

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 14th September, 2022 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

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Voting Members

Cllr Calum Stewart (Chairman)
Cllr L. Jeffers (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr C.P. Grattan
Cllr Michael Hope
Cllr Peace Essien Igodifo
Cllr S.J. Masterson
Cllr T.W. Mitchell
Cllr Sophie Porter

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

Cllr A.H. Gani attended the meeting as a Standing Deputy.

Non-Voting Member

Cllr A.R. Newell (Planning and Economy Portfolio Holder) (ex officio)

23. HER LATE MAJESTY QUEEN ELIZABETH II

As a mark of respect for Her late Majesty Queen Elizabeth II, the meeting started with a minute's silence.

24. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

25. MINUTES

The Minutes of the Meeting held on 17th August, 2022 were approved and signed as a correct record of the proceedings.

26. 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:

Application No.	Address	Representation	In support of or against the application
22/00402/FULPP	Land between Nos. 242 and 244 Farnborough Road, Farnborough	Ms Harinder Pawar (presented by Mr Perminder Singh Bains (brother))	Against

27. PLANNING APPLICATIONS

RESOLVED: That

(i) 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. EPSH2234, be noted

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

* 22/00402/FULPP Land between 242 and 244 Farnborough Road, Farnborough

(iii) 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, Aldershot

** 21/00271/FULPP Block 3, Queensmead, Farnborough

** 22/00193/OUTPP Proposed Farnborough Civic Quarter Development Site, Meudon Avenue, Farnborough

** 22/00068/REM Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

** 22/00138/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

** 22/00277/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

** 22/00340/REMPP Land at Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot

- * The Head of Economy, Planning and Strategic Housing's Report No. EPSH2234 in respect of these applications was amended at the meeting.
- ** It was agreed that site visits would be arranged to these sites

28. **PLANNING APPLICATION NO. 22/00402/FULPP - LAND BETWEEN 242 AND 244 FARNBOROUGH ROAD, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2234 (as amended at the meeting) regarding the land between Nos. 242 and 244 Farnborough Road, Farnborough.

RESOLVED: That

Subject to the completion of a satisfactory Section 106 Planning Agreement by 25th October 2022 or such other date as agreed by an extension of time to secure:

- (i) The required SPA SAMP and Public Open Space financial contributions; and
- (ii) Receipt of a document produced by a suitably qualified ecologist demonstrating no net loss of biodiversity and the Council's Ecology and Biodiversity Officer confirming they have no objections to the proposal as set out in the report,

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 as set out in Report No. EPSH2234 (as amended at the meeting).

In the event that no satisfactory Section 106 Agreement and/or biodiversity submissions are received by 25 October 2022 and no extension of time has been agreed, the Head of Economy, Planning and Strategic Housing be authorised to refuse planning permission on the grounds that the proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1; does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6 and/or results in a net loss of biodiversity in accordance with the requirements of the National Planning Policy Framework (amended July 2021) and Local Plan Policy NE4.

29. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

Enforcement Reference No.	Description of Breach
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22/00049/BOUND	A one meter high black picket fence had been erected at
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the front of No.15 Bruneval Drive, Wellesley, Aldershot, a previously open plan front garden.

The fence required planning permission due to permitted development rights being removed by an Article 4 Direction, which had been placed on the Wellesley development on 31st January 2021.

The owner had been made aware that the fence required planning permission, but no application had been forthcoming.

An enforcement notice could be issued but as the development was considered acceptable and permission would have been granted, no further action will therefore be taken.

22/00092/GENWRK

A complaint had been received regarding an outbuilding that had been erected at No. 15 Gillian Avenue, Aldershot, which was allegedly over 2.5 metres in height within two metres of a boundary. A site visit had been undertaken and the height of the outbuilding had been measured as 2.7 metres high and would require planning permission.

The owner had been made aware that the outbuilding required planning permission, but no application had been forthcoming.

An enforcement notice could be issued, but as the development had been considered acceptable, following the site visit, planning permission would be granted should an application be forthcoming, therefore it was considered expedient for the Council to take no further action.

22/00040/GENWRK

In April, a complaint had been received regarding the replacement of block paving with concrete at Unit 1 Blackwater Park, Aldershot.

Upon investigation it was noted that a section of the block paving between the position of the yard and the vehicular access point to and from Holder Road had been replaced with impermeable concrete to match the yard. The area was approximately 32 metres in length and 10 metres at its widest point. As impermeable concrete had been used which could lead to a risk of ground water contamination and it was considered that planning permission would be required.

Following contact with the site owner's planning agent, it

was noted that the block paving had been damaged during construction works and the tenants had decided to replace it. The agent had indicated that the tenant's planning consultant would arrange for a planning application to be submitted to regularise matters, but an application had not been forthcoming.

Taking account of the surface water drainage during a site visit, it was consequently considered that had a planning application been submitted it would have been accepted when assessed against Policy NE8 of the Rushmoor Plan, therefore it was considered expedient for the Council to take no further action.

An update on enforcement matters had been provided:

Enforcement Reference No.:	Update	Issue Date
21/00194/CONDS	Enforcement and Breach of Condition Notices requiring compliance with a number of conditions of planning permission 18/00481/FULPP be issued in respect of the Old Warehouse, Star Yard to the rear of Nos. 182-192 Victoria Road, Aldershot. Instructions had been issued to the Corporate Manager – Legal, to draft and serve the notices in this respect.	TBA

30. **ESSO PIPELINE PROJECT - UPDATE**

The Head of Economy, Planning and Strategic Housing gave a verbal update to the Committee on the position regarding the agreement of all outstanding legal agreements including the Environmental Improvement Plan pursuant to the Development Consent Order for the renewal and partial realignment of the Southampton to London Esso fuel pipeline which crossed the Borough of Rushmoor.

The Committee noted that whilst drilling within the Queen Elizabeth Park, Farnborough, the drill had encountered previously unidentified utilities that had resulted in the drill bit being broken. The land now needed to be back filled and an investigation undertaken to determine how the works would continue going forward. It was estimated that delays in the region of 6-9 months could be incurred. It was proposed that the car park would be re-opened during the investigation period.

It was also noted that ESSO works at Southwood Country Park would be completed by the end of October, 2022 and it was also expected that the related works in Cove Road, Farnborough would finish on schedule.

In response to a query regarding the £5k contribution from Esso for the resurfacing of the small car park at Queen Elizabeth Park, it was noted that the funds had been received and the work was hoped to be carried out in January 2023.

RESOLVED: that the Head of Economy, Planning and Strategic Housing would provide a formal update at the next meeting of the Committee.

The meeting closed at 8.09 pm.

CLLR CALUM STEWART (CHAIRMAN)
