

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 23rd October, 2024 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr C.P. Grattan (Vice-Chairman) (In the Chair)

Cllr Peace Essien Igodifo
Cllr A.H. Gani
Cllr Lisa Greenway
Cllr Julie Hall
Cllr S.J. Masterson
Cllr Dhan Sarki
Cllr Calum Stewart
Cllr Ivan Whitmee

Apologies for absence were submitted on behalf of Cllr Gaynor Austin and Cllr Thomas Day.

Cllr Rhian Jones and Cllr Nadia Martin attended the meeting as a Standing Deputy.

Non-Voting Member

Cllr Keith Dibble (Development & Economic Growth Portfolio Holder) (ex officio)

12. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declarations of interest were made. All Members who had or believed that they had any interest under Rushmoor Borough Council's Councillor Code of Conduct, adopted in April 2021, in any matter to be considered at the meeting disclosed that interest at the start of the meeting or as soon as possible thereafter and took the necessary steps in light of their interest as to any participation in the agenda item:

Member	Application No. and Address	Interest	Action
Cllr Calum Stewart	24/00236/REMPP – Land at Zone H Stanhope Lines and Zone I School End, Aldershot	Non-registerable	Cllr Stewart was a resident on the Wellesley Development and Secretary of the Residents' Committee and

remained in the meeting for the item.

Cllr Nadia Martin	24/00236/REMPP – Land at Zone H Stanhope Lines and Zone I School End, Aldershot	Non-registerable	Cllr Martin was the Chair of the Wellesley Trust and remained in the meeting for the item.
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13. MINUTES

The Minutes of the Meeting held on 14th August, 2024 were approved and signed as a correct record of proceedings.

14. 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
24/00236/REMPP	Land at Zone H Stanhope Lines West and Zone I School End Aldershot Urban Extension, Alisons Road, Aldershot, Hampshire	Alex Hales, Bellway Homes Limited (Thames Valley), Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	In support
24/00441/FULPP	Village Hotel, Pinehurst Road, Farnborough, Hampshire	Alex Snartt, Pegasus Group, Queens House, Queen Street, Manchester, M2 5HT	In support

15. PLANNING APPLICATIONS

RESOLVED: That

- (i) permission be given to the following application, as set out in Appendix “A” attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

* 24/00236/REMPP Land at Zone H Stanhope Lines West and Zone I School End, Aldershot

(ii) the following application be determined by the Executive Head of Property and Growth, in consultation with the Chairman:

* 24/00441/FULPP Village Hotel, Pinehurst Road, Farnborough

(iii) the applications dealt with by the Executive Head of Property and Growth, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Executive Head of Property and Growth's Report No. PG2424, be noted.

(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

23/00713/FUL Manor Park Cottage, St. Georges Road East, Aldershot

23/00794/REVPP Farnborough Airport, Farnborough

24/00237/FULP Nos. 235-237 High Street, Aldershot

24/00140/REVPP Land at Former Lafarge Site, Hollybush Lane, Aldershot

24/00465/FULPP Land at Former Lafarge Site, Hollybush Lane, Aldershot

* Executive Head of Property and Growth's Report No. PG2424 in respect of these applications was amended at the meeting.

16. PLANNING APPLICATION NO. 24/00236/REMPP - LAND AT ZONE H STANHOPE LINES WEST AND ZONE I SCHOOL END, ALDERSHOT

The Committee considered the Executive Head of Property and Growth's Report No. PG2424 (as amended at the meeting) regarding the approval of the construction of 260 residential dwellings together with associated landscape access and parking. During discussion, it was requested that consideration be given to the distribution and placement of affordable housing within future developments. It was understood that the recommendation for planning application 24/00236/REMPP had been recommended for approval in line with previous applications.

ACTION

What	By whom	When
For future applications, consideration be given to the distribution and placement of affordable housing in schemes of a certain size.	Planning Department	Ongoing

17. **PLANNING APPLICATION NO. 24/00441/FULPP - VILLAGE HOTEL, PINEHURST ROAD, FARNBOROUGH -**

The Committee considered the Executive Head of Property and Growth's Report No. PG2424 (as amended at the meeting) regarding the extension of a 48 bedroom, five-storey extension with a link bridge connecting to the existing hotel.

RESOLVED: That

an additional condition relating to a Parking Management Plan be included as agreed by the Committee and the Executive Head of Property and Growth, in consultation with the Chairman, be authorised to GRANT planning permission.

18. **APPEALS PROGRESS REPORT**

The Committee received the Executive Head of Property and Growth's Report No. PG2425 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
Car Park at Carmarthen Close, Farnborough	Appeal against the Refusal of planning permission for the erection of a pair of semi-detached two storey 3-bed houses.	New appeal
116 Chapel Lane, Farnborough	Appeal against refusal of planning permission for continued use of land and building for car wash and valeting.	New appeal
Garage Block, Cold Harbour Lane, Farnborough	Appeal against refusal of planning permission for the demolition of 14 garages and erection of 2 light industrial units with parking.	Dismissed
Asda, Westmead, Farnborough	Appeal against non-determination of planning application for proposed Click and Collect facility, construction of new access and exit routes, landscaping and associated works.	Dismissed

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2425 be noted.

19. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

Enforcement Reference No.	Description of Breach
24/00107/COUGEN	Use of land and buildings for a car wash without planning permission at No. 116 Chapel Lane, Farnborough. It had been resolved to serve an enforcement notice, however this would be held in obedience due to the recently submitted appeal to the Planning Inspector.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2426 be noted.

20. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY 2024 - SEPTEMBER 2024**

The Committee received the Executive Head of Property and Growth's Report No. PG2430 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 2024.

A request was made for consideration to be given to how variations in Section 106 agreements relating to the Wellesley Development were made available for the public to view. The Head of Property and Growth agreed to consider this request.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2430 be noted.

The meeting closed at 8.26 pm.

CLLR C.P. GRATTAN (VICE-CHAIRMAN) (IN THE CHAIR)
