

# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 3 February 2016 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)

### 67. 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:

<b>Member</b>	<b>Application No. and Address</b>	<b>Interest</b>	<b>Reason</b>
Cr. B.A. Thomas	15/00970/FULPP (Nos. 24 - 26 Church Lane East, Aldershot, Hants)	Prejudicial	Proximity of home to the site.

### 68. MINUTES

The Minutes of the Meeting held on 9th December, 2015 were approved and signed by the Chairman.

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

**RESOLVED:** That

- (i) 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. PLN1603, be noted;

- (ii) the following applications be determined by the Head of Planning, in consultation with the Chairman:

\* 15/00770/FULPP (Thomson House, No. 296 Farnborough Road, Farnborough);

\* 15/00970/FULPP (Nos. 24 – 26 Church Lane East, Aldershot);

- (iii) the current position with regard to the following applications be noted pending consideration at a future meeting:

15/00897/REMPP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);

15/00898/REMPP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);

15/00930/LBC2PP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);

15/00931/LBC2PP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);

15/00925/FULPP (Land off Sarah Way, to the rear of Nos. 49 – 51 Victoria Road, Farnborough);

16/00007/FULPP (Land at Dingley Way, Farnborough); and

16/00027/FUL (Asda, Westmead, Farnborough).

\* The Head of Planning’s Report No. PLN1603 in respect of these applications was amended at the meeting.

## 70. REPRESENTATIONS BY THE PUBLIC

There were no representations by the public.

## 71. APPLICATION NO. 15/00770/FULPP – THOMSON HOUSE, NO. 296 FARNBOROUGH ROAD, FARNBOROUGH

The Committee received the Head of Planning’s Report No. PLN1603 (as amended at the meeting) regarding the change of use and extension to the existing office building to form 30 flats (145 flats in total), with 172 car parking spaces (including eight disabled spaces), spaces for 145 cycles and bin storage at Thomson House, No. 296 Farnborough Road, Farnborough.

It was noted that the recommendation was to grant planning permission, subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act, 1990.

**RESOLVED:** That

- (i) subject to the completion of a satisfactory planning obligation under Section 106 of the Town and Country Planning Act, 1990 by 31st March, 2016 to secure:
  - (a) a contribution towards the maintenance of the Special Protection Area avoidance and mitigation of £670,834;
  - (b) a contribution towards the off-site provision of public open space of £242,500;
  - (c) a contribution of £3,000 towards off-site highway improvements;
  - (d) a contribution towards the Hampshire County Council Travel Plan approval and monitoring fees of £16,500; and
  - (e) financial viability reassessment clauses should the implementation and completion of the scheme be protracted;

the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission, subject to the conditions and informatives set out in the Head of Planning's Report No. PLN1603 (as amended at the meeting); however

- (ii) in the event that a satisfactory planning obligation is not received by 31st March, 2016, the Head of Planning, in consultation with the Chairman be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for public open space (in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4), transport contributions (in accordance with the Council's adopted Transport Contributions Supplementary Planning Document and Core Strategy Policies CP10, CP16 and CP17) and 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 Core Strategy Policies CP11 and CP13).

**72. APPLICATION NO. 15/00970/FULPP – NOS. 22 - 26 CHURCH LANE EAST, ALDERSHOT**

The Committee received the Head of Planning's Report No. PLN1603 (as amended at the meeting) regarding the erection of three dwellings comprising a pair of semi-detached two bedroom houses and one detached three bedroom house with associated parking at Nos. 22 - 26 Church Lane East, Aldershot.

It was noted that the recommendation was to grant planning permission, subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act, 1990.

**RESOLVED:** That

- (i) subject to the completion of a satisfactory planning obligation under Section 106 of the Town and Country Planning Act, 1990 by 5th February, 2016 to secure appropriate financial contributions towards open space provision, transport and Special Protection Area mitigation, the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission, subject to the conditions and informatives set out in the Head of Planning's Report No. PLN1603 (as amended at the meeting); however
- (ii) in the event that a satisfactory planning obligation is not received by 5th February, 2016, the Head of Planning, in consultation with the Chairman be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for public open space (in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4), transport contributions (in accordance with the Council's adopted Transport Contributions Supplementary Planning Document and Core Strategy Policies CP10, CP16 and CP17) and 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 Core Strategy Policies CP11 and CP13).

**73. PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER – DECEMBER, 2015**

The Committee received the Head of Planning's Report No. PLN1605 (as amended at the meeting) 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 October to 31st December, 2015.

**RESOLVED:** That the Head of Planning's Report No. PLN1605 be noted.

**74. APPEALS PROGRESS REPORT**

The Committee received the Head of Planning's Report No. PLN1604 concerning the following appeals:

<b>(1) New Appeals – Application No.</b>	<b>Description</b>
--	Against the Council's decision to serve an Enforcement Notice on 28th September, 2015 on the owner of the Old Warehouse, Star Yard, Victoria Road, Aldershot, relating to an alleged unauthorised change of use from storage and distribution to an eighteen bedroom house in multiple occupation. The appeal would be dealt with by means of the written procedure.

--

Against the Council's decision to serve an Enforcement Notice on the owner of the former Beehive Public House, No. 264 High Street, Aldershot, relating to an alleged unauthorised change of use of the premises to a seven bedroom house in multiple occupation at first floor level and six self-contained studio flats at the rear of the property. The appeal would be dealt with by means of the Public Inquiry procedure.

09/00016/COU

Against the Council's decision to serve an Enforcement Notice on the owner of No. 14 Church Circle, Farnborough, regarding the installation of UPVC windows following the change of use of the property from a community home to three two bedroom and two one bedroom flats. Planning permission 09/00016/COU had specified that any replacement windows should match the style and appearance of the existing windows, which had been described as single glazed timber sash windows. The appeal would be dealt with by means of the written procedure.

**(2) Appeal update – Application No. 14/00706/FULPP**

**Description**

Against the Council's decision to refuse planning permission in relation to the site at the Ham and Blackbird, No. 281 Farnborough Road, Farnborough. It was reported that the Planning Hearing had commenced on 9th December, 2015 but had been adjourned to allow time for the appellants to discuss possible solutions to overcome the highways objections to the scheme with Hampshire Highways Development Planning. The Planning Hearing would resume on 25th February, 2016.

**RESOLVED:** That the Head of Planning's Report No. PLN1604 be noted.

The meeting closed at 8.20 pm.

CLLR G.B. LYON  
CHAIRMAN

-----