

Development Management Committee

Meeting held on Wednesday, 27 May 2015 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr G.B. Lyon (Chairman)
Cllr B.A. Thomas (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr D.M.T. Bell
Cllr R. Cooper

Cllr P.I.C. Crerar
Cllr Sue Dibble
Cllr D.S. Gladstone

Cllr C.P. Grattan
Cllr J.H. Marsh

*Cllr P.F. Rust

Non-Voting Members

Councillor Roland Dibbs (ex-officio)

Apologies for absence were submitted on behalf of Councillor Jennifer Evans.

Cllr P.F. Rust attended the meeting as standing deputy in place of Councillor Jennifer Evans

1. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declarations of interest were made. Those Members with a disclosable pecuniary interest left the meeting during the debate on the relevant agenda items:

Member	Application No. and Address	Interest	Reason
Cr. Gladstone	D. 15/00280/FULPP and 15/00281/ADVPP (No. 36 Woburn Avenue, Farnborough)	Personal Prejudicial	and Speaker on this item is known to him.
Cr. G.B. Lyon	15/00280/FULPP and 15/00281/ADVPP (No. 36 Woburn Avenue, Farnborough)	Personal Prejudicial	and Parents in law live nearby.

2. MINUTES

The Minutes of the Meeting held on 29th April, 2015 were approved and signed by the Chairman with a request that the wording on Minute No. 81 (Declarations of Interest) be amended to read 'association with a member of the Planning Group of The Farnborough Society who leads The Farnborough Street Resident's Association'.

3. TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED) - TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995 - DEVELOPMENT APPLICATIONS GENERALLY

RESOLVED: That

- (i) permission be given for the following applications set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:
 - * 15/00280/FULPP (No. 36 Woburn Avenue, Farnborough)
 - 15/00281/ADVPP (No. 36 Woburn Avenue, Farnborough)
 - * 15/00328/NMA (Tragordon, No. 21 York Crescent, Aldershot);
 - (ii) the applications dealt with by the Head of Planning, 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 Planning's Report No. PLN1525, be noted; and
 - (iii) the current position with regard to the following applications be noted pending consideration at a future meeting:
 - 15/00068/LBC2PP (Gun Hill House and Water Tower, Gun Hill, Aldershot)
 - 15/00069/REMPP (Gun Hill House and Water Tower, Gun Hill, Aldershot)
 - 15/00176/FULPP (Proposed Extension to Princes Mead, Westmead, Farnborough)
 - 15/00194/FULPP (Site of the former Christmas Lodge, Evelyn Avenue, Aldershot)
 - 15/00326/COU (Nos. 28 – 50 Kingsmead, Farnborough).
- * The Head of Planning's Report No. PLN1525 in respect of these applications was amended at the meeting.

4. REPRESENTATIONS BY THE PUBLIC

In accordance with the guidelines for public participation at meetings, the following representation was made to the Committee and was duly considered before a decision was reached:

Application No.	Address	Representation	In support of or against the application
15/00280/FULPP	(No. 36 Woburn Avenue, Farnborough)	Mr. R. Connor	Against

5. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 14 CHURCH CIRCLE, FARNBOROUGH

The Committee received the Head of Planning’s Report No. PLN1526 regarding the unauthorised installation of UPVC windows at No. 14 Church Circle, Farnborough. It was reported that the site was located on the north west side of Church Circle and within the South Farnborough Conversation area. In May, 2014, a complaint had been received that UPVC windows had been installed in the main building without the necessary planning permission. UPVC windows had also been installed in the extension which was in breach of Condition No. 2 of the planning permission for the extension. Visits to the site had confirmed this. The Committee was asked to note that outstanding matters relating to conditions imposed on this permission were being dealt with separately.

An objection had been received from the Council’s Conservation Officer and, following contact with the owner and the site’s agent about the breach of planning control, an e-mail had been sent to the agent/owner setting out available options and seeking a response as to the actions that would need to be taken to resolve the issue. In the absence of a response, the Council had advised that a report would be made to Committee. In response the agent had advised that he was waiting for a detailed survey report from his surveyor prior to meeting with the Council again to discuss how to resolve the issue.

RESOLVED: That an Enforcement Notice be served to require the replacement of the unauthorised UPVC windows with timber sliding sash windows with a period of six months for compliance for the following reason:

that the replacement windows, by reason of their inappropriate design and use of materials, detracts from the visual appearance of the building and thereby harms the overall character and appearance of the South Farnborough Conservation Area, contrary to the objectives of Policy CP2 of the Rushmoor Core Strategy, saved Local Plan Policies ENV34 and ENV36, the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act, 1990.

6. TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

The Committee received the Head of Planning's Report No. PLN1527 which outlined the Town and Country Planning (General Permitted Development) (England) Order, 2015 which came into force on 15th April, 2015. The Committee was informed that the Order consolidated recent legislative change and implemented further changes referred to in recent Ministerial statements.

It was explained that one significant change to permitted development rights was that the time limited period to carry out larger domestic rear extensions under permitted development (Class A) had been extended until 30th May, 2019. Other changes related to change of use of properties which were outlined in full in the Report. However, it was highlighted that most new rights would be subject to a prior approval process which would allow the Council some capacity to intervene on specific matters. This would require the person wishing to use the permitted development rights to first submit relevant details to the Council and to obtain prior approval of those details before the work could proceed as permitted development.

Other new areas included in the permitted development rights were also fully outlined in the Report and included areas relating to solar voltaic installations on roofs of non-domestic buildings and the modification of shop loading bays.

RESOLVED: That the Head of Planning's Report No. PLN1527 be noted.

7. **APPEALS PROGRESS REPORT**

The Committee received the Head of Planning's Report No. PLN1528 concerning the following appeal decision:

Application No.	Description
14/00706/FULPP	An appeal against the Council's decision to refuse planning permission for the demolition of a public house/restaurant building and the erection of one five-storey and one six-storey building to provide 25 one-bedroom and 37 two-bedroom flats, a community/arts/food and drink facility, public plazas and parking at the lower ground floor level, with revised access arrangements and associated highways and improved pedestrian access works at The Ham and Blackbird, No. 281 Farnborough Road, Farnborough.

RESOLVED: That the Head of Planning's Report No. PLN1528 be noted.

The meeting closed at 7.55 pm.

CLLR G.B. LYON
CHAIRMAN
