

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 9 December 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)

59. **DECLARATION OF INTEREST**

There were no declarations of interest.

60. **MINUTES**

The Minutes of the Meeting held on 11th November, 2015 were approved and signed by the Chairman.

61. **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:

15/00811/REVPP	(ASDA, Westmead, Farnborough)
* 15/00863/ADV	(Existing Monolith Wayfinding Signs, at Barrack Road, Court Road, Grosvenor Road, Station Road, Union Street, Upper Union Street, Victoria Road and Wellington Street, Aldershot);

- (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. PLN1561, be noted;

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

* 15/00813/FULPP (Proposed extension to Princes Mead, Westmead, Farnborough); and

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

15/00770/FULPP (Thomson House, No. 296 Farnborough Road, Farnborough).

* The Head of Planning’s Report No. PLN1561 in respect of these applications was amended at the meeting.

62. 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
15/00811/REVPP	(ASDA, Westmead, Farnborough)	Mr. J. Moller Mr. P. Bartram	Against In support

63. APPLICATION NO. 15/00811/REVPP – ASDA, WESTMEAD, FARNBOROUGH

The Committee received the Head of Planning’s Report No. PLN1561 (as amended at the meeting) regarding the removal of Condition No. 1 of Planning Permission 15/00117/REVPP dated 30th April, 2015 and the variation of Conditions 2 and 4 of this permission to allow one delivery to be made to the Asda service yard between the hours of 9.00 a.m. and 5.00 p.m. on Sundays and Bank Holidays, in accordance with the approved Service Yard Management Plan.

The Committee noted that there had been a number of breaches of the existing arrangements and that there had been little dialogue between Asda and local residents. It was therefore proposed by the Chairman and seconded by Cr. John Marsh, that:

(i) the recommendation in the Report (to grant planning permission for a new trial period of one year) be amended to reduce the trial to three months;

(ii) that ASDA be requested to meet with Ward Councillors and with local residents;

- (iii) the wording in Condition No. 3 should be amended to read 'statutory and bank holidays'; and
- (iv) it be investigated as to whether, where possible, deliveries in respect of this variation be monitored.

RESOLVED: That permission be granted, subject to the conditions and informatives set out above and in the Head of Planning's Report No. PLN1561 (as amended).

64. **APPLICATION NO. 15/00813/FULPP – PROPOSED EXTENSION TO PRINCES MEAD, WESTMEAD, FARNBOROUGH**

The Committee received the Head of Planning's Report No. PLN1561 (as amended at the meeting) regarding the erection of an extension to the existing shopping centre to provide two retail units to include external display areas to the front, alterations to the external appearance of the existing tower feature, the creation of a rear service yard with access from Hawthorn Road and alterations to the existing car park layout and landscaping.

It was noted that the recommendation was to grant planning permission, subject to the completion of a legal agreement 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 1st February, 2016 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) 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 as set out in the Head of Planning's Report No. PLN1561 (as amended); however

- (ii) in the event that a satisfactory planning obligation is not received by 1st February, 2016, 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 Document 'Planning Contributions' – Transport.

65. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – FORMER COTTAGE TO THE REAR OF JOB'S FARM, NO. 100 SANDY LANE, FARNBOROUGH

The Committee received the Head of Planning's Report No. PLN1559 which provided an update with regard to the position on the former cottage which lay to the rear of Job's Farmhouse on Sandy Lane, Farnborough.

The Committee was informed that the former cottage, was a Grade II listed building. It was reported that the cottage was in a poor state of repair and, despite some protection work three years previously, now required some further work in the near future to stabilise the structure. In June, 2015 the Committee had given authority for the Council to serve an Urgent Works Notice on the building should the owner not take appropriate measures to secure it.

The decision to take enforcement action, should it have been necessary, had instigated a dialogue with the owner who had stated his intention to repair and restore the building for use as an annexe to the house. The owner had informed the Council that he was currently preparing to submit a planning application to the Council. More importantly, it was reported that considerable measures had now been taken to stabilise the building. A framework of scaffolding had been erected around and through the most vulnerable parts of the building, supporting the walls and the temporary corrugated iron roof. The site had been inspected by the Council's Conservation Officer and the Chief Building Control Surveyor, who had confirmed that the works were comprehensive and indeed superior to those that could have been insisted upon through an Urgent Works Notice.

It was therefore not considered necessary, at this stage, to take any formal enforcement action. The former cottage had been stabilised and the Council had fulfilled its duty to protect the listed building.

RESOLVED: That the Head of Planning's Report No. PLN1559 be noted.

66. APPEALS PROGRESS REPORT

(1) New Appeals –

Application No.	Description
--	Against the Council's decision to serve an Enforcement Notice on 28th September, 2015 on the owner of the land at the former Lafarge Site, Hollybush Lane, Aldershot. The Planning Inspectorate had decided that the appeal should be heard at a Public Inquiry at a date in 2016 to be set in due course.

15/00153/FULPP

Against the Council's decision to refuse planning permission for the erection of a pair of semi-detached dwellings with access and parking on land at No. 28 Blackthorn Crescent, Farnborough. The appeal would be dealt with by means of the written procedure.

(2) **Appeal Decisions –**

Application No.	Description	Decision
15/00041/FULPP	Against the Council's decision to refuse planning permission for the erection of two semi-detached dwellings with associated access and parking from Peabody Road on land at the junction of Peabody Road and Queens .Road, Farnborough.	Allowed
15/00439/FUL	Against the Council's decision to refuse planning permission for a single storey front extension at No. 13 Anglesey Road, Aldershot.	Dismissed
15/00094/FULPP	Against the Council's decision to refuse planning permission for the erection of five dwellings (two two-bedroom and three three-bedroom) with associated access, parking and landscaping on land to the rear of Nos. 87 – 97 Rectory Road, Farnborough.	Dismissed

RESOLVED: That the Head of Planning's Report No. PLN1562 be noted.

The meeting closed at 7.50 pm.

CLLR G.B. LYON
CHAIRMAN
