

# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 12 October 2016 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

## Voting Members

Cllr B.A. Thomas (Chairman)  
Cllr J.H. Marsh (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 A.R. Newell

## Non-Voting Members

Councillor Martin Tennant (ex-officio)

### 36. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

### 37. **MINUTES**

The Minutes of the Meeting held on 14th September, 2016 were approved and signed by the Chairman.

### 38. **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. PLN1633, be noted;

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

\* 16/00068/FULPP (Enterprise House, Nos. 88-90 Victoria Road and part of Nos. 84-86 Victoria Road, Aldershot)

\* 16/00544/FULPP (Southwood Summit Centre, No. 1 Aldrin Place, Farnborough); and

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

16/00667/FULPP (No. 34 Cove Road, Farnborough)

16/00757/REMPP (Wellesley Corunna Zone).

- \* The Head of Planning's Report No. PLN1633 in respect of these applications was amended at the meeting.

**39. REPRESENTATIONS BY THE PUBLIC**

There were no representations by the public.

**40. APPLICATION NO. 16/00068/FULPP – ENTERPRISE HOUSE, 88-90 VICTORIA ROAD AND PART OF 84-86 VICTORIA ROAD, ALDERSHOT**

The Committee received the Head of Planning's Report No. PLN1633 (as amended at the meeting) regarding the erection of a four-storey building to comprise twelve flats (four studio, two one bedroom and six two bedroom) with vehicular access from Crimea Road and associated car parking and bin/cycle storage.

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

**RESOLVED:** That

- (i) subject to no new substantial or material matters being raised by SSE (the statutory undertaker) by 14th October, 2016 and on the completion of a satisfactory agreement under Section 106 of the Town and Country Planning Act, 1990, by 31st October, 2016, to secure a financial contribution towards 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. PLN1633; however
- (ii) in the event that a satisfactory Section 106 agreement is not received by 31st October, 2016, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails 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.

**41. APPLICATION NO. 16/00544/FULPP – SOUTHWOOD SUMMIT CENTRE, 1ALDRIN PLACE, FARNBOROUGH**

The Committee received the Head of Planning's Report No. PLN1633 (as amended at the meeting) regarding the erection of a restaurant/public house (mixed use classes A3

and A4) with ancillary managers flat, car park, new in and out vehicular access onto Apollo Rise, landscaping and associated works.

It was noted that the recommendation was to grant planning permission, subject to the completion of a satisfactory planning obligation, 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 27th October, 2016 to secure appropriate financial contributions towards Transport and Special Protection Area mitigation, the Head of Planning, in consultation with Chairman, be authorised to grant planning permission subject to the amended conditions and informatives set out in the Head of Planning's Report No. PLN1633; however
- (ii) in the event that a satisfactory Section 106 agreement is not received by 27th October, 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 a transport contribution in accordance with Council's adopted 'Transport Contributions' SPD 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.

**42. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – NO. 86 RECTORY ROAD, FARNBOROUGH**

The Committee was advised of the enforcement action taken by the Head of Planning in accordance with the Council's Scheme of Delegation, more specifically specified in the Head of Planning's Report No. PLN1634.

**RESOLVED:** That the Head of Planning's Report No. PLN1634 be noted.

**43. VARIATION OF LEGAL AGREEMENT RELATING TO WELLESLEY (AUE) DEVELOPMENT – RESIDENTIAL TRAVEL PLAN**

The Committee received the Head of Planning's Report No. PLN1635 (as amended at the meeting). The Report sought authority to vary the terms of the 2014 Section 106 agreement ("the Agreement") in respect of the owner/developer's obligation to provide financial security for the Residential Travel Plan in the form of a deposit/bond to be paid to Hampshire County Council, which had been originally referred to in the legal agreement as the 'Residential Travel Plan Secured Amount'.

It was noted that the proposed amendments related to obligations between Hampshire County Council and the owner/developer under Schedule 2 and 4 of the Principal Agreement. The variations did not affect obligations between Rushmoor and the

owner/developer, which were contained within Schedule 1 and 3 of the Principal Agreement.

The Report set out in detail each of the proposed changes, together with the consequences of the changes and the implied risk to the Council and County Council.

**RESOLVED:** That the Solicitor to the Council, subject to being satisfied, in consultation with the Head of Planning and Hampshire County Council, be authorised to enter into a Deed of Variation under Section 106 of the Town and Country Planning Act, 1990, incorporating the changes set out in the Head of Planning's Report No. PLN1635 (as amended).

#### 44. **APPEALS PROGRESS REPORT**

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>
14/00071/CONSRV	Against an enforcement notice requiring the removal of 24 UPVC windows from an extended and converted building containing five flats at No. 14 Church Circle, Farnborough.	Allowed

**RESOLVED:** That the Head of Planning's Report No. PLN1636 be noted.

The meeting closed at 7.32 pm.

CLLR G.B. LYON  
CHAIRMAN

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