

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 7 December 2016 at the Concorde Room,
Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr B.A. Thomas (Chairman)

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 A.R. Newell

Non-Voting Members

Councillor Martin Tennant (ex-officio)

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

Cllr S.J. Masterson attended the meeting.

53. DECLARATION OF INTEREST

There were no declarations of interest.

54. MINUTES

The Minutes of the Meeting held on 9th November, 2016 were approved and signed by
the Chairman.

55. 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:

* 16/00800/FULPP (Part of Nos. 14 to 16 and 13, Wellington Centre,
Aldershot)

16/00801/ADVPP (Part of Nos. 14 to 16 and 13, Wellington Centre,
Aldershot)

16/00841/FUL (Market Site, Queensmead, Farnborough)

- * 16/00843/FUL (Market Site at Union Street and Wellington Street and Land at High Street, Aldershot)

16/00900/ADVPP (Proposed Advertising Site Adjacent to Nos. 142 to 144 Victoria Road, 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. PLN1644, be noted;

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

16/00133/REMPP (Zone E – Gunhill, Aldershot Urban Extension, Alisons Road, Aldershot); and

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

16/00757/REMPP (Zone B – Corunna, Aldershot Urban Extension, Alisons Road, Aldershot)

16/00815/FULPP (Old Fire Station, Ordnance Road, Aldershot)

16/00837/FULPP (The Crescent, Southwood Business Park, Summit Avenue, Farnborough)

16/00878/FULPP (No. 52 Victoria Road, Aldershot).

- * The Head of Planning's Report No. PLN1644 in respect of these applications was amended at the meeting.

56. REPRESENTATIONS BY THE PUBLIC

There were no representations by the public.

57. APPLICATION NO. 16/00133/ REMPP – ZONE E – GUNHILL, ALDERSHOT URBAN EXTENSION, ALISON'S ROAD, ALDERSHOT, HAMPSHIRE

The Committee received the Head of Planning's Report No. PLN 1644 regarding the approval for reserved matters for 107 dwellings (87 flats and 20houses) in Gunhill (Zone E), pursuant to Condition four (1to 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 Alison's Road, Aldershot, Hampshire.

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) the Head of Planning, in consultation with the Head of Environmental Health and 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.
- (ii) 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:
 - a. 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:
 - i. The transfer of the first nine affordable units within ten years from first occupation of the Gunhill units or occupation of 3,200 residential units on the development as a whole, whichever is earlier.
 - ii. The transfer of a further six affordable units within eleven years from first occupation of the Gunhill units or occupation of 3,350 residential units on the development as a whole, whichever is earlier.
 - iii. The transfer of the final 22 affordable units within twelve years from first occupation of the Gunhill units or occupation of 3,500 residential units on the development as a whole, whichever is earlier.
 - b. the updating of the Affordable Housing Strategy by a replacement of Table 3 of Schedule 15 of the Section 106 agreement, demonstrating how affordable housing is to be provided for the whole development, which is to be approved as a 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. PLN1644.

58. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

The Committee received the Head of Planning's Report No. PLN1645 (as amended at the meeting). Item No. 1 of the Report regarding Nos. 1-14 Church Circle, Farnborough was deferred pending further consideration and discussion.

Item No. 2 of the Report, regarding a complaint received against No. 29 Rectory Road, Farnborough, advised the Committee that 1.8 metre high fencing had been erected in

the area. The complainant was under the impression that the fencing had been erected on Council land.

It was noted that in discussions with the owner of the property, it had been established that the fencing was solely on the land of the property and did not encroach onto highway land. The owner was informed that planning permission was required for the fencing as it was over one metre in height and closer to the highway than the original fencing.

The Committee was informed that no application had been submitted. However, taking into account the location of the fence line and the fact that there had been no highway obstructions or affected site lines, were an application to be submitted, it would be considered acceptable, having regard to policy CP2 and CP16 of the Rushmoor Core Strategy and “saved” policy ENV17 and H15 of the Rushmoor Local Plan, and the Council’s supplementary planning document Car and Cycle Parking Standards 2012.

RESOLVED: That no further action be taken.

59. **DEED OF VARIATION – WELLESLEY (AUE) DEVELOPMENT, WESTERN PRIMARY SCHOOL**

The Committee received the Head of Planning’s Report No. PLN1648 (as amended at the meeting), regarding the provision of the Western Primary School on a site to the south of the junction of Queen’s Avenue and Alison’s Road. It was originally intended that the school would be provided in September, 2017, however, this deadline has been extended to September, 2018 by agreement with Hampshire County Council.

The purpose of the Report was to seek authority to vary the terms of the 2014 Section 106 agreement in respect of the terms of the transfer of the Western Primary School site from the developer to Hampshire County Council. The proposed amendments were outlined in the Report.

RESOLVED: That the Solicitor to the Council, subject to being satisfied, in consultation with the Head of Planning and Hampshire County Council, with the proposed terms, be authorised to enter into a Deed of Variation under Section 106A of the Town and Country Planning Act, 1990, incorporating the changes summarised in paragraph 2.1 of the amended Head of Planning’s Report No. PLN1648.

60. **THOMSON HOUSE, 296 FARNBOROUGH ROAD, FARNBOROUGH**

The Committee received the Head of Planning’s Report No. PLN1646 regarding an application submitted in September, 2016, seeking amendments to the previously approved scheme, 16/00775/REVPP, in respect of the elevations of the existing building. The amendments gave rise to consequential internal alterations and the result was a revised mix of dwellings, increasing the number of one-bedroom units by six with a corresponding reduction of six two-bedroom units. The number of dwelling units within the existing building would remain at 115.

The additional 30-flat new-build element of the scheme was unaffected by the proposed amendments and the development remained with a total of 145 dwelling units.

As a consequence of the revised mix, it was necessary to re-calculate the Special Protection Area (SPA) and public open space contributions, as these had differed for one and two-bedroom units. The original Section 106 legal agreement was required to be subject to a Deed of Variation to insert the re-calculated SPA and public open space financial contributions, totalling to £663,052 and £240,250 respectively.

It was noted that the proposed amendments to planning application 16/00775/REVPP were considered to be acceptable in planning terms and the necessary revisions to the Section 106 legal agreement was the substitution of the re-calculated financial contributions for SPA and public open space only; all other requirements of the Section 106 agreement would remain.

RESOLVED: That the Solicitor to the Council be authorised to enter into a Deed of Variation in respect of the Section 106 legal agreement, dated 22nd March, 2016, to amend the SPA and public open space contributions.

61. APPEALS PROGRESS REPORT

Application No.	Description
15/00043/HMO	Against the Council's decision to issue an Enforcement Notice in respect of the unauthorised change of use from a care home with an ancillary garage and store to a fourteen-bedroom House in Multiple Occupation and a one-bedroom house at Grasmere House, No. 33 Cargate Avenue, Aldershot.
16/00391/FULPP	Against the Council's decision to refuse planning permission for the demolition of an existing single rear element and erection of a single-storey side and rear extension at No. 21 Connaught Road, Aldershot.

RESOLVED: That the Head of Planning's Report No. PLN1647 be noted.

The meeting closed at 7.34 pm.

CLLR G.B. LYON
CHAIRMAN
