proceed without consequence. The Committee were advised that the enforcement process focused on planning harm and expediency and that, in both reported cases, formal action was not considered justified as planning permission would likely have been granted had applications been submitted.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2619 be noted.

15. **APPEALS PROGRESS REPORT**

The Committee received the Executive Head of Property and Growth's Report No. PG2620 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
25/00615/REV	An appeal against the Council's non-determination of the second planning application at Farnborough Airport, Farnborough Road, Farnborough.	Appeal commenced
26/00393/ADVPP	A new appeal in respect of No. 248 Farnborough Road, Farnborough, against the refusal; of Advertisement Consent for "Display of 3.298 by 2.74 metre non-illuminated advertisement display billboard at first-floor level on front (Salisbury Road) elevation of building".	Appeal commenced

The Committee noted that officers had previously circulated information regarding the Statement of Case for the Farnborough Airport appeal and that briefing sessions could be arranged for Members wishing to receive further information.

What	By Whom	When
Members wishing to receive a briefing on the Farnborough Airport appeal process and Statement of Case, to notify Democratic Services.	Members of the Development Management Committee	Before the next Committee meeting – 18th November

RESOLVED: That the Executive Head of Property and Growth's Report No. PG262620 be noted.

16. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY**

The Committee received the Executive Head of Property and Growth's Report No. PG2621 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 2026 to 30th June 2026.

The Committee noted that performance targets continued to be exceeded across all application categories. Members were advised of corrections to figures within the published report and received updates regarding development progress at Wellesley.

The Committee discussed ongoing enforcement investigations relating to Miller Homes and Bellway Homes, and raised concerns regarding delayed delivery of facilities within the Wellesley development, including the neighbourhood centre and associated commercial uses. Officers acknowledged residents' frustrations and confirmed that discussions with developers continued.

Members received a further update regarding implementation of the National Scheme of Delegation from 31 October 2026 and the arrangements that would apply to future planning applications.

ACTION:

What	By Whom	When
Provide Members with an update regarding the proposed Neighbourhood Development Zone facilities, including the neighbourhood centre.	Jake Hamilton – Service Manager - Development Management	By December 2026

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2621 be noted.

The meeting closed at 8.23 pm.

CLLR CALUM STEWART (CHAIR)
