

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 30 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 P.I.C. Crerar
Cllr Sue Dibble
Cllr Jennifer Evans

Cllr D.S. Gladstone
Cllr J.H. Marsh

Non-Voting Members

Councillor Roland Dibbs (ex-officio)

Apologies for absence were submitted on behalf of Councillor Clive Grattan.

Cllr P.F. Rust attended as standing deputy in place of Councillor Clive Grattan.

82. DECLARATIONS 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	15/00049/FULPP (The Queen's Head, 97 North Lane, Aldershot)	Prejudicial	Ran a public house close to the application premises.
Cr. B.A. Thomas	16/00097/FUL (St Joseph's Roman Catholic Primary School, Bridge Road, Aldershot)	Prejudicial	Proximity of home to the site.

83. MINUTES

The Minutes of the Meeting held on 2nd March, 2016 were approved and signed by the Chairman.

84. **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 to the following application set out in Appendix “A” attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:
 - * 16/00097/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. PLN1610, be noted;
- (iii) the following application be determined by the Head of Planning, in consultation with the Chairman:
 - * 16/00049/FULPP (The Queen’s Head, 97 North Lane, Aldershot);
 - 15/00925/FULPP (Land Off Sarah Way, To The Rear Of 49-51 Victoria Road, Farnborough); and
- (iv) 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);
 - 16/00007/FULPP (Land at Dingley Way, Farnborough); and
 - 16/00027/FUL (Asda, Westmead, Farnborough);
 - 16/00133/REMPP (Zone E – Gunhill, Aldershot Urban Extension, Alisons Road, Aldershot).
- * The Head of Planning’s Report No. PLN1610 in respect of these applications was amended at the meeting.

85. 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
16/00049/FULPP	(The Queen's Head, 97 North Lane, Aldershot)	Mr. J. Coll	Against
		Ms. R. Haines	In support

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

The Committee received the Head of Planning's Report No. PLN1610 (as amended at the meeting) regarding the demolition of the existing public house and re-development of the 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 the rear of the site (6 new dwellings in total), together with detached garages, parking spaces, turning area and associated landscaping.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act, 1990 by 4th April, 2016 to secure appropriate financial contributions towards open space 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, as amended at the meeting, set out in the Head of Planning's Report No. PLN1610; however
- (ii) in the event that a satisfactory Section 106 agreement is not received by 4th April, 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; 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 Policies CP11 and CP13.

87. **APPLICATION NO. 15/00925/FULPP – LAND OFF SARAH WAY, TO THE REAR OF 49-51 VICTORIA ROAD, FARNBOROUGH**

The Committee received the Head of Planning's Report No. PLN1610 regarding the redevelopment of an existing 'surplus' car park to provide 1- apartments (4 one bed and 6 two bedroom) with associated car and cycle parking, landscaping, amenity space, bin storage and vehicular access from Sarah Way.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 by 18th April, 2016 to secure financial contributions towards Special Protection Area mitigation and open space, 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. PLN1610; however;
- (ii) in the event that a satisfactory Section 106 Agreement is not received by 18th April, 2016, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails to make provision for open space contrary to the provisions of policy CP12 of the Rushmoor Core Strategy and "saved" policy OR4 of the Rushmoor Local Plan Review 1996-2011 and to provide mitigation for the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy contrary to Policy CP13 of the Rushmoor Core Strategy.

88. **APPEALS PROGRESS REPORT**

The Committee received the Head of Planning's Report No. PLN1611 concerning the following appeal updates:

Application No.	Description
--	Against the Council's decision to serve an Enforcement Notice alleging the unauthorised change of use of the first floor to a 7 bedroom house in multiple occupation and 6 self-contained studio flats in the rear part of the building at The former Beehive Public House, 264 High Street, Aldershot. The appeal was set to be dealt with by means of the Public Inquiry procedure as the submitted grounds of appeal included Ground (d), this being a 'legal' ground of appeal requiring witnesses to be cross-examined under oath. Subsequently, notification was received from The Planning

Inspectorate that ground (d) had been withdrawn by the appellant and that the appeal will now proceed by way of the written procedure.

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Against the Council's decision to serve an Enforcement Notice alleging the change of use from storage and distribution to an 18-bedroom house in multiple occupation comprised of 12 bed-sitting rooms and six rooms with shared facilities at The Old Warehouse, Star Yard, Victoria Road, Aldershot. This appeal is also to be dealt with by means of written procedure.

RESOLVED: That

- (i) the Head of Planning's Report No. PLN1609 be noted; and
- (ii) the Solicitor to the Council be authorised to enter into bilateral agreements under Section 106 of the Town and Country Planning Act, 1990, in respect of the appeal developments at the former Beehive Public House, 264 High Street, Aldershot and The Old Warehouse, Star Yard, Victoria Road, Aldershot.

The meeting closed at 7.49 pm.

CLLR G.B. LYON
CHAIRMAN
