

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 25th April, 2018 at the 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.M. Cooper
Cllr Sue Dibble
Cllr Jennifer Evans
Cllr D.S. Gladstone
Cllr C.P. Grattan
Cllr A.R. Newell

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar.

Cllr S.J. Masterson attended the meeting.

Non-Voting Members

Cllr M.J. Tennant (Environment and Service Delivery Portfolio Holder) (ex officio)

66. DECLARATIONS OF INTEREST

There were no declarations of interest.

67. MINUTES

The Minutes of the meeting held on 28th March, 2018 were approved and signed by the Chairman.

68. PLANNING APPLICATIONS

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. PLN1810, be noted;
- (ii) the following application be determined by the Head of Planning, in

consultation with the Chairman:

- * 18/00025/FULPP (Block 3, Queensmead, Farnborough);
- (iii) the current position with regard to the following applications be noted pending consideration at a future meeting:
 - 16/00981/FULPP (Aldershot Bus Station, No. 3, Station Road, Aldershot);
 - 18/00140/FULPP (Meudon House, Meudon Avenue, Farnborough);
 - 18/00264/FULPP (La Fontaine Public House, No. 92 Windmill Road, Aldershot);
- * The Head of Planning's Report No. PLN1810 in respect of this application was amended at the meeting

69. APPLICATION NO. 18/00025/FULPP - BLOCK 3, QUEENSMEAD, FARNBOROUGH

The Committee considered the Head of Planning's Report No. PLN1810 (as amended at the meeting) regarding the partial demolition of Kingsmead shopping centre (existing Debenhams store), erection of an extension (Block 3) comprising retail use on the ground floor (3710sqm), leisure use on the first floor (2414sqm), 68 apartments over eight floors, private amenity space, 58 car parking spaces, 118 bicycle parking spaces, a bridge link and alterations to the existing car park on Block 2, a new entrance to The Meads shopping centre and associated works.

It was noted that the recommendation was to grant permission subject to the completion of an appropriate Planning Obligation under Section 106 of the Town and Country Planning Act 1990.

RESOLVED: That

- (i) subject to the completion of an appropriate Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 18th June, 2018 in respect of open space, affordable housing and highway matters as set out in the Head of Planning's Report No. PLN1810 (as amended at the meeting), 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 Report (as amended at the meeting).
- (ii) In the event of failure to complete the appropriate Planning Obligation by 18th June, 2018 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails to make appropriate provision for open space and affordable housing nor mitigates its impact in highway terms contrary to development plan policies and the provisions of the Council's supplementary planning document Planning Contributions –

Transport 2008.

70. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - FORMER LAFARGE SITE AND ADJOINING LAND AT HOLLYBUSH LANE NORTH, SOUTH OF NORTH CAMP RAILWAY STATION**

The Committee received the Head of Planning's Report No. PLN1811, which provided an update with regard to the position of the former Lafarge site and adjoining land at Hollybush Lane North, south of North Camp railway station.

The Committee was informed that an Enforcement Notice was served in September 2015 in respect of unauthorised material change of use of land to: (a) commercial car spares/car sales use; and (b) storage of scrapped cars; both with associated development comprising construction of bunds, hard surfaces, roads, fences and siting of structures on the land. This Enforcement Notice was subject to an appeal heard at a Public Inquiry in October 2016. This appeal was dismissed by two subsequent Inspector's decisions dated 30th November, 2016 and 23rd August, 2017 and an amended Enforcement Notice took effect from 23rd August, 2017. This Notice required staged compliance within three months (by 23rd November, 2017), within six months (by 23rd February, 2018) and within twelve months (by 23rd August, 2018).

The Committee was advised that an inspection of the site was undertaken on 6th April, 2018 as a check at an intermediate stage on the landowner's progress towards compliance with the requirements of the Enforcement Notice. This inspection revealed that substantial progress had been made and the site was now largely empty and the breaches of planning control had mostly been rectified. As a result of this progress, the Committee noted that it was not currently considered expedient for the Council to commence prosecution proceedings in respect of the residual non-completion of some requirements due to have been completed by 23rd November, 2017 and 23rd February, 2018.

RESOLVED: That the Head of Planning's Report No. PLN1811 be noted.

71. **APPEALS PROGRESS REPORT**

The Committee received the Head of Planning's Report No. PLN1812 concerning the following appeal decision:

Application No.	Description	Decision
17/00707/PRIOR	Against the Council's refusal of prior approval under Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, for a proposed change of use of the ground floor from a shop (Class A1) to a use falling within Use Class C3 (dwellinghouse) namely two flats at No. 55 High Street, Aldershot	Allowed

RESOLVED: That the Head of Planning's Report No. PLN1812 be noted.

72. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY - MARCH 2018 AND FOR THE FINANCIAL YEAR 2017-2018**

The Committee received the Head of Planning's Report No. PLN1813 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 quarter from 1st January to 31st March, 2018. The Report also provided summary figures for the financial year 2017-2018.

RESOLVED: That the Head of Planning's Report No. PLN1813 be noted.

The meeting closed at 7.40 pm.

CLLR B.A. THOMAS (CHAIRMAN)
