

# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 24 June 2015 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

## Voting Members

Cllr G.B. Lyon (Chairman)  
Cllr B.A. Thomas (Vice-Chairman)

Cllr Mrs. D.B. Bedford  
Cllr D.M.T. Bell  
Cllr R. Cooper

Cllr P.I.C. Crerar  
Cllr Sue Dibble  
Cllr Jennifer Evans

Cllr D.S. Gladstone  
Cllr C.P. Grattan  
Cllr J.H. Marsh

## Non-Voting Members

Councillor Roland Dibbs (ex-officio)

Apologies for absence were submitted on behalf of .

attended the meeting.

## 8. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declaration of interest was made. Those Members with a disclosable pecuniary interest left the meeting during the debate on the relevant agenda items:

<b>Member</b>	<b>Application No. and Address</b>	<b>Interest</b>	<b>Reason</b>
Cr. R.L.G. Dibbs	15/00194/FULPP (Site of the former Christmas Lodge, Evelyn Avenue, Farnborough)	Personal	Met with the applicant before this application was submitted. The application was not discussed and the Head of Planning was aware of the meeting.

## 9. MINUTES

The Minutes of the Meeting held on 27th May, 2015 were approved and signed by the Chairman.

10. **TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED) - TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995 - DEVELOPMENT APPLICATIONS GENERALLY**

**RESOLVED:** That

(i) permission be given for the following applications set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

- 15/00068/LBC2PP (Gun Hill House and Water Tower, Gun Hill, Aldershot)
- 15/00326/COU (Nos. 28 – 50 Kingsmead, Farnborough)
- \* 15/00347/FUL (Flat 7, Grazley Lodge, Osborne Road, Farnborough);

(ii) the applications dealt with by the Head of Planning, 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 Planning's Report No. PLN1531, be noted; and

(iii) the following applications be determined by the Head of Planning, in consultation with the Chairman:

- \* 15/00069/REMPP (Gun Hill House and Water Tower, Gun Hill, Aldershot)
- \* 15/00176/FULPP (Proposed extension to Princes Mead, Westmead, Farnborough)
- \* 15/00194/FULPP (Site of the former Christmas Lodge, Evelyn Avenue, Farnborough).
- \* The Head of Planning's Report No. PLN1531 in respect of these applications was amended at the meeting.

11. **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>
15/00194/FULPP	(Site of the former Christmas Lodge, Evelyn Avenue, Aldershot)	Mr. J. Lassiter Mr. K. Rushe	Against In support

12. **APPLICATION NO. 15/00069/REMPP – GUN HILL HOUSE AND WATER TOWER, GUN HILL, ALDERSHOT**

The Committee considered the Head of Planning's Report No. PLN1531 (as amended at the meeting) regarding the approval of reserved matters (for part of Development Zone C – Cambridge Military Hospital) relating to the conversion of Gun Hill House and Water Tower (including external alterations and the part demolition of the link building) to provide seventeen flats with associated parking, access, landscaping and public open space in Development Zone C (Cambridge Military Hospital) pursuant to Condition No. 4 (1 to 21) attached to Outline Planning Permission 12/00958/OUT dated 10th March, 2014. The issue for the Committee was whether the reserved matters, as laid out in the Head of Planning's Report No. PLN1531 (as amended), should receive its approval. It

was noted that the recommendation was to approve the reserved matters subject to the completion of a Deed of Variation under Section 106A of the Town and Country Planning Act, 1990.

**RESOLVED:** That subject to the completion of a Deed of Variation (to vary the terms of the legal agreement relating to the Outline Planning Permission) under Section 106A of the Town and Country Planning Act, 1990 to secure

- (i) an appropriate restriction upon occupation of 2,000 dwellings (across the Aldershot Urban Extension site) to ensure that 56 units are provided for affordable housing (21 of which will be provided in the Cambridge Military Hospital Development Zone C), as detailed within the Affordable Housing Development Zone Strategy, are transferred to a registered provider (in accordance with the terms of the Principal Agreement);
- (ii) replacement of the Affordable Housing Strategy contained within the Schedule 15 of the Principal Agreement to demonstrate how affordable housing is to be adjusted across the subsequent phases of the Wellesley development, to accord with the terms of the Outline Planning Permission Section 106 agreement; and
- (iii) the insertion of a new schedule to the Principal Agreement to secure an Affordable Housing Development Zone Strategy for the Cambridge Military Hospital Development Zone C under the terms of the Outline Planning Permission Section 106 legal agreement

the Head of Planning, in consultation with the Chairman, be authorised to approve the matters reserved (for part of Development Zone C – Cambridge Military Hospital) by Condition No. 4 (1 to 21) attached to Outline Planning Permission 12/00958/OUT dated 10th March, 2014, subject to the conditions and informatives set out in the Head of Planning's Report No. PLN1531 (as amended).

**13. APPLICATION NO. 15/00176/FULPP – PRINCES MEAD, WESTMEAD, FARNBOROUGH**

The Committee considered the Head of Planning's Report No. PLN1531 (as amended at the meeting) regarding the erection of an extension to the existing shopping centre to provide three retail units, alterations to the external appearance of the existing tower feature, the creation of the rear service yard with access from Hawthorn Road and alterations to the existing car park layout and landscaping at Princes Mead, Westmead, Farnborough.

It was noted that the recommendation was to grant planning permission, subject to the completion of a satisfactory planning obligation under Section 106 of the Town and Country Planning Act, 1990.

**RESOLVED:** That

- (i) subject to the completion of a satisfactory planning obligation under Section 106 of the Town and Country Planning Act, 1990 by 23rd July, 2015 to secure

- (a) a contribution towards accident reduction of £15,000 and £10,000 for the Clockhouse and Pinehurst roundabouts respectively;
- (b) a contribution towards the Farnborough Wayfinding Scheme of £15,000 to update mapping to include Princes Mead and further totem signage to identify the shopping areas and links between them, facilitating linked trips;
- (c) a contribution of £25,000 towards pedestrian improvements at Northmead Junction with Victoria Road and Elmgrove Road; and
- (d) the submission and implementation of a full travel plan, payment of the travel plan approval and monitoring fees, and provision of a surety mechanism to ensure implementation

the Head of Planning in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Head of Planning's Report No. PLN1531 (as amended); however

(ii) in the event that a satisfactory planning obligation is not received by 23rd July, 2015, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for a transport contribution or a travel plan in accordance with the Council's adopted Supplementary Planning Documents 'Planning Contributions' – Transport.

**14. APPLICATION NO. 15/00194/FULPP – SITE OF THE FORMER CHRISMAS LODGE, EVELYN AVENUE, ALDERSHOT**

The Committee considered the Head of Planning's Report No. PLN1531 (as amended at the meeting) regarding the erection of a part two and part three-storey building to provide 29 one, three two and two three-bedroom residential units (34 in total) for disabled or vulnerable veterans and their dependents, a shared common room, staff accommodation, car and cycle parking, refuse storage, landscaping and associated works at the site of the former Christmas Lodge, Evelyn Avenue, Aldershot. Before considering the application in detail, the Committee received representations in accordance with the scheme of public representation from Mr. J. Lassiter against the application and Mr. K. Rushe in support.

It was noted that the recommendation was to grant planning permission, subject to the completion of a satisfactory planning obligation under Section 106 of the Town and Country Planning Act, 1990. On discussing the application it was requested that an additional informative be added to include the reuse of existing hard core materials on site.

**RESOLVED:** That, subject to the completion of a satisfactory planning obligation, to be agreed by the Head of Planning in consultation with the Solicitor to the Council under Section 106 of the Town and Country Planning Act, 1990, to secure

- (i) a minimum of 35% of affordable housing in accordance with the requirements of the Head of Environmental Health and Housing;

- (ii) a financial contribution towards open space provision, namely for dredging and improvements to the pond area and the provision of natural play features at Brickfield Country Park and pitch improvements at Aldershot Park; and
- (iii) a financial contribution towards Rowhill Copse Suitable Alternative Green Space and Strategic Access Management and Monitoring as mitigation for the impact on the Thames Basin Heaths Special Protection Area;

the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to

- (i) also being first satisfied of an agreed and binding arrangement to ensure that the allocation of parking spaces and residents' car ownership and use, together with that of staff and visitors, will not give rise to demand for parking in excess of the number of spaces provided within the site; this would be achieved through the provisions of the Section 106 agreement, imposition of conditions, a combination of both, or such other means as may be determined satisfactory; and
- (ii) the conditions and informatives set out in the Head of Planning's Report No. PLN1531 (as amended).

**15. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – FORMER LAFARGE SITE AND ADJOINING LAND AT HOLLYBUSH LANE NORTH, SOUTH OF NORTH CAMP RAILWAY STATION**

The Committee received the Head of Planning's Report No. PLN1532 (as amended at the meeting) regarding the unauthorised material change of use of land to commercial car sales use and storage of scrapped cars; both with associated ancillary development comprising construction of bunds, hard-surfaces, roads, fences and the siting of structures on land at Hollybush Lane North, south of North Camp Railway Station.

The Report provided an update which followed previous reports presented for information to the Committee between 11th June, 2014 and 4th March, 2015. The Committee was reminded that the Committee had authorised the taking of enforcement action on 7th January, 2015 and this Report was to update Members on further progress with respect to this matter and other matters that had arisen since then.

The Committee was informed that, shortly before the Committee had agreed to commence enforcement action, the landowner had submitted a second part retrospective planning application to Hampshire County Council for the scaled down use of the site to provide an end of life treatment facility. The Council had resolved to raise an objection to this application at the meeting on 4th March, 2015. On 18th May, 2015 the County Council had announced that this application had now been withdrawn by the applicants.

The Committee was also informed that, following concerns raised by the Environment Agency about works undertaken to infill the northern fishing lake and the subsequent reduction in flood storage, the Environment Agency had confirmed that it would support Rushmoor with technical flood risk evidence in respect of any appeal that may be lodged against enforcement notices served by the Council raising flood risk concerns. The

Environment Agency had recently confirmed that it was pursuing its own enforcement action, although the Agencies' efforts to quantify the extent of the infilling and land raising had been hampered by the landowner who was yet to allow the Environment Agency access to the land.

It was confirmed that enforcement notices were now in an advanced stage of drafting and the Solicitor to the Council was currently consulting with legal counsel in this respect. A meeting had also been arranged with Hampshire County Council and the Environment Agency in order to exchange information and discuss co-ordinated enforcement action.

**RESOLVED:** That the Head of Planning's Report No. PLN1532 (as amended) be noted.

16. **FORMER COTTAGE TO THE REAR OF JOB'S FARM, NO. 100 SANDY LANE, FARNBOROUGH – URGENT WORKS NOTICE**

The Committee received the Head of Planning's Report No. PLN1533 which sought authority to serve an Urgent Works Notice on the former cottage which lay to the rear of Job's Farmhouse on Sandy Lane, Farnborough. It was reported that the Grade II listed building was in a poor state of repair and, despite some protection work three years ago, required some further work in the near future if it was to be retained.

The Committee was informed that in January, 2013 the Development Control Committee had resolved to serve an Urgent Works Notice to make the building wind and weatherproof. In the event, it had not been necessary to serve the notice since the owner had taken the required action himself and had erected a corrugated iron roof over the building. This roof had protected the building for the previous two years. However, over the passage of time, the timbers had dried out and an internal wall had collapsed. The whole structure was now very fragile. In March, 2015 the property had again been surveyed at the Council's request by an historic buildings consultant who had recommended that the Council should be minded to pursue enforcement action through an Urgent Works Notice or a Repairs Notice.

The Committee was advised of the possible courses of action, as set out in the Report, and was informed that, despite attempts over the last six months to encourage the owner to protect and carry out repairs to the listed cottage, no positive action had been forthcoming. The building now lay unprotected and would be further damaged by the elements unless some urgent action was taken. The Committee was advised that it was considered that an Urgent Works Notice should be prepared and served on the owner in order to secure the preservation of Job's Farm Cottage and was advised that this may result in the Council having to carry out the works and then recover the costs.

**RESOLVED:** That an Urgent Works Notice be prepared and served on the owner of Job's Farm Cottage with the objective of preserving this important listed building and executing any works deemed necessary.

17. **APPOINTMENTS TO STANDING CONSULTATION GROUP**

**RESOLVED:** That the Chairman or the Vice-Chairman and Crs. Sue Dibble and J.H. Marsh be appointed to the Standing Consultation Group for the 2015/16 Municipal Year.

18. **APPOINTMENTS TO DEVELOPMENT MONITORING GROUPS**

(1) **Farnborough Town Centre –**

**RESOLVED:** That the Chairman or Vice-Chairman and the three Empress Ward Councillors be appointed to the Farnborough Town Centre Development Monitoring Group for the 2015/16 Municipal Year. - 14 -

(2) **North Town – Aldershot –**

**RESOLVED:** That the Chairman or Vice-Chairman and the three North Town Ward Councillors be appointed to the North Town Development Monitoring Group for the 2015/16 Municipal Year.

(3) **Wellesley – Aldershot Urban Extension –**

**RESOLVED:** That the Chairman or Vice-Chairman and the three Wellington Ward Councillors be appointed to the Wellesley Development Monitoring Group for the 2015/16 Municipal Year.

19. **CONSULTATION ON THE DRAFT RUSHMOOR LOCAL PLAN**

The Committee received the Head of Planning's Report No. PLN1530 which informed the Committee of the progress on the preparation of the new Rushmoor Local Plan.

The Committee was reminded that, in October, 2011, the Council had adopted the Core Strategy, which set out strategic policies for the Borough covering the period 2010 to 2027. The intention had been to follow this with a supporting Local Plan document which would have set out detailed policies and proposals in a 'Delivering Development' document. However, following changes to the planning system, the Council had agreed to prepare a comprehensive Local Plan for the Borough covering the period to 2032. The Local Plan would set out the long term broad strategic framework for future development in the Borough and the detailed planning policies and site allocations required to deliver it.

The Plan would also contain specific policies for areas including Aldershot and Farnborough town centres, Wellesley and Farnborough Airport. The Plan would also refresh the Core Strategy policies as well as incorporate detailed development management policies that would have been included within the Delivering Development Document.

The Committee was informed that the process by which the Local Plan should be prepared was set out in legislation and would go through an independent examination process before being adopted. On adoption the new Local Plan would replace saved policies in the Rushmoor Local Plan 2000 and the policies in the Core Strategy.

The Local Plan set out various options for dealing with different land use issues in the Borough and the consultation sought views on these options. Any comments for alternative options would be welcomed. The supporting evidence and documentation had been published on the Council's website and was available for viewing alongside the draft Local Plan.

The consultation period would run until 20th July, 2015 and the comments received during the consultation would be used to inform the next version of the Local Plan. This would be a draft submission version which was due to be published for comment during January and February, 2016, before being submitted to the Secretary of State in Spring 2016. It was anticipated that the Local Plan would be adopted in December, 2016.

**RESOLVED:** That the Head of Planning's Report No. PLN1530 be noted.

## 20. **APPEALS PROGRESS REPORT**

The Committee received the Head of Planning's Report No. PLN1534 (as amended at the meeting) concerning the following appeals:

**Application No.**

14/00706/FULPP

**Description**

It had been reported at the previous meeting that an appeal had been received against the Council's decision to refuse planning permission for the demolition of a public house/restaurant building and the erection of one five-storey and one six-storey building to provide 25 one-bedroom and 37 two-bedroom flats, a community/arts/food and drink facility, public plazas and parking at the lower ground floor level, with revised access arrangements and associated highways and improved pedestrian access works at The Ham and Blackbird, No. 281 Farnborough Road, Farnborough.

This appeal would be dealt with by way of the hearing procedure. In this respect, a hearing date had now been agreed between the main appeal parties for 9th December, 2015. At the meeting it was noted that the Planning Inspectorate had now provided written confirmation to this effect.

15/00041/FULPP

An appeal had been received in respect of the refusal of planning permission for the erection of a pair of semi-detached three-bedroom houses with associated access and parking from Peabody Road on land at the junction of Peabody Road and Queen's Road, Farnborough. This appeal would be dealt with by way of the written representations procedure. All documents were to be submitted by 8th July, 2015.



**RESOLVED:** That the Head of Planning's Report No. PLN1534 be noted

The meeting closed at 9.40 pm.

CLLR G.B. LYON  
CHAIRMAN

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