

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 9th November, 2022 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

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

Cllr Mrs. D.B. Bedford
Cllr Jib Belbase
Cllr P.I.C. Crerar
Cllr C.P. Grattan
Cllr Michael Hope
Cllr S.J. Masterson
Cllr Sophie Porter

Apologies for absence were submitted on behalf of Cllr Peace Essien Igodifo and Cllr T.W. Mitchell.

Cllr C.W. Card attended the meeting as a Standing Deputy.

Non-Voting Member

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

35. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

36. MINUTES

The Minutes of the Meeting held on 12th October, 2022 were approved and signed as a correct record of proceedings.

37. 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
22/00068/REM &	Blandford House	Eleanor King (Agent)	In support

22/00277/REMPP	and Malta Barracks Development Site, Shoe Lane, Aldershot	Central South Planning Savills, Mountbatten House, 1 Grosvenor Square, Southampton SO15 2BZ	
22/00068/REM	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	Mr Paul Reneaux The Gables, 24A Vine Close, Aldershot	Against
20/00400/FULPP	Former Lafarge Site, Hollybush Lane, Aldershot	Richard Coutts (Agent) Baca Architects Ltd, Unit 1, 199 Long Lane, London, SE1 4PN	In support
22/00453/FULPP	Studio 40, Lynchford Road, Farnborough	Ian Watts (Agent) Space M Studio, The Coach House, 29 Birmingham Road, Whitacre Heath, Warwickshire, B46 2ET	In support

38. 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:

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

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

- (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. EPSH2240, be noted

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

* 20/00400/FULPP Former Lafarge Site, Hollybush Lane, Farnborough

- * 22/00453/FULPP Studio 40, Lynchford Road, Farnborough
- (iv) the current position with regard to the following applications be noted pending consideration at a future meeting:
 - 21/00271/FULPP Block 3, Queensmead, Farnborough
 - ** 22/00193/OUTPP Proposed Farnborough Civic Quarter Development Site, Meudon Avenue, Farnborough
 - ** 22/00138/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. EPSH2240 in respect of these applications was amended at the meeting.
- ** It was agreed that site visits would be arranged to these sites

39. **PLANNING APPLICATION NO. 20/00400/FULPP - FORMER LAFARGE SITE, HOLLYBUSH LANE, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2240 (as amended at the meeting) regarding the development of the site to create a leisure facility comprising an aquatic sports centre, including; a restaurant, indoor children's play area, an equestrian centre and associated stabling; 9 floating holiday lodges with associated car parking, landscaping and bund.

RESOLVED: That

subject to the completion of a satisfactory s106 Planning Agreement between the applicants and Rushmoor Borough Council by 30 November 2022 or in accordance with an agreed by an extension of time, to secure:-

- (a) the required SPA SAMM financial contributions as set out in the report;
- (b) securing a contribution of £16,500 travel plan monitoring and approval fees payable to Hampshire County Council in connection with the approval, administration and monitoring of a Travel Plan; and
- (c) appropriate clauses to secure the restoration and retention for the lifetime of the development of the original line of the Blackwater Valley Path through the application site

the Head Economy, Planning and Strategic Housing in consultation with the Chairman be authorised to GRANT planning permission subject to the amended conditions and informatives, as set out in the report.

40. **PLANNING APPLICATION NO. 22/00453/FULPP - STUDIO 40, LYNCHFORD ROAD, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2240 (as amended at the meeting) regarding the change of use from suite of offices (Class E(g)) to day school (Class F1(a)), provision of car parking, drop-off point for mini bus, landscaping and associated works.

RESOLVED: That

subject to the completion of a satisfactory s106 Planning Agreement between the Applicant and Hampshire County Council by the 31st January 2022 or in accordance with an agreed extension of time, to secure, an agreed Travel Plan and Travel Plan bond, the Head Economy, Planning and Strategic Housing in consultation with the Chairman be authorised to GRANT planning permission subject to the amended conditions and informatives, as set out in the report.

41. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2241 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
21/00476/FULPP	Against refusal of planning permission for 'Change of use from public house (Sui Generis) to grocery shop (Use Class E), with continued use above ground floor of ancillary residential accommodation' in respect of The Royal Staff Public House, Mount Pleasant Road, Aldershot.	New appeal to be determined
21/00912/FUL	Against refusal of planning permission for the " <i>Formation of a new driveway and vehicular access for off street parking</i> " at 66 Church Road, Aldershot.	Dismissed
21/00331/FULPP	Against the refusal of planning permission for the construction of an attached dwelling to the existing semi-detached property to create a terrace of three following the demolition of the existing detached garage at 71 Tongham Road, Aldershot.	Dismissed

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2241 be noted.

42. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

**Enforcement
Reference No.**

Description of Breach

22/00069/COUGEN

Complaints had been received that the flat above the White Lion Public House, 20 Lower Farnham Road, Aldershot was being advertised as available for rent independently from the Public House in May 2022. This was evidenced on a site visit in June 2022 and followed up with a number of letters were sent to the owner with no response. A Planning Contravention Notice (PCN) was issued on 4 August which was returned completed on 8 September. This confirmed that the first-floor flat was being occupied by tenants under a six-month shorthold tenancy agreement with the owner as the landlord. The PCN confirmed that there had been a breach of planning control as the first-floor flat was ancillary to the Public House, and not an independent dwelling (Use Class C3).

Planning Application 22/00159/FULPP for a rear first floor extension and change of use of the flat into an independent dwelling had been refused in April 2022, therefore, instructions had been issued to the Corporate Manager, Legal to draft and serve the notices in this respect.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2242 be noted.

43. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY TO SEPTEMBER 2022**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2243 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning Service and the overall workload of the Section for the quarter from 1st July to 30th September 2022 and for the year 2022/23.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2243 be noted.

The meeting closed at 9.31 pm.

CLLR CALUM STEWART (CHAIRMAN)