

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 2 March 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 Sue Dibble
Cllr Jennifer Evans
Cllr C.P. Grattan

Cllr J.H. Marsh
a Cllr P.I.C. Crerar
a Cllr D.S. Gladstone

Non-Voting Members

Councillor Roland Dibbs (ex-officio)

Apologies for absence were submitted on behalf of Councillor Peter Crerar and Councillor David Gladstone.

Cllr S.J. Masterson attended as standing deputy in place of Councillor Peter Crerar.

75. 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. B.A. Thomas	15/00964/FUL (St Joseph's Roman Catholic Primary School, Bridge Road, Aldershot)	Prejudicial	Proximity of home to the site.
Cr. B.A. Thomas	16/00049/FULPP (The Queen's Head, 97 North Lane, Aldershot)	Prejudicial	Ran a public house close to the application premises.

76. MINUTES

The Minutes of the Meeting held on 3rd February, 2016 were approved and signed by the Chairman.

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

RESOLVED: That

(i) planning permission/consent be refused in respect of the following application as set out in Appendix "A" attached hereto for the reasons mentioned therein:

* 15/00964/FUL (St Joseph's Roman Catholic Primary School, Bridge Road, 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. PLN1607, be noted;

(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);

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

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

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

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

(iv) Planning Application No. 16/00049/FULPP (The Queen's Head, 97 North Lane, Aldershot), as amended at the meeting, be deferred.

* The Head of Planning's Report No. PLN1607 in respect of these applications was amended at the meeting.

78. **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
15/00964/FUL	(St Joseph's Roman Catholic Primary School, Bridge Road, Aldershot)	Dr. C. McCafferty	In support

79. **APPLICATION NO. 16/00049/FULPP – THE QUEEN'S HEAD, 97 NORTH LANE, ALDERSHOT**

The Committee received the Head of Planning's Report No. PLN1607 (as amended at the meeting) regarding the demolition of existing public house and re-development of site with two pairs of 2-bedroom semi-detached houses on road frontage with new access between leading to a pair of 3-bedroom semi-detached houses at rear of site (6 new dwellings in total), together with detached garages, parking spaces, turning area and associated landscaping (re-submission of planning application 15/00475/FULPP refused 18 September 2015).

It was noted that the recommendation was to defer consideration of the planning application and to issue an Enforcement Notice.

RESOLVED: That

- (i) consideration of the planning application be deferred to seek an independent assessment of the evidence submitted with the application; and
- (ii) the Council to issue an Enforcement Notice requiring the cessation of the unauthorised material change for the following draft reasons:
 - (a) the unauthorised development conflicts with the requirements of the Council's "Development Affecting Public Houses" Supplementary Planning Document formally adopted by the Council's Cabinet on 2 June 2015 in that it has not been satisfactorily demonstrated that there is no longer term need for the Public House and that alternative Public Houses are readily accessible to meet the needs of the community in the vicinity. The unauthorised development thereby also results in the unjustified loss of a community facility contrary to Government Planning Policy and Guidance and also Policy CP10 of the Rushmoor Core Strategy (November 2011);
 - (b) the unauthorised development does not address its impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposal is thereby contrary to the requirements of the Habitats Regulations Policies CP13 and CP15 of the Rushmoor Core Strategy adopted October 2011.

80. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENTS – 166 LOWER FARNHAM ROAD, ALDERSHOT**

The Committee received the Head of Planning's Report No. PLN1608 regarding the erection of roof outbuildings at 166 Lower Farnham Road, Aldershot. It was reported that the property was a two-storey detached house, located on the north west side of Lower Farnham Road. In June, 2016, a complaint had been received that a roof had been formed over the existing outbuildings to the rear of the site.

A site inspection had confirmed that a sloping roof had been formed over the existing flat roof outbuilding and court yard to the rear of the site by erecting an insulated, metal double skinned roofing panel roof, forming a continuation of the rear roof slope of the existing two storey height outbuilding over the single storey outbuilding. It was reported that the highest part of the new roof measured 2.59m and required planning permission as it exceeded 2.5m in height and was located within 2m of a boundary property. The owner had been advised to either remove the roof, reduce the height of the roof by 0.09m in order to comply with householder permitted development rights for outbuildings, or attempt to regularise the development through the submission of a retrospective planning application. The owner of the property had failed to respond and no planning application had been received.

The Committee was informed that the main issues were the impact on the character and appearance of the area and the impact upon the amenities of the occupiers of adjacent properties. It was highlighted that the roof was positioned to the rear of the site and was therefore screened from public view by the two-storey height outbuilding. The General Permitted Development Order (GPDO) 2015 did not specify any building materials for outbuildings and the development only required planning permission as the height of the new roof exceeded the allowance made by the GPDO by 0.09m.

It was considered that the unauthorised roofing does not cause any significant material harm to the visual character of the area or the amenities of neighbours. As such, it was considered that planning permission would be granted by the Council, were a planning application submitted. In accordance with Policy PE3, it was considered that neither expedient nor reasonable for the Council to take enforcement action in respect of the breach of planning control that had taken place.

RESOLVED: That no further action be taken.

81. **APPEALS PROGRESS REPORT**

The Committee received the Head of Planning's Report No. PLN1609 concerning the following appeals:

(1) Appeal Decisions – Application No.	Description	Decision
15/00318/FULPP	Against the Council's decision to refuse planning permission for the erection of 2 three-bedroom semi detached dwellings with associated access and parking on the land to the rear of 42-44 Newfield Avenue, Farnborough.	Dismissed

RESOLVED: That the Head of Planning's Report No. PLN1609 be noted.

The meeting closed at Time Not Specified.

CLLR G.B. LYON
CHAIRMAN
