

AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
8th December 2021

Item 5 P13

Land at Former 1 – 5 Firgrove Parade, Farnborough

Following submission of the application the applicant has now indicated that there are additional landowners on the site with the consequent requirement that notice is served upon them. These notices have been served and have a response date of 23rd December 2021.

Amended recommendation:

It is recommended that, subject to no new material representations being received in response to notification of additional land owners by 23rd of December 2021, and subject to the completion of a satisfactory S106 Planning Obligation to secure financial contributions towards open space, transport, SPA/SAMM mitigation, together with an administration & monitoring fee, and securing a late-stage financial review mechanism in respect of affordable housing provision, the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives;

An additional response has been received from Councillor Peter Cullum, making the following points:

- *This appears to be a case of "Development Creep".*
- *It is not clear why the 3- storey building approved in 2018 has doubled in height and the mitigations proposed are highly dependent on outside bodies.*
- *The application is within 3 years of approval for a building half the size on the same site, with no obvious allocation of green space and inadequate space for cycle let alone car parking.*
- *In my view this application should be rejected and reviewed to ensure we do not blight what is supposed to be a decent town centre.*
- *SANG mitigation is becoming a joke when by paying a relatively small amount of money developers can avoid any kind of open space provision for future residents. We are providing something for the new town centre yet nothing for Firgrove.*
- *I doubt whether an appeal is likely if this application is rejected. A 3 storey building was approved, and developers should be expected to honour their word.*

Officer Comment: The Council must determine planning applications submitted to them on their merits in relation to the development plan. The Committee Report has assessed the proposal including these matters and has found the proposal to be policy compliant. For schemes of this size it is not always possible to provide on site green space. In accordance with policy DE3 each unit has a balcony and in accordance with policy DE6 contributions have been made towards Open Space improvements/ enhancements.