

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 29 March 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 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)

76. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

77. **MINUTES**

The Minutes of the Meeting held on 1st March, 2017 were approved and signed by the Chairman.

78. **AFFORDABLE HOUSING POLICY**

The Committee received the Head of Planning's Report No. PLN1704 and a presentation explaining the requirement in Government Policy for Local Plan policies on affordable housing to be subject to viability considerations when considering planning applications.

The Committee noted that a new Local Plan, to replace the Rushmoor Core Strategy, was due to be considered by Cabinet on 4th April, 2017, and this had been developed consistent with Government Policy as set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) and had been scrutinised by the Local Plan Member Steering Group.

RESOLVED: That the Head of Planning's Report No. PLN1704 be noted.

79. **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 as set out in Appendix “A” attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:
 - * 17/00120/FULPP (Nos. 78-82 Victoria Road, Aldershot);
 - * 17/00163/FULPP (No. 12 Arthur Street, Aldershot);
 - * 17/00127/FUL (No. 306 Pinewood Park, Farnborough);
- (ii) planning permission/consent be refused in respect of the following application as set out in Appendix “B” attached hereto for the reasons mentioned therein:
 - * 16/00905/FULPP (Proposed Residential Development, Wellington Centre, Aldershot);
- (iii) 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. PLN1705, as updated at the meeting, be noted;
- (iv) the following application be determined by the Head of Planning, in consultation with the Chairman:
 - 17/00027/FULPP (Grasmere House, No. 33 Cargate Avenue, Aldershot);
- (v) the current position with regard to the following applications be noted pending consideration at a future meeting:
 - 16/00837/FULPP (The Crescent, Southwood Business Park, Summit Avenue, Farnborough);
 - 16/00981/FULPP (Aldershot Bus Station, No. 3 Station Road, Aldershot);
 - 16/01009/FULPP (Old School Studios, No. 40 Lynchford Road, Farnborough);
 - 17/00075/FULPP (No. 122 Hawley Lane, Farnborough)
- (vi) the receipt of a petition in respect of the following application be noted:
 - 17/00118/FUL (No. 8 High View Road, Farnborough)
 - * The Head of Planning’s Report No. PLN1705 in respect of these applications was amended at the meeting

80. 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
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16/00905/FULPP	(Proposed Residential Development, Wellington Centre, Aldershot)	Mr. R. Kelway	against the application Against
		Mr. D. Dunlop	In support

81. **APPLICATION NO. 17/00027/FULPP – GRASMERE HOUSE, NO. 33 CARGATE AVENUE, ALDERSHOT**

The Committee considered the Head of Planning's Report No. PLN1705 regarding the demolition of a two-storey outbuilding at rear of site, external alterations and change of use of main building from Care Home to provide 5 self-contained flats, with parking spaces and amenity space at rear.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 by 11th April 2017 to secure a financial contribution towards special protection area mitigation, 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. PLN1705; however
- (ii) in the event that a satisfactory Agreement is not received by 11th April 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 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.

82. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

- (i) **Land Adjacent to No. 16 Highfield Path, Farnborough –**

RESOLVED: That the Committee note the decision to take enforcement action by the Head of Planning in accordance with the Council's Scheme of Delegation, more particularly specified in the Head of Planning's Report No. PLN1706.

- (ii) **The Beehive, No. 264 High Street, Aldershot –**

RESOLVED: That the Committee note the Head of Planning's Report No. PLN1706 (as amended at the meeting).

(iii) **The Old Warehouse, Star Yard, Victoria Road, Aldershot –**

RESOLVED: That the Committee note the Head of Planning's Report No. PLN1706 (as amended at the meeting).

83. PROPOSED INCREASE IN PLANNING APPLICATION FEES

The Committee received the Head of Planning's Report No. PLN1703, which explained the urgency decision taken in respect of the increase in planning application fees, as set by the government. It was noted that the Head of Financial Services, as the Council's S.151 Officer, in consultation with the Leader of the Council, the portfolio holder for Business, Safety and Regulation, and the Chairman of the Environment Policy and Review Panel, had responded to the Department of Communities and Local Government (DCLG) on 10 March 2017, accepting the proposed 20% increase in planning application fees and confirming that the amount raised through these higher fees would be spent entirely on planning functions. A report on this urgency action was due to be put to Cabinet at its meeting on 4th April, 2017.

RESOLVED: That the Head of Planning's Report No. PLN1706 be noted.

84. URGENT ACTION – OLD FIRE STATION, ORDNANCE ROAD, ALDERSHOT

The Committee received the Head of Planning's Report No. PLN1708 (as amended at the meeting), which explained the further delay in the completion of the Legal Agreement due to the need for it to be signed for and on behalf of Hampshire County Council.

RESOLVED: That the Head of Planning's Report No. PLN1708 (as amended at the meeting) be noted.

85. APPEALS PROGRESS REPORT

(1) Appeal Decisions –

Application No.	Description	Decision
16/00356/FULPP	Against refusal to grant planning permission for the change of use of rear ground floor from use Class A2 (financial and professional services) to a one-bedroom flat, with minor external alterations at Ground Floor Rear, No. 41 Victoria Road, Farnborough.	Dismissed
16/00284/TPO	Against refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order at No. 2 The Birches, Farnborough.	Dismissed

(2) Update Following Appeal Decision –

Application No.	Description	Decision
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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.

Enforcement appeal has been remitted to the Planning Inspectorate for re-determination solely in respect of the Ground (f) appeal

RESOLVED: That the Head of Planning's Report No. PLN1707 be noted.

The meeting closed at 9.08 pm.

CLLR G.B. LYON
CHAIRMAN
