

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 25th May, 2016 at 7.00 pm*

To:

#### **VOTING MEMBERS**

Cllr B.A. Thomas (Chairman)  
Cllr J.H. Marsh (Vice-Chairman)

Cllr Mrs. D.B. Bedford  
Cllr D.M.T. Bell  
Cllr Sophia Choudhary

Cllr R. Cooper  
Cllr P.I.C. Crerar  
Cllr Sue Dibble

Cllr Jennifer Evans  
Cllr D.S. Gladstone  
Cllr C.P. Grattan

#### **NON-VOTING MEMBERS**

Cllr M.J. Tennant (Cabinet Member for Environment and Service Delivery) (ex-officio)

#### **STANDING DEPUTIES**

Cllr P.F. Rust  
Cllr S.J. Masterson

Enquiries regarding this agenda should be referred to Lauren Harvey,  
Democratic and Customer Services, 01252 398827 [lauren.harvey@rushmoor.gov.uk](mailto:lauren.harvey@rushmoor.gov.uk)

# **A G E N D A**

1. **DECLARATION OF INTEREST –**

All Members who believe they have a disclosable pecuniary interest in any matter to be considered at the meeting may not participate in any discussion or vote taken on the matter and if the interest is not registered, it must be disclosed to the meeting. In addition, Members are required to leave the meeting while the matter is discussed.

2. **MINUTES –** (Pages 1 - 12)

To confirm the Minutes of the Meeting held on 27th April, 2016 (copy attached).

3. **PLANNING APPLICATIONS –**

To consider the Head of Planning's Report No. PLN1618 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

4. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT –**

To consider the Head of Planning's Report No. PLN1617 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **APPEALS PROGRESS REPORT –**

To receive the Head of Planning's Report No. PLN1619 (copy attached) on the progress of recent planning appeals.

## **MEETING REPRESENTATION**

Members of the public may ask to speak at the meeting on any of the items on the agenda by writing to the Panel Administrator at the Council Offices, Farnborough by 5.00 pm three working days prior to the meeting.

Applications for items to be considered for the next meeting must be received in writing to the Panel Administrator fifteen working days prior to the meeting.

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# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 27 April 2016 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 Sue Dibble  
Cllr Jennifer Evans  
Cllr D.S. Gladstone

Cllr J.H. Marsh  
a Cllr P.I.C. Crerar  
a Cllr C.P. Gratten

## Non-Voting Members

Councillor Roland Dibbs (ex-officio)

Apologies for absence were submitted on behalf of Councillor Peter Crerar and Councillor Clive Grattan.

### 89. **DECLARATION OF INTEREST**

There were no declarations of interest.

### 90. **MINUTES**

The Minutes of the Meeting held on 30th March, 2016 were approved and signed by the Chairman.

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

**RESOLVED:** That

- (i) 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. PLN1613, be noted;
- (ii) the following application be determined by the Head of Planning, in consultation with the Chairman:
  - \* 16/00133/REMPP (Zone E – Gunhill Aldershot Urban Extension, Alisons Road, Aldershot);
  - \* 16/00007/FULPP (Land At Dingley Way, Farnborough);

15/00925/FUL (Sarah Way, Farnborough);

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

15/00897/REMPP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);

15/00898/REMPP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);

15/00930/LBC2PP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);

15/00931/LBC2PP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot); and

16/00027/FUL (Asda, Westmead, Farnborough); and

- (iv) the receipt of petitions in respect of the following applications be noted:

16/00165/FULPP (10 Queens Road, Farnborough);

- \* 16/00263/FULPP (31 Reading Road, Farnborough).

- \* The Head of Planning's Report No. PLN1613 in respect of these applications was amended at the meeting.

## 92. REPRESENTATIONS BY THE PUBLIC

There were no representations by the public.

## 93. APPLICATION NO. 16/00133/REMPP – ZONE E – GUNHILL, ALDERSHOT URBAN EXTENSION, ALSIONS ROAD, ALDERSHOT

The Committee received the Head of Planning's Report No. PLN1613 regarding the approval of reserved matters for 107 dwellings (87 flats and 20 houses) in Gunhill (Zone E), pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March, 2014 on Land at Wellesley, Aldershot Urban Extension, centred on Queen's Avenue and Alisons Road, Aldershot. The issue for the Committee was whether the reserved matters, as laid out in the Head of Planning's Report No. PLN1613 should receive its approval.

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, the Head of Planning in consultation with the Head of Housing be authorised to approve an Affordable Housing Development Zone Strategy for Gunhill Development Zone E under the terms of the outline planning permission section 106 agreement; and

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 dwellings (across the AUE site) to ensure that the units identified for affordable housing on drawing number 2243.1-C-1006-A-AH are transferred to a registered provider (in accordance with the terms of the outline section 106 legal agreement) in the following phases:
  - The transfer of 12 units within 10 years of first occupation within Gunhill or occupation of 3200 residential units on the Development as a whole, whichever is earlier;
  - The transfer of 14 units within 11 years of first occupation within Gunhill or occupation of 3350 residential units on the Development as a whole, whichever is earlier;
  - The transfer of 9 units within 13 years of first occupation within Gunhill or occupation of 3500 residential units on the Development as a whole, whichever is earlier; and
- (ii) the updating of the Affordable Housing Strategy by a replacement of Table 3 of Schedule 15 of the section 106 agreement, demonstration how Affordable Housing is to be provided for the whole development, which is to be approved as part of the Affordable Housing Development Zone Strategy for Gunhill Development Zone E

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. PLN1613.

**94. APPLICATION NO. 16/00007/FULPP – LAND AT DINGLEY WAY, FARNBOROUGH**

The Committee received the Head of Planning's Report No. PLN1613 (as amended at the meeting) regarding the development of 14,489sqm (GIA) of industrial/warehouse units with ancillary offices within B1c/B2 and/or B8 Use Classes with associated car/cycle parking, service areas and landscaping.

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 subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 to secure a transport contribution of £175,000 as set out above and the submission, approval and future operation of a travel plan to include appropriate provision for further monitoring of the plan the Head of Planning in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives, as amended at the meeting, set out in the Head of Planning's Report No. PLN1613.

95. **APPLICATION NO. 15/00925/FULPP – LAND OFF SARAH WAY, TO THE REAR OF 49-51 VICTORIA ROAD, FARNBOROUGH**

The Committee received the Head of Planning's Report No. PLN1613 (as amended at the meeting) regarding the redevelopment of existing surplus car park to provide 10 apartments (4 one bed and 6 two bedroom) with associated car and cycle parking, landscaping, amenity space, bin storage and vehicular access from Sarah Way.

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

**RESOLVED:** That

- (i) subject to no views being received by 9 May 2016 in response to the site notice or advertisement relating to this proposal not previously considered and of the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 by 13 July 2016 to secure financial contributions 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. PLN1613 (as amended); however
- (ii) in the event that a satisfactory Section 106 Agreement is not received by 13 July 2016, 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 Core Strategy Policy and saved Local Plan Policy OR4; and to provide mitigation for the impact of the development on the Thames Basin Heaths Special Protection Interim Avoidance and Mitigation Strategy contrary to Core Strategy Policy CP13.

96. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY – MARCH, 2016 AND FOR THE FINANCIAL YEAR 2015 – 2016**

The Committee received the Head of Planning's Report No. PLN1615, which provided an update on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section, for the period 1st January, 2016 to 31st March, 2016 and summary figures for the 2015 – 2016 financial year.

**RESOLVED:** That the Head of Planning's Report No. PLN1615 be noted.

97. **APPEALS PROGRESS REPORT**

The Committee received the Head of Planning's Report No. PLN1616 concerning the following appeals:

- (1) **Appeal Update –**

<b>Application No.</b>	<b>Description</b>
--	Following the grant of planning permission in respect of the site at the meeting of the Committee on 30th March, 2016, formal notice has been received that the appeal in respect of redevelopment of The Queen's Head, 97 North Lane, Aldershot, has been withdrawn.

**(2) Appeal Decisions –**

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>
--	Against the Council's decision to refuse to issue a Certificate of Lawful Existing Use in respect of occupation of a former outbuilding as a separate residential dwelling at 35a Camp Road, Farnborough.	Allowed
--	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 Adjacent to 28 Blackthorn Crescent, Farnborough.	Dismissed

**RESOLVED:** That the Head of Planning's Report No. PLN1616 be noted.

The meeting closed at 7.36 pm.

CLLR G.B. LYON  
CHAIRMAN

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# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 27th April, 2016 at the Council Offices,  
Farnborough at 7.00 p.m.

## **Voting Members**

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

Cr. Mrs. D.B. Bedford	a Cr. P.I.C. Crerar	Cr. D.S. Gladstone
Cr. D.M.T. Bell	Cr. Sue Dibble	a Cr. C.P. Grattan
Cr. R. Cooper	Cr. Jennifer Evans	Cr. J.H. Marsh

## **Non-Voting Member**

Cr. R.L.G. Dibbs (Cabinet Member for Environment and Service  
Delivery) (ex officio)

Apologies for absence were submitted on behalf of Crs. P.I.C. Crerar  
and C.P. Grattan.

### 89. **DECLARATION OF INTEREST –**

There were no declarations of interest.

### 90. **MINUTES –**

The Minutes of the Meeting held on 30th March, 2016 were approved  
and signed by the Chairman.

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

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  - 16/00027/FUL (Asda, Westmead, Farnborough); and
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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, the Head of Planning in consultation with the Head of Housing be authorised to approve an Affordable Housing Development Zone Strategy for Gunhill Development Zone E under the terms of the outline planning permission section 106 agreement; and

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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 subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 to secure a transport contribution of £175,000 as set out above and the submission, approval and future operation of a travel plan to include appropriate provision for further monitoring of the plan the Head of Planning in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives, as amended at the meeting, set out in the Head of Planning's Report No. PLN1613.

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

**RESOLVED:** That

- (i) subject to no views being received by 9 May 2016 in response to the site notice or advertisement relating to this proposal not previously considered and of the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 by 13 July 2016 to secure financial contributions 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. PLN1613 (as amended); however
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96. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY – MARCH, 2016 AND FOR THE FINANCIAL YEAR 2015 – 2016 –**

The Committee received the Head of Planning's Report No. PLN1615, which provided an update on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section, for the period 1st January, 2016 to 31st March, 2016 and summary figures for the 2015 – 2016 financial year.

**RESOLVED:** That the Head of Planning's Report No. PLN1615 be noted.

97. **APPEALS PROGRESS REPORT –**

The Committee received the Head of Planning's Report No. PLN1616 concerning the following appeals:

(1) **Appeal Update –**

<b>Application No.</b>	<b>Description</b>
--	Following the grant of planning permission in respect of the site at the meeting of the Committee on 30th March, 2016, formal notice has been received that the appeal in respect of redevelopment of The Queen's Head, 97 North Lane, Aldershot, has been withdrawn.

(2) **Appeal Decisions –**

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>
--	Against the Council's decision to refuse to issue a Certificate of Lawful Existing Use in respect of occupation of a former outbuilding as a separate residential dwelling at 35a Camp Road, Farnborough.	Allowed
--	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 Adjacent to 28 Blackthorn Crescent, Farnborough.	Dismissed

**RESOLVED:** That the Head of Planning's Report No. PLN1616 be noted.

The Meeting closed at 7.36 p.m.

G.B. LYON  
CHAIRMAN

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