

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 19th July, 2017 at the 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

Cllr M.J. Tennant (Environment and Service Delivery Portfolio Holder) (ex officio)

20. DECLARATIONS OF INTEREST

There were no declarations of interest.

21. MINUTES

The Minutes of the Meeting held on 21st June, 2017 were approved and signed by the Chairman.

22. PLANNING APPLICATIONS

RESOLVED: That

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

* 17/00544/FUL (Flat 4, No. 11 Netley Street,
Farnborough);

- (ii) the following application be deferred pending consideration at a future meeting:

* 16/00837/FULPP (The Crescent, Southwood Business Park, Summit Avenue, Farnborough);

(iii) 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. PLN1724, be noted;

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

- 16/00981/FULPP (Aldershot Bus Station, No. 3, Station Road, Aldershot);
- 17/00241/ADJ (Hartland Park, Bramshot Lane, Fleet);
- 17/00348/FULPP (Farnborough Business Park, Templer Avenue, Farnborough);
- 17/00447/FULPP (The Beehive, No. 264 High Street, Aldershot);
- 17/00494/REMPP (McGrigor Zone D Wellesley, 116 Dwellings);
- 17/00495/LBC2PP (McGrigor Zone D Wellesley, Listed Building Consent)

* The Head of Planning's Report No. PLN1724 in respect of these applications were amended at the meeting

23. REPRESENTATIONS BY 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
16/00837/FULPP	The Crescent, Southwood Business Park, Summit Avenue, Farnborough	Mr. J. Sudbury	Against
		Mr. C. Pearse	In support

24. APPLICATION NO. 16/00837/FULPP - THE CRESCENT, SOUTHWOOD BUSINESS PARK, SUMMIT AVENUE, FARNBOROUGH

The Committee considered the Head of Planning's Report No. PLN1724 (as amended at the meeting) regarding the comprehensive redevelopment of the site comprising demolition of existing buildings and site clearance and erection of 159 residential units (Use Class C3) (comprising 9 x 1-bedroom flats, 27 x 2-bedroom flats, 26 x 2-bedroom houses, 2 x 3-bedroom flats, 79 x 3-bedroom houses and 16 x

4-bedroom houses), associated parking and servicing, hard and soft landscaping, public amenity space and play areas, formation of vehicular access onto Southwood Road and other associated works. Before considering the application in detail, the Committee received representations in accordance with the scheme for public representation from Mr. J. Sudbury against the application and Mr. C. Pearse in support of the application.

It was noted that the recommendation was to grant subject to the completion of a satisfactory Section 106 Planning Obligation.

On considering the application Members were supportive of the overall residential development but raised objections to the planned vehicular access onto Southwood Road, citing traffic and safety concerns, and felt that the applicants had failed to give due consideration to other options such as access via Apollo Rise and/or Summit Avenue. It was also noted that the current application did not include any electric car charging points when the provision of such facilities was a recommendation contained in the Council's 'Car and Cycle Parking Supplementary Planning Document'.

Nick Gammer, Senior Transport Engineer – Highways Development Planning (Hampshire County Council), outlined some of the analyses HCC had undertaken in respect of issues relating to the proposed vehicular access onto Southwood Road and confirmed that HCC had no objections to the current planning application.

RESOLVED: That consideration of Planning Application No. 16/00837/FULPP be deferred in order that the applicants be invited to consider alternative vehicular access instead of the proposed access onto Southwood Road.

25. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - BRIARLEES COURT, MORRIS, ROAD, FARNBOROUGH**

The Committee noted the decision to take no further action 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. PLN1726.

26. **CAR AND CYCLE PARKING STANDARDS - REVIEW OF SUPPLEMENTARY PLANNING DOCUMENT**

The Committee received the Head of Planning's Report No. PLN1723 regarding the consultation on a draft Supplementary Planning Document (SPD) following a review by Cabinet of the Council's current Car and Cycle Parking Standards which had been adopted in April 2012. The Committee noted that Cabinet had proposed changes to the SPD at its meeting on 27th June, 2017 and that these changes were mainly focussed on providing clarity where the present guidance was unclear. The Committee was advised that the consultation period was open until 6th September, 2017, and any comments should be forwarded to Jim Pettitt, Transportation Strategy Officer, by that deadline.

RESOLVED: That the Head of Planning's Report No. PLN1723 be noted.

27. APPEALS PROGRESS REPORT

The Committee received the Head of Planning's Report No. PLN1725 concerning the following appeal decisions:

Application No.	Description	Decision
17/00067/FULP	Against the Council's decision to refuse planning permission for the erection of a detached garage block providing garaging for four cars with summer room and ancillary loft storage and games room at Friars Keep, 41 Manor Road, Aldershot.	Dismissed
16/00957/TPOPP	Against the Council's decision to refuse consent to fell a sweet chestnut tree subject to a TPO at 9 Leopold Avenue, Farnborough.	Dismissed

RESOLVED: That the Head of Planning's Report No. PLN1725 be noted.

28. APPLICATION NO. 17/00182/MMA - NO. 34 CRANMORE LANE, ALDERSHOT

The Committee received information regarding an urgent decision, made in consultation with the Vice-Chairman, to extend the deadline for the completion of the Section 106 Planning Obligation in respect of the retention of dwelling with four bedrooms, patio and amendments to elevations and parking at No. 34 Cranmore Lane, Aldershot.

Members were reminded that the Committee had resolved to grant planning permission on 21st June, 2017 for the above development, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 14th July, 2017.

It was reported that the applicants had been unable to complete the required obligation in accordance with the resolution due to them electing to pay the required financial contribution by personal cheque and the Solicitor to the Council being unable to seal the Planning Obligation until the cheque had cleared, which could not be verified until 26th July, 2017.

The extension of time for completion of the Planning Obligation after the deadline of 14th July, 2017 had required further authority to grant planning permission. Therefore, in accordance with Part 3 – 'Responsibility for Functions', Paragraph 6 of the Constitution, the Head of Planning, in consultation with the Vice-Chairman of the Development Management Committee, had amended the terms of the resolution of

21st June, 2017 to extend the deadline for the completion of the Planning Obligation under Section 106 until 27th July, 2017.

RESOLVED: That the report be noted and the action taken be endorsed.

The meeting closed at 8.50 pm.

CLLR B.A. THOMAS (CHAIRMAN)
