

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 11 November 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 Jennifer Evans

Cllr D.S. Gladstone
Cllr C.P. Grattan
Cllr J.H. Marsh

Non-Voting Members

Councillor Roland Dibbs (ex-officio)

52. DECLARATION OF INTEREST

Having regard to the Members' Code of Conduct, the following declaration of interest was made. The Member with a disclosable pecuniary interest left the meeting during the debate on the relevant agenda item:

| Member | Application No. and Address | Interest | Reason |
|------------------|--|-----------------|-----------------------------------|
| Cr. R.L.G. Dibbs | 15/00797/COUPP (The Kings Centre, High Street, Aldershot, Hants) | Prejudicial | Social contact with the owner. |

53. MINUTES

The Minutes of the Meeting held on 14th October, 2015 were approved and signed by the Chairman.

54. 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:
15/00725/FULPP (No. 28 Chingford Avenue, Farnborough)

- * 15/00777/FULPP (Salesian College, No. 119 Reading Road, Farnborough)
- * 15/00783/FULPP (Salesian College, No. 119 Reading Road, Farnborough)
- * 15/00797/COUPP (The Kings Centre, High Street, Aldershot)
- * 15/00798/ADVPP (The Kings Centre, High Street, Aldershot)
- * 15/00719/REMPP (Land at the Junction with Templer Avenue, Meadow Gate Avenue, Farnborough)
- * 15/00810/CONDPP (Land at the Junction with Templer Avenue, Meadow Gate Avenue, Farnborough)
- 15/00807/ADV (No. 182A Farnborough Road, Farnborough);
- (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. PLN1554, be noted; and
- (iii) the current position with regard to the following application be noted pending consideration at a future meeting:
 - 15/00811/REVPP (Westmead, Farnborough).
- * The Head of Planning's Report No. PLN1554 in respect of these applications was amended at the meeting.

55. REPRESENTATIONS BY THE PUBLIC

There were no representations by the public.

56. VARIATION OF THE LEGAL AGREEMENT RELATING TO WELLESLEY (AUE) DEVELOPMENT

The Committee received the Head of Planning's Report No. PLN1555 (as amended at the meeting). The Report sought authority to vary the terms of the 2014 Section 106 legal agreement relating to Planning Permission 12/00958/OUT granted in March, 2014.

The Agreement was in respect of the obligation to provide and maintain Suitable Alternative Green Space (SANGs) to accommodate recreational use by residents of the scheme and the surrounding area. It was reported that the variation would be required as the majority of the SANGs provision had been delivered much earlier than had been anticipated. The accelerated provision of the SANGs had been as a result of Local Investment Funding. This had meant that changes had been necessary to the SANGs delivery strategy, as provided for in the Agreement, as works on Wellesley Woodland were now largely complete and the majority of the SANGs provision would therefore be available prior to completion of any of the residential units within the development.

The Report set out in detail each of the proposed changes, together with the consequences of each amendment, the implied risk to the Council and how any such risk could be mitigated.

RESOLVED: That the Solicitor to the Council, subject to being satisfied, in consultation with the Head of Planning, that

- (i) Grainger will meet any increased costs for maintenance of the SANGs arising out of the early delivery of the SANGs in the event that this was not met by the annual service charges; and, commit to the SANGs proportion of the service charge being used to maintain the SANGs;
- (ii) that the Reserve Fund payment of £200,000 would be paid into the Reserve Fund Account either upon the completion of the Deed of Variation or upon first occupation;
- (iii) appropriate triggers are provided within the Deed of Variation to ensure that the payment of £1.5 million into the Investment Fund is made in stages throughout the lifetime of the development, either linked to phases of the development or such other triggers as are agreed;
- (iv) any need to notify or consult with Natural England on the agreed package of variations has been undertaken

be authorised to enter into a Deed of Variation under Section 106A of the Town and County Planning Act incorporating the changes set out in the Head of Planning's Report No. PLN1555 (as amended).

57. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY – SEPTEMBER, 2015**

The Committee received the Head of Planning's Report No. PLN1556 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 period 1st July to 30th September, 2015.

RESOLVED: That the Head of Planning's Report No. PLN1556 be noted.

58. **APPEALS PROGRESS REPORT**

The Committee received the Head of Planning's Report No. PLN1557 concerning the following appeal decisions:

| Application No. | Description | Decision |
|------------------------|--|-----------------|
| 14/00409/FULPP | An appeal against the Council's decision to refuse planning permission for the demolition of Nos. 113, 115 and 117 Fleet Road and the erection of twelve dwellings with associated landscaping, access and parking. The appeal had been dealt with by way of a | Allowed |

hearing.

15/00008/COUPP

An appeal against the Council's decision to refuse planning permission for the change of use of the ground floor from Use Class A1 (retail) to Use Class A2 (betting office) at Nos. 60 – 62 Union Street, Aldershot. The appeal had been dealt with by way of a hearing.

Dismissed

RESOLVED: That the Head of Planning's Report No. PLN1557 be noted.

The meeting closed at 7.40 pm.

CLLR G.B. LYON
CHAIRMAN
