

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 11th November, 2020 at 7.00 pm via Microsoft Teams and streamed live

Voting Members

Cllr J.H. Marsh (Chairman)
Cllr C.J. Stewart (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr J.B. Canty
Cllr R.M. Cooper
Cllr P.I.C. Crerar
Cllr P.J. Cullum
Cllr K. Dibble
Cllr C.P. Grattan
Cllr Nadia Martin
Cllr B.A. Thomas

Non-Voting Member

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

44. DECLARATIONS OF INTEREST

There were no declarations of interest.

45. MINUTES

The Minutes of the meeting held on 14th October, 2020 were approved and signed by the Chairman.

46. PLANNING APPLICATIONS

RESOLVED: That

(i) the following application be deferred pending consideration at a future meeting:

* 20/00149/FULPP (Units 2A & 3, Blackwater Shopping Park, No. 12 Farnborough Gate, Farnborough);

(ii) planning permission/consent be refused in respect of the following application as set out in Appendix "A" attached hereto for the reasons mentioned therein:

- * 20/00700/COU (Parkside Centre, No. 57 Guildford Road, Aldershot);
- (iii) 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. EPSH2033, be noted;
- (iv) the following application be determined by the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman:
20/00508/FULPP (The Galleries, High Street, Aldershot);
- (v) the current position with regard to the following applications be noted pending consideration at a future meeting:
20/00400/FULPP (Land at former Lafarge site, Hollybush Lane, Farnborough);
- * 20/00394/FULPP (No. 145 Alexandra Road, Farnborough).
- * The Head of Economy, Planning and Strategic Housing's Report No. EPSH2033 in respect of these applications was amended at the meeting

47. 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.

The Committee also considered a request from Cllr M.J. Roberts to speak at the meeting. The Committee agreed to this request and Cllr Roberts spoke on the application in respect of The Galleries, High Street, Aldershot.

Application No.	Address	Representation	In support of or against the application
20/00508/FULPP	The Galleries, High Street, Aldershot	Mr. D. Rose	In support
20/00700/COU	Parkside Centre, No. 57 Guildford Road, Aldershot	Mr. C. Harris	In support

48. **APPLICATION NO. 20/00508/FULPP - THE GALLERIES, HIGH STREET, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2033 regarding the redevelopment of the High Street Car Park, The Galleries Shopping Centre and the Arcade Shopping Centre to provide a phased development comprising 596 flats (330 one-bedroom and 266 two-bedroom), flexible commercial uses within Use Class E (commercial, business and services uses) and/or Use Class F.1 (learning and non-residential institutions; excluding schools and places of worship), public car parking and residents' car and cycle parking, together with external amenity areas including roof gardens and public realm.

RESOLVED: That, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure the following:

- (i) £3,293,300 (comprising £3,021,714 Suitable Alternative Natural Green Space (SANGS) and £271,586 Strategic Access Management and Monitoring Strategy (SAMMS) contributions) towards Special Protection Area avoidance and mitigation and access management at Southwood Country Park; OR, alternatively, an appropriate payment to secure equivalent mitigation at the Blandford House/Malta Barracks SANGS site;
- (ii) £100,000 for improvements to off-site Public Open Space comprising either (a) landscaping, park furniture infrastructure and footpath renewal (including renovation of historic hard/soft landscape features) and habitat improvements at Manor Park, Aldershot; OR, (b) landscaping, park furniture infrastructure and footpath renewal and habitat improvements at Redan Hill Gardens, Windmill Road, Aldershot;
- (iii) provision of a full Travel Plan prior to occupation along with associated approval, monitoring fees (£1,500 for approval and £3,000 per annum for five years for monitoring - £16,500 in total) and bond;
- (iv) both mid-term and late-stage financial viability re-assessment clauses in accordance with the recommendations of the PBS Independent Viability Review (3rd August, 2020);
- (v) Requirements to secure the provision, retention and management/allocation of parking spaces within the development for the lifetime of the development; and
- (vi) £5,000 Monitoring and Administration Fee;

the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to grant planning permission, subject to the conditions and informatives set out in Report No. EPSH2033 and to the establishment of a

Development Monitoring Group to monitor the progress of the development, as appropriate.

49. **APPLICATION NO. 20/00700/COU - PARKSIDE CENTRE, NO. 57 GUILDFORD ROAD, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2033 regarding the continued siting of a portable cabin, the change of use from café to day centre and enclosing an area of public open space (12 metres by 15.5 metres) to be used by the Parkside Centre.

During the consideration of the application, it was proposed that it should be deferred to allow further investigation and discussion with the applicant. The Committee felt unable to support this proposal and, following further debate, agreed to refuse the application.

RESOLVED: That planning permission/consent be refused, as set out in Appendix "A" attached hereto for the reasons mentioned therein.

50. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2034 concerning the following appeal decision:

Application / Enforcement Case No.	Description	Decision
19/00482/FULPP	Against the Council's refusal of planning permission for the demolition of existing garage at No. 15 Hilder Gardens, Farnborough and the erection of two new detached dwellings to the rear, with ancillary parking and access road.	Dismissed

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2034 be noted.

51. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY - SEPTEMBER 2020**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2035 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 July to 30th September, 2020.

The meeting closed at 8.55 pm.

CLLR J.H. MARSH (CHAIRMAN)
