

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 14 October 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
a Cllr J.H. Marsh

Non-Voting Members

Councillor Roland Dibbs (ex-officio)

Apologies for absence were submitted on behalf of Councillor John Marsh.

Cllr S.J. Masterson attended as standing deputy in place of Cr. J.H.

44. DECLARATION OF INTEREST

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

Member	Application No. and Address	Interest	Reason
Cr. Mrs. D.B. Bedford	15/00606/FULPP (Nos. 31–33 Queens Road and No. 62 Peabody Road, Farnborough)	Prejudicial	Friend of the owner/applicant.

45. MINUTES

The Minutes of the Meeting held on 16th September, 2015 were approved and signed by the Chairman.

46. **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:

15/00699/FULPP (No. 11 Alma Square, Farnborough)
15/00723/ADV (Princes Way, Aldershot);

- (ii) permission would have been refused in respect of the following application for the reasons set out in the Head of Planning's Report No. PLN1550:

* 15/00318/FULPP (Land to the rear of Nos. 42 - 44 Newfield Avenue, Farnborough);

- (iii) 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. PLN1550, be noted;

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

15/00606/FULPP (Nos. 31 – 33 Queens Road and No. 62 Peabody Road, Farnborough);

* 15/00663/FULPP (No. 10 Marrowbrook Close, Farnborough) and

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

15/00719/REMPP (Land at Junction with Templer Avenue and Meadow Gate Avenue, Farnborough).

* The Head of Planning's Report No. PLN1550 in respect of this application was amended at the meeting.

47. **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
15/00663/FULPP	(No. 10 Marrowbrook	Mrs. R. Duffett Ms. Y. Bond	Against In support

Close,
Farnborough)

48. APPLICATION NO. 15/00606/FULPP – NOS. 31 – 33 QUEENS ROAD AND NO. 62 PEABODY ROAD, FARNBOROUGH

The Committee considered the Head of Planning's Report No. PLN1550 regarding the demolition of existing buildings and the erection of eight three-bedroom houses and five two-bedroom apartments with associated car parking and formation of a new vehicular access at Nos. 31 – 33 Queens Road and No. 62 Peabody Road, Farnborough.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory agreement under Section 106 of the Town and Country Planning Act, 1990 by 5th November, 2015 to secure an appropriate financial contribution towards Special Protection Area mitigation and open space, 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. PLN1550; however
- (ii) in the event that a satisfactory Section 106 agreement is not received by 5th November, 2015, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails to make provision for open space contrary to the provisions of Policy CP12 of the Rushmoor Core Strategy and 'saved' Policy OR4 of the Rushmoor Local Plan Review 1996 – 2011 and fails to provide mitigation for the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy contrary to Policy CP13 of the Rushmoor Core Strategy.

49. APPLICATION NO. 15/00663/FULPP – NO. 10 MARROWBROOK CLOSE, FARNBOROUGH

The Committee considered the Head of Planning's Report No. PLN1550 regarding the demolition of a garage and erection of a three-bedroom house and associated access, parking and landscaping at No. 10 Marrowbrook Close, Farnborough. Before considering the application in detail, the Committee received representations in accordance with the scheme of public representation from Mrs. R. Duffett against the application and Ms. Y. Bond in support.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory unilateral undertaking under Section 106 of the Town and Country Planning Act, 1990 by 28th October, 2015 to secure a contribution of £7,211 towards Special Protection Area mitigation and improvements to transport infrastructure, 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. PLN1550; however
- (ii) in the event that a satisfactory unilateral undertaking is not received by 28th October, 2015, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails to provide mitigation for the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy contrary to Policy CP13 of the Rushmoor Core Strategy and fails to make an appropriate transport contribution in accordance with the Council's adopted Transport Contributions SPD and Core Strategy Policies CP16 and CP17.

50. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

(1) The Beehive, No. 264 High Street, Aldershot –

The Committee received the Head of Planning's Report No. PLN1551 regarding the unauthorised change of use of the first floor ancillary letting rooms to bedsits and the conversion of the rear part of the building to six self-contained flats at The Beehive, No. 264 High Street, Aldershot.

It was reported that the decision to issue an enforcement notice had been taken by the Head of Planning, in accordance with the Council's adopted Scheme of Delegation.

RESOLVED: That the issuing of an Enforcement Notice, in respect of the unauthorised activities at The Beehive, No. 264 High Street, Aldershot, be noted.

(2) The Old Warehouse, 'Star Yard', Victoria Road, Aldershot –

The Committee received the Head of Planning's Report No. PLN1551 regarding the unauthorised change of use of the building to a total of eighteen bedsitting rooms at The Old Warehouse, 'Star Yard', Victoria Road, Aldershot.

It was reported that the decision to issue an enforcement notice had been taken by the Head of Planning, in accordance with the Council's adopted Scheme of Delegation.

RESOLVED: That the issuing of an Enforcement Notice, in respect of the unauthorised activities at The Old Warehouse, 'Star Yard', Victoria Road, Aldershot, be noted.

51. APPEALS PROGRESS REPORT

The Committee received the Head of Planning's Report No. PLN1552 concerning the following new appeal:

Application No.

Description

15/00318/FULPP

Against the Council's non-determination within the statutory eight week period in respect of the erection of a pair of three-bedroom semi-detached dwellings, with associated access and parking at land to rear of Nos. 42 – 44 Newfield Avenue, Farnborough. The appeal would be dealt with by way of the written procedure.

RESOLVED: That the Head of Planning's Report No. PLN1552 be noted.

The meeting closed at 8.24 pm.

CLLR G.B. LYON
CHAIRMAN
