

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 11th March, 2020 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 P.I.C. Crerar
Cllr P.J. Cullum
Cllr C.P. Grattan
Cllr Mara Makunura
Cllr C.J. Stewart

Apologies for absence were submitted on behalf of Cllr A.H. Crawford and Cllr P.F. Rust.

Cllr Gaynor Austin attended the meeting as a Standing Deputy.

Non-Voting Member

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

51. DECLARATIONS OF INTEREST

There were no declarations of interest.

52. MINUTES

The Minutes of the meeting held on 15th January, 2020 were approved and signed by the Chairman.

53. PLANNING APPLICATIONS

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:

* 20/00024/FULPP (No. 36 Invincible Road, Farnborough);

20/00099/FUL (No. 21 Closeworth Road, 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. EPSH2008, be noted; and
- (iii) the current position with regard to the following applications be noted pending consideration at a future meeting:

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

19/00673/FULPP (Nos. 2-4 Mount Pleasant Road, Aldershot).

- * The Head of Economy, Planning and Strategic Housing's Report No. EPSH2008 in respect of this application was amended at the meeting

54. **ESSO PIPELINE PROJECT**

The Head of Economy, Planning and Strategic Housing gave an update on the current position with regard to the application (our ref: 19/00432/PINS) submitted to the Planning Inspectorate for a Development Consent Order in respect of a Major Infrastructure Project to permit the renewal and partial realignment of an existing Southampton to London fuel pipeline which crossed the Borough.

The Committee was advised that further documents had been submitted by the latest consultation deadline of 5th March, 2020, including an updated draft Statement of Common Ground, signed under delegated authority by the Head of Economy, Planning and Strategic Housing.

The Committee noted that the Examination Panel was due to publish further documents on 12th March, 2020, with a deadline for responses of 31st March, 2020.

RESOLVED: That the report be noted.

55. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 14 ASH ROAD, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2010 regarding a complaint received regarding new fencing and decking erected in the rear garden of No. 14 Ash Road, Aldershot.

The Committee noted that the complainant had claimed that the fencing exceeded two metres in height and was visually harmful and dangerous. After contact was made with the owner/occupier, some fence panels had been removed, leaving it less than two metres in height and therefore falling within permitted development. Whilst some of the concrete supporting posts remained and were above two metres in

height, the Committee was advised that, were an application submitted, it would receive a recommendation that permission be granted.

RESOLVED: That no further action be taken.

56. **URGENT ACTION - BLANDFORD HOUSE AND MALTA BARRACKS, SHOE LANE, ALDERSHOT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2011 (as amended at the meeting), regarding an urgent decision, made in consultation with the Chairman, to extend the deadline for the completion of the Section 106 Planning Obligation in respect of the development of up to 180 dwellings (including the conversion of Blandford House and retention of three existing dwellings) including access, internal roads, demolition of buildings, amenity space, green infrastructure and sustainable drainage systems (Matters for Approval – Access Only) to include full approval of details for the provision of 13.7ha of Suitable Alternative Natural Greenspace (SANG) and associated car park (18 spaces).

Members were reminded that the Committee had resolved to grant planning permission on 6th November, 2019 for the above development, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 28th February, 2020.

The Committee noted that, despite ongoing efforts, the applicants had been concerned that this deadline would not be achievable and had requested an extension of the completion deadline until 27th March, 2020. Whilst this request had been agreed on 28th February, 2020 by the Chairman in consultation with the Head of Economy, Planning and Strategic Housing, there remained the possibility that the complexity of the issues involved might preclude completion by 27th March, 2020. Members were asked to approve a further recommendation to allow for additional flexibility in the timescale beyond that date, to be agreed by the Head of Economy, Planning and Strategic Housing in consultation with the Chairman.

RESOLVED: That the amendment of the final paragraph of the recommendation agreed by the Chairman's Action on 28th February 2020 be approved to read as follows:

"In the event of failure to complete the agreement by 27th March, 2020, the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to either:

- a) refuse planning permission on the grounds of inadequate provision made in respect of SPA mitigation, affordable housing, open space, play areas, and transport obligations and contributions; or
- b) agree a further extension of time for completion of the agreement, subject to the Corporate Manager – Legal Services advising that the prospect of completion within the agreed period was realistic."

57. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER - DECEMBER 2019**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2012 (as amended at the meeting) 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 October to 31st December, 2019.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2012 (as amended at the meeting) be noted.

The meeting closed at 7.40 pm.

CLLR B.A. THOMAS (CHAIRMAN)
