

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 1 February 2017 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

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

Cllr Mrs. D.B. Bedford
Cllr D.M.T. Bell
Cllr R. Cooper

Cllr P.I.C. Crerar
Cllr Jennifer Evans
Cllr D.S. Gladstone

Cllr D.S. Gladston
Cllr C.P. Grattan
Cllr A.R. Newell

Non-Voting Members

a

Apologies for absence were submitted on behalf of Councillor Sue Dibble and Councillor Martin Tennant.

Cllr C.P. Grattan was present during consideration of items at Minute Nos. 68 – 70

62. MINUTES

The Minutes of the Meeting held on 7th December, 2016 were approved and signed by the Chairman.

63. 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. PLN1649, be noted;

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

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

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

16/00961/FULPP (Queensgate, Phase 9, Farnborough)

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

16/000757/REMPP (Zone B – Corunna Aldershot Urban Extension Alisons Road, Aldershot);

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

16/00905/FULPP (Wellington Centre, Aldershot)

16/00938/REVPP (No. 13 Invincible Road, Farnborough)

16/00981/FULPP (Aldershot Bus Station, No. 3 Station Road, Aldershot)

16/01009/FULPP (Old School Studios, No. 40 Lynchford Road, Farnborough)

64. REPRESENTATIONS BY THE PUBLIC

In accordance with the guidelines for public participation at meetings, the following representation was made to the committee and was duly considered before a decision was reached:

Application No.	Address	Representation	In support of or against the application
16/00961/FULPP	(Queensgate, Phase 9, Farnborough)	Ms. R. Caines	In support

65. APPLICATION NO. 16/00815/FULPP – THE OLD FIRE STATION, ORDNANCE ROAD, ALDERSHOT

The Committee received the Head of Planning's Report No. PLN1649 regarding the erection of two three storey blocks comprising 32 flats (10 one-bedroom and 22 two-bedroom flats) with associated parking, access and landscaping at the Old Fire Station, Ordnance Road, Aldershot, Hampshire.

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 no new substantial or material matters being raised as a result of the neighbour notification period, and the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 by 9th March 2017 to secure financial contributions towards SPA mitigation, affordable housing and highway improvements, 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. PLN1649; however

- (ii) in the event that a satisfactory Unilateral Undertaking is not received by 9th March 2017 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that
 - (a) the proposal does not make satisfactory contribution towards highway safety improvements to mitigate an increased number of multi-modal trips associated with the site in accordance with Core Strategy Policies CP16 and CP17 and Transport Contributions Supplementary Planning Document;
 - (b) the proposal does not make a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Heaths Special Protection Area Avoidance and Mitigation Strategy (2014) and Core Strategy Policies CP11 and CP13; and
 - (c) an appropriate contribution to affordable housing provision has not been made as required by Policy CP6.

66. APPLICATION NO. 16/00878/FULPP – NO. 52 VICTORIA ROAD, ALDERSHOT

The Committee received the Head of Planning's Report No. PLN1649 regarding the erection of a five-storey building comprising 56 flats (18 one-bedroom, 31 two-bedroom and 7 three-bedroom units) with under croft surface parking (71 spaces) with vehicular accesses from Crimea Road following demolition of the existing commercial building at No. 52 Victoria Road, Aldershot, Hampshire.

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 satisfactory additional information concerning the proposed SUDS drainage scheme for the site being received and the completion of a satisfactory planning obligation under Section 106 of the Town and Country Planning Act 1990 by 28th February to secure the following:
 - (a) a financial contribution of £288,595 towards the maintenance of SPA avoidance and mitigation;
 - (b) a £137,349 transport contribution; and
 - (c) provision of 20 on-site affordable housing units of a mix to meet local housing need

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. PLN1649; however

- (ii) in the event that a satisfactory Section 106 Agreement is not received by 28th February 2017 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 in accordance with the Council's adopted 'Transport Contributions' SPD and Core Strategy Policies CP10, CP16, and CP17; and 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.

67. APPLICATION NO. 16/00961/FULPP – PHASE 9, QUEENSGATE, FARNBOROUGH

The Committee received the Head of Planning's Report No. PLN1649 regarding the erection of 80 dwellings (27 one-bedroom flats, 52 two-bedroom flats and 1 three-bedroom apartment) with associated car parking, bin and cycle storage, landscaping and footpath improvements at Phase 9, Queens Gate Site, Government House Road, Farnborough, Hampshire.

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 satisfactory resolution of any outstanding drainage issues and views received from Hampshire County Council, as Local Lead Flood Authority by 3rd February, 2017 and the completion of a Section 106 legal agreement by 24th March, 2017 to
 - (a) secure 35% affordable housing provision within the site in accordance with the agreed plan and phasing schedule;
 - (b) deliver financial contributions towards open space and SPA mitigation as set out in the Report;
 - (c) include fitting out and maintenance in perpetuity of the communal spaces/play area shown on the submitted plans prior to the occupation of any residential unit; and
 - (d) allocation and linkage by freehold ownership in perpetuity of parking spaces to individual dwellings in accordance with an agreed schedule

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. PLN1649 (as amended); however

- (ii) if the requisite agreement is not completed by 24th March, 2017, planning permission be refused on the grounds that the development does not make appropriate provision for affordable housing, car parking or open space and does not mitigate its impact on the Thames Basin Heaths Special Protection Area.

68. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

The Committee received the Head of Planning's Report No. PLN1650, in respect of two items related to enforcement and possible unauthorised development.

RESOLVED: That

- (i) enforcement action at The Former Rising Sun Public House, No. 96 Queens Road, Aldershot as set out in Report No. PLN1650 be noted; and
- (ii) no further action be taken in respect of an alleged breach of planning control at No. 20 Aspen Grove, Aldershot, Hampshire as set out in Report No. PLN1650.

69. APPEALS PROGRESS REPORT

(1) New Appeals –

Application No.	Description
16/00356/FULPP	Against the refusal of planning permission for the change of use of the rear ground floor from Use Class A2 (financial and professional services) to a one- bedroom flat, with minor external alterations. It was noted that the appeal would be dealt with by written representations.

(2) Appeal Decisions –

Application No.	Description	Decision
--	Against the enforcement notice requiring the material change of use of the land from use for agriculture to a mixed use at land at former Lafarge Site, Hollybush Lane, Aldershot.	Dismissed

15/00964/FUL	Against refusal to grant planning permission for the erection of 3 single storey extensions to provide 3 classrooms, a single storey hall extension and a detached single storey teaching block to provide 3 early years classrooms at St Joseph's Roman Catholic Primary School, Bridge Road , Aldershot.	Dismissed
16/00391/FULPP	Against refusal to grant planning permission for the demolition of existing single storey rear element and erection of a single storey side and rear extension at No. 21 Connaught Road, Aldershot.	Dismissed

RESOLVED: That the Head of Planning's Report No. PLN1651 be noted.

70. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER – DECEMBER, 2016**

The Committee received the Head of Planning's Report No. PLN1652 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of Planning and the overall workload of the Section for the period 1st October to 31st December, 2016.

RESOLVED: That the Head of Planning's Report No. PLN1652 be noted.

The meeting closed at 8.23 pm.

CLLR G.B. LYON
CHAIRMAN
