

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 17th July, 2019 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 R.M. Cooper
Cllr A.H. Crawford
Cllr P.I.C. Crerar
Cllr P.J. Cullum
Cllr C.P. Grattan
Cllr Mara Makunura
Cllr P.F. Rust
Cllr C.J. Stewart

Non-Voting Member

Cllr Marina Munro (Planning and Economy Portfolio Holder) (ex officio)

8. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declaration of interest was made. The Planning Solicitor confirmed that the Member was permitted to remain in the meeting and vote, as the interest was not deemed to be prejudicial:

Member	Application No. and Address	Interest	Reason
Cllr P.J. Cullum	19/00341/FULPP (Giffard Drive Surgery, Nos. 68-70 Giffard Drive, Farnborough)	Personal	Patient at the medical practice

9. MINUTES

The Minutes of the meeting held on 29th May, 2019 were approved and signed by the Chairman.

10. **PLANNING APPLICATIONS**

RESOLVED: That

- (i) permission be given to the following application, as set out in Appendix “A” attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

19/00384/FUL (No. 13 The Topiary, Farnborough);

- (ii) the applications dealt with by the Head of Economy, Planning and Strategic Housing, 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 Economy, Planning and Strategic Housing’s Report No. PLN1935, be noted;

- (iii) the following application be determined by the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman:

- * 19/00341/FULPP (Giffard Drive Surgery, Nos. 68-70 Giffard Drive, Farnborough);

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

18/00225/LBCPP (Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot);

18/00367/OUTPP (Former Police Station, Pinehurst Avenue, Farnborough);

19/00337/FULPP (Meudon House, Meudon Avenue, Farnborough);

19/00432/PINS (Esso Pipeline)

- * The Head of Economy, Planning and Strategic Housing’s Report No. PLN1935 in respect of this application was amended at the meeting

11. **REPRESENTATIONS ON APPLICATIONS**

In accordance with the guidelines for public participation at meetings, the following representations were made to the Committee and were duly considered before decisions were reached.

The Committee also considered a request from Cllr Veronica Graham-Green to speak at the meeting in her capacity as a West Heath Ward Councillor. The Committee agreed to this request and Cllr Graham-Green spoke in support of the application.

Application No.	Address	Representation	In support of or against the application
19/00341/FULPP	Giffard Drive Surgery, Nos. 68- 70 Giffard Drive, Farnborough	Mr. P. Boyle Dr. I. Stuart	Against In support

12. APPLICATION NO. 19/00341/FULPP - GIFFARD DRIVE SURGERY, NOS. 68-70 GIFFARD DRIVE, FARNBOROUGH

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1935 (as amended at the meeting) regarding the demolition of an existing bungalow and the erection of a two-storey extension to the existing doctors' surgery with provision of additional car and cycle parking at Giffard Drive, Farnborough. Before considering the application in detail, the Committee received representations in accordance with the scheme for public representation from Mr Patrick Boyle against the application and Dr Ian Stuart in support of the application. Councillor Veronica Graham-Green also spoke in support of the application.

It was noted that the recommendation was to refuse permission for the following reasons:

1. It was considered that, due to the proximity, footprint, height and massing of the resultant building, the proposal would represent an unneighbourly over-development of the site which would result in an increased sense of enclosure, loss of light and outlook, and an overbearing impact on the neighbouring residential properties at No. 72 Giffard Drive and No. 8 Brabon Road. The proposal therefore conflicts with policies IN1 (Infrastructure and Community Facilities) and DE1 (Design in the Built Environment) of the Rushmoor Local Plan (2019);
2. In the absence of any confirmed arrangement to provide additional off-site car parking facilities in perpetuity, the development was unacceptable in highway terms in that inadequate car parking provision was provided. In addition, the submitted travel plan did not set out adequate targets to reduce the use of the private car. The proposal would therefore be likely to result in conditions prejudicial to highway safety and conflicts with the objectives of policy IN2 of the Rushmoor Local Plan (2019) and the Council's adopted Car and Cycle Parking Standards 2017.

The Committee was advised that, in coming to the recommendation to refuse planning permission, consideration had been given to the evidence of the need for additional health facilities in this location, with written support, including from the North East Hampshire and Farnham Clinical Commissioning Group. However, whilst having regard to these considerations, the recommendation to refuse was reached on balance having regard to the massing and impact of the building on neighbouring properties.

In discussion, Members took account of the changes which had been made to the original planning application following its refusal in January 2019, in particular the reduction in the size, massing and impact of the building. There was general consensus that these changes were a significant improvement. In respect of the additional off-site staff car parking facilities, the Committee was advised that there was a written understanding between the Surgery and the Council to use Blunden Hall car park and that planning permission could be granted subject to a legal agreement to secure these spaces in perpetuity.

Having considered all the issues in detail and, taking into account the community need for additional healthcare facilities, the Committee agreed, on balance, to approve the application for the reason that the revised planning application had reduced the size, massing and impact of the resultant building to such a degree to make it acceptable.

RESOLVED: That, subject to the completion of a satisfactory Section 106 legal agreement, the Head of Economy, Planning and Strategic Housing be authorised, in consultation with the Chairman, to grant planning permission.

13. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

(i) **No. 78 Connaught Road, Aldershot –**

The Committee was advised that, had an application been submitted for the erection of a single storey front extension at the above property, it would have been granted.

RESOLVED: That the decision taken in accordance with the Council's Scheme of Delegation and outlined in the Head of Planning's Report No. PLN1936 that no further action be taken in respect of this property, be noted.

(ii) **No. 47a Boxalls Lane, Aldershot –**

The Committee was advised that, had an application been submitted for the erection of a single storey rear extension at the above property, it would have been granted.

RESOLVED: That the decision taken in accordance with the Council's Scheme of Delegation and outlined in the Head of Planning's Report No. PLN1936 that no further action be taken in respect of this property, be noted.

(iii) **No. 20 Birchett Road, Farnborough –**

The Committee was advised that, had an application been submitted for the erection of a single storey front extension at the above property, it would have been granted.

RESOLVED: That the decision taken in accordance with the Council's Scheme of Delegation and outlined in the Head of Planning's Report No. PLN1936 that no further action be taken in respect of this property, be noted.

14. APPEALS PROGRESS REPORT

(1) New Appeals

Address	Description
Pinehurst House, No. 117 Farnborough Road, Farnborough	Against the refusal of planning permission for the erection of extensions and alterations to existing office building (Use Class B1) to facilitate conversion and change of use to residential use (Use Class C3) to provide 113 flats (comprising seven studio, 52 one-bedroom, 52 two-bedroom and two three-bedroom units), the retention/provision of 199 on-site parking spaces and use of existing vehicular access to Farnborough Road, and landscaping including the creation of new landscaped podium amenity courtyard. It was noted that this appeal was being dealt with by means of the written procedure.
No. 165 North Lane, Aldershot	Against the refusal of planning permission for the change of use from A1 Retail to A5 Hot Food Takeaway (Rooster Shack). It was noted that this appeal was being dealt with by means of the written procedure.

(2) Appeal Decisions

Application / Enforcement Case No.	Description	Decision
18/00580/FULPP	Against the Council's refusal of planning permission for the erection of seven houses (comprising one two-bedroom and six three-bedrooms) divided between two terraced blocks and associated works following demolition of existing buildings on land to the rear of Nos. 26-30 and 42-54 Cove Road, Farnborough.	Dismissed
18/00639/REVPP	Against the Council's refusal of planning permission for the erection of a single storey rear extension and creation of a doorway into the existing garage at No. 38 Southampton Street, Farnborough.	Allowed

RESOLVED: That the Head of Planning's Report No. PLN1937 be noted.

The meeting closed at 8.25 pm.

CLLR B.A. THOMAS (CHAIRMAN)
