

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 14 September 2016 at the Concorde Room,
Council Offices, Farnborough at 7.00 pm.

Voting Members

a Cllr B.A. Thomas (Chairman)
Cllr J.H. Marsh (Vice-Chairman) (In the Chair)

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

Non-Voting Members

Councillor Martin Tennant (ex-officio)

Apologies for absence were submitted on behalf of Councillor Diane Bedford,
Councillor Sue Dibble and Councillor Bruce Thomas.

Cllr S.J. Masterson and Cllr P.F. Rust attended as standing deputy in place of
Councillor Sue Dibble.

27. 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. M.J. Tennant	16/00522/FULPP (Salesian College Playing Fields, Park Road, Farnborough)	Prejudicial	Proximity of home to the site.

28. MINUTES

The Minutes of the Meeting held on 17th August, 2016 were approved and signed by the
Chairman.

29. 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 to the following applications set out in Appendix “A” attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:
 - 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);
 - * 16/00522/FULPP (Salesian College Playing Fields, Park 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. PLN1629, be noted;
- (iii) the following applications be determined by the Head of Planning, in consultation with the Chairman:
 - 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);
 - * 16/00571/FULPP (177 – 177A Ash Road, Aldershot); and
- (iv) the current position with regard to the following applications be noted pending consideration at a future meeting:
 - 16/00068/FULPP (Enterprise House, 88-90 Victoria Road and part of 84-86 Victoria Road, Aldershot);
 - 16/00544/FULPP (Southwood Summit Centre, 1 Aldrin Place, Farnborough);
 - * The Head of Planning’s Report No. PLN1629 in respect of these applications was amended at the meeting.

30. 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
15/00897/REMPP 15/00898/REMPP 15/00930/LBC2PP 15/00931/LBC2PP	(Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot)	Mr. J. Beresford	In support
16/00522/FULPP	(Salesian College Playing Fields, Park Road, Farnborough)	Mr. P. Reeves	Against
16/00571/FULPP	(177- 177A Ash Road, Aldershot)	Ms. Deborah Meah	Against
		Ms. Chantal Foo	In support

31. **APPLICATION NO. 15/00897/REMPP – ZONE C – CAMBRIDGE MILITARY HOSPITAL, ALDERSHOT URBAN EXTENSION, ALISONS ROAD, ALDERSHOT**

The Committee received the Head of Planning's Report No. PLN1629 regarding the part approval of reserved matters for the conversion of Cambridge Military Hospital, including part demolition, extensions and external alterations, to provide 74 dwellings and 943m² of mixed commercial and community uses with associated landscaping, access and parking, in Development Zone C, Cambridge Military Hospital, pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March, 2014.

It was noted that the recommendation was to grant planning permission.

RESOLVED: That following the issue of planning permission for the first Cambridge Military Hospital Development Zone Reserved Matters Application at Gun Hill House & Water Tower, Application No. 15/00069/REMPP on completion of the associated deed of variation, 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. PLN1629.

32. **APPLICATION NO. 15/00898/REMPP – ZONE C – CAMBRIDGE MILITARY HOSPITAL, ALDERSHOT URBAN EXTENSION, ALISONS ROAD, ALDERSHOT**

The Committee received the Head of Planning's Report No. PLN1629 regarding the part approval of reserved matters for the redevelopment of the Louise Margaret Hospital and Nurses Residence, including part demolition, external alterations, extensions and new build, to provide 41 dwellings with associated landscaping, access and parking, in Development Zone C, Cambridge Military Hospital, pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958 dated 10th March, 2014.

It was noted that the recommendation was to grant planning permission.

RESOLVED: That following the issue of planning permission for the first Cambridge Military Hospital Development Zone Reserved Matters Application at Gun Hill House & Water Tower, Application No. 15/00069/REMPP on completion of the associated deed of variation, 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. PLN1629.

33. APPLICATION NO. 16/00522/FULPP – 177 – 177A ASH ROAD, ALDERSHOT

The Committee received the Head of Planning's Report No. PLN1629 (as amended at the meeting) regarding the erection of first floor extensions to front, side and rear and external alterations to facilitate conversion of a café to one 1-bedroom flat, rear portion of shop at 177A Ash Road to one 1-bedroom flat; and enlargement of existing first floor flat from 1 to 3-bedrooms with enclosed first floor roof terrace.

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 29th September, 2016, to secure appropriate financial contributions towards special protection area mitigation, the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the amended conditions and informatives;
- (ii) however, in the event that a satisfactory Section 106 agreement is not received by 29th September, 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 financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13;
- (iii) in the event of
 - (a) planning permission being granted and implementation (and cessation of the unauthorised residential use) does not take place within 6 calendar months of the decision date; or
 - (b) planning permission being refused; the Head of Planning is authorised to instruct the Solicitor to the Council to issue an enforcement notice requiring cessation of use of the unauthorised residential units within the application site.

34. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – LAND ADJACENT TO 11 FINTRY WALK, FARNBOROUGH**

The Committee received the Head of Planning's Report No. PLN1630, which provided an update with regard to the position on the land adjacent to 11 Fintry Walk, Farnborough.

The Committee was informed that following a Committee resolution in August, 2015, an enforcement notice was issued to the owner of 11 Fintry Walk, Farnborough, in respect of the change of use of public amenity lane to private garden and enclosure with 1.8m close boarded fence. The owner of the property had pleaded guilty on 9 June, 2016 and the court agreed to adjourn the case until 11 August, 2016, for sentencing to allow the owner time to comply with the enforcement notice.

On 11th August, the court was advised that the owner had largely complied with the enforcement notice, however there remained a pallet of bricks and vegetation on the land, which the Council wanted the owner to remove within 28 days. It was noted that the owner had been ordered to pay a fine of £500, reduced from £750, a victim surcharge of £50 and the Council's costs of £625.

The Committee was informed that a site visit had been scheduled to ensure that the pallet of bricks and vegetation had been removed. Subject to the works being carried out satisfactorily the enforcement case will be closed.

RESOLVED: That the Head of Planning's Report No. PLN1630 be noted.

35. **APPEALS PROGRESS REPORT**

(1) **New Appeals –**

Application No.	Description
16/00284/TPO	Against the refusal of consent to fell and replace and Oak Tree which is subject to a TPO, in the rear garden at 2 The Birches, Farnborough. It was noted that the appeal would be dealt with by written representations.

(2) **Appeal Decisions –**

Application No.	Description	Decision
15/00030/COUGEN	Against the enforcement notice requiring the use of the property as an 18-bedroom house in multiple occupation to cease within a period for compliance of six months at The Old Warehouse, Start Yard, Victoria Road, Aldershot.	Dismissed

15/00012/ENF

Against the enforcement notice
requiring the use of the property as a 7-
bedroom house in multiple occupation
and 6 self-contained flats to cease
within a period for compliance of six
months at The Former Beehive Public
House, 264 High Street, Aldershot.

Dismissed

RESOLVED: That the Head of Planning's Report No. PLN1632 be noted.

The meeting closed at 8.51 pm.

CLLR G.B. LYON
CHAIRMAN
