

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 21st May, 2025 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr Gaynor Austin (Chairman)
Cllr C.P. Grattan (Vice-Chairman)

Cllr Thomas Day
Cllr Peace Essien Igodifo
Cllr A.H. Gani
Cllr S.J. Masterson
Cllr Dhan Sarki
Cllr Calum Stewart
Cllr Jacqui Vosper

Apologies for absence were submitted on behalf of Cllr Lisa Greenway, Cllr Ivan Whitmee and Cllr Keith Dibble.

1. 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 Gaynor Austin	25/00117/REVPP – MacDonalds, No. 1 North Close, Aldershot	Personal	Cllr Austin did not take part in the meeting during the discussion and voting thereon
Cllr Calum Stewart	25/00117/REVPP – MacDonalds, No. 1 North Close, Aldershot	Personal	Cllr Stewart did not take part in the meeting during the discussion and voting thereon

2. MINUTES

The Minutes of the Meeting held on 9th April, 2025 were approved and signed as a correct record of proceedings.

3. REPRESENTATIONS OF 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
25/00117/REVPP	No. 1 North Close, Aldershot	Sarah Walton (resident)	Against

4. PLANNING APPLICATIONS

RESOLVED: That

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

* 25/00204/FUL Farnborough Market Site, Queensmead, Farnborough

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

* 25/00117/REVPP Macdonald’s, No. 1 North Close, Aldershot

* 24/00634/FULPP Royal Pavilion, Wellesley Road, Aldershot

- (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. PG2516, 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
	24/00237/FUL	Nos. 235-237 High Street, Aldershot
**	24/00465/FULPP	Land at Former Lafarge Site, Hollybush Lane, Aldershot
	24/00748/FUL & 24/00746/LBCPP	Land at Orchard Rise No.127 & La Fosse House No.129 Ship Lane & Farnborough Hill School, No. 312 Farnborough Road, Farnborough
	25/00096/FULPP	Land at Nos. 38A-42 Southwood Road, Farnborough
*	The Executive Head of Property and Growth's Report No. PG2516 in respect of these applications was amended at the meeting.	
**	It was agreed that a site visit would be arranged to this site.	

5. **PLANNING APPLICATION NO. 25/00117/REVPP - MACDONALD'S, NO. 1 NORTH CLOSE, ALDERSHOT**

The Committee considered the Executive Head of Property and Growth's Report No. PG2516 (as amended at the meeting), regarding the variation of Condition 1 imposed on planning permission, to allow permitted hours of operation from 06:00 to 23:00, 7 days a week.

ACTION

What	By whom	When
To request Site Management Plan be amended to include a requirement that the lighting is switched off automatically.	Planning Department	As soon as possible
To check wording of SPEAK letter to ensure procedure is clear.	Planning Department	As soon as possible

6. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

Enforcement Reference No.	Description of Breach
24/00115/OUTBDG	Outbuilding erected to the rear of No. 68 Rectory Road, Farnborough.

A complaint had been made that an outbuilding had been erected to the rear of No. 68 Rectory Road, which overhung the properties abutting the boundaries and was over 3 metres in height. Upon inspection, the outbuilding did not encroach onto neighbouring properties as it was located over a metre away from the boundaries. However, it was over 2.5 metres in height which was the permitted development allowance within 2 metres of a boundary and did require planning permission. The owner was told that planning permission was required but no application was forthcoming. Due to the position of the outbuilding and the distance from the boundaries, had an application been submitted, it would have been supported. It was not therefore necessary to take enforcement action.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2517 be noted.

7. **APPEALS PROGRESS REPORT**

The Committee received the Executive Head of Property and Growth's Report No. PG2518 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
Unit 1 No. 106 Hawley Lane, Farnborough 25/0004/REFUSE	Appeal against refusal of planning permission to allow an increase in external building material storage heights to 5.5m.	New appeal
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.	Dismissed
Units 1, 2 and 3, 14 Camp Road, Farnborough 25/00001/REFUSE and 25/00003/ENFA	Appeal against the refusal of planning permission for the regularised use of Units 1-3 and the forecourts as a vehicle service repair and MOT premises. The Inspector for the enforcement appeal had given the Council an opportunity to respond to the appellant's final comments, and third-party representations, by 21 May 2025.	Appeal ongoing

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2518 be noted.

8. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER 1ST JANUARY 2025 TO 31ST MARCH 2025**

The Committee received the Executive Head of Property and Growth's Report No. PG2519 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 January 2025 to 31st March 2025 and for the year 2024/25.

During discussion, the Committee noted that there were two minor errors in the Report, but these were not considered consequential. A query was raised as to whether Rushmoor could work with neighbouring authorities in future to align planning fees in time for Local Government Reorganisation (LGR). The Committee were advised that statutory planning fees were set nationally by the Government, although it could be subject to change in the future. It was noted that a quarterly Report would be produced in future detailing all Section 106 contributions, not just those relating to the Wellesley development.

RESOLVED: That the Executive Head of Property and Growth's Report No. PG2519 be noted.

ACTION

What

To produce a Report detailing all Section 106 contributions.

By whom

Planning Department

When

End of the first quarter

The meeting closed at 8.07 pm.

CLLR GAYNOR AUSTIN (CHAIRMAN)
