

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 16th August, 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 P.I.C. Crerar
Cllr Sue Dibble
Cllr C.P. Grattan
Cllr A.R. Newell

Non-Voting Members

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

Apologies for absence were submitted on behalf of Cllr R. Cooper, Cllr Jennifer Evans and Cllr D.S. Gladstone.

Cllr P.F. Rust attended the meeting.

29. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declarations of interest were made. The member with a disclosable pecuniary interest left the meeting during the debates on the relevant agenda items:

Member	Application No. and Address	Interest	Reason
Cllr B.A. Thomas	17/00447/FULPP (The Beehive, 264 High Street, Aldershot)	Prejudicial	Runs a public house close to the application premises.
Cllr B.A. Thomas	17/00575/REVPP (24-26 Church Lane East, Aldershot)	Prejudicial	Proximity of home to the site.

30. **MINUTES**

The Minutes of the meeting held on 19th July, 2017 were approved and signed by the Chairman.

31. **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:

17/00264/FULPP (Building 4.2, Frimley Business Park, Frimley, Camberley);

- (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. PLN1728, be noted;

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

- * 17/00447/FULPP (The Beehive, 264 High Street, Aldershot);
- * 17/00554/FULPP (6 Woodlands Road, Farnborough);
- 17/00575/REVPP (24-26 Church Lane East, Aldershot);

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

16/00837/FULPP (The Crescent, Southwood Business Park, Summit Avenue, Farnborough);
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);
17/00494/REMPP (McGrigor Zone D Wellesley, 116 Dwellings);
17/00495/LBC2PP (McGrigor Zone D Wellesley, Listed Building Consent)

- * The Head of Planning's Report No. PLN1728 in respect of these applications was amended at the meeting

32. APPLICATION NO. 17/00447/FULPP - THE BEEHIVE, 264 HIGH STREET, ALDERSHOT

The Committee considered the Head of Planning's Report No. PLN1728 (as amended at the meeting) regarding the change of use of The Beehive Public House to eight flats, consisting of 6 x 1-bedroom units, 1 x 2-bedroom unit and 1 x studio, including the erection of extensions at the rear and erection of new build at rear to create 2 x 1-bedroom units and 1 x 2-bedroom house.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory Obligation under Section 106 of the Town and Country Planning Act 1990 by 6th September, 2017 to secure a financial contribution of £47,023 towards the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and £14,848 towards offsite public open space works, 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. PLN1728 (as amended at the meeting); however
- (ii) in the event that a satisfactory Obligation is not completed and received by 6th September, 2017, 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 open space in accordance with Policy OR4 of the Rushmoor Local Plan, or make satisfactory arrangements to mitigate the potential impact upon the Thames Basin Heaths Special Protection Area as required by Core Strategy Policies CP11 and CP13.

33. APPLICATION NO. 17/00554/FULPP - NO. 6 WOODLANDS ROAD, FARNBOROUGH

The Committee considered the Head of Planning's Report No. PLN1728 (as amended at the meeting) regarding the erection of a detached 2-bedroom house with associated parking, refuse and cycle storage areas.

It was noted that the recommendation was to grant 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 21st August, 2017

to secure financial contributions 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. PLN1728 (as amended at the meeting); however

- (ii) in the event that a satisfactory Unilateral Undertaking is not received by 21st August, 2017, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make 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 Avoidance and Mitigation Strategy (2014) and Core Strategy Policies CP11 AND CP13.

34. APPLICATION NO. 17/00575/REVPP - NOS. 24-26 CHURCH LANE EAST, ALDERSHOT

The Committee considered the Head of Planning's Report No. PLN1728 regarding the retention of alterations to site layout, siting, fenestration, height of dwellings and creation of additional (third) bedrooms within roofs of Plot 1 and 2 units as amendments to development scheme approved with planning permission 15/00970/FULPP, dated 5th February, 2016.

It was noted that the recommendation was to grant 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 25th August, 2017 to secure an additional financial contribution of £3,750 towards Special Protection Area avoidance and mitigation and access management at the Rowhill Copse SANG mitigation scheme, 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. PLN1728; however
- (ii) in the event that a satisfactory Section 106 Obligation is not received by 25th August, 2017, 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 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; and affordable housing in accordance with Core Strategy Policy CP6.

35. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2017**

The Committee received the Head of Planning's Report No. PLN1729 which provided updates on the Performance Indicators for the Development Management Section of Planning and the overall workload of the Section for the period 1st April to 30th June, 2017.

The Head of Planning highlighted the increase in planning applications and associated income in the first quarter. The Committee was reminded that planning application fees were set at a national level whilst fees for pre-application discussions were set locally, and that Rushmoor's fees for the latter were lower than other comparable councils.

RESOLVED: That the Head of Planning's Report No. PLN1729 be noted.

The meeting closed at 7.51 pm.

CLLR B.A. THOMAS (CHAIRMAN)
