

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 6th December, 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)

47. DECLARATIONS OF INTEREST

There were no declarations of interest.

48. MINUTES

The Minutes of the meeting held on 8th November, 2017 were approved and signed by the Chairman.

49. PLANNING APPLICATIONS

RESOLVED: That

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

- * 17/00858/REVPP (No. 34 Cranmore Lane, Aldershot);
- * 17/00891/FULPP (No. 12 Arthur Street, 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. PLN1740, be noted;

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

- * 17/00866/FULPP (Blackwater Shopping Park, Farnborough Gate, Farnborough);

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

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|-----------------|--|
| 16/00837/FULPP | (The Crescent, Southwood Business Park, Summit Avenue, Farnborough); |
| 16/00981/FULPP | (Aldershot Bus Station, No. 3, Station Road, Aldershot); |
| 17/00616/FULPP | (Land at Orchard Rise, No. 127 and La Fosse House, No. 129 Ship Lane, and Farnborough Hill School, No. 312 Farnborough Road, Farnborough); |
| 17/00842/RBCRG3 | (No. 259 North Lane, Aldershot); |
| 17/00914/OUTPP | (Blandford House, Aldershot); |
| 17/00956/FULPP | (Nos. 110-118 Victoria Road, Farnborough); |

- * The Head of Planning's Report No. PLN1740 in respect of these applications was amended at the meeting

50. **APPLICATION NO. 17/00866/FULPP - BLACKWATER SHOPPING PARK, FARNBOROUGH GATE, FARNBOROUGH**

The Committee considered the Head of Planning's Report No. PLN1740 (as amended at the meeting) regarding the erection of a retail unit (Class A1) for the sale of bulky goods along with associated improvements to retail park access arrangements; revised car parking and servicing arrangements; and associated works.

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

On considering the application, Members were supportive of the overall proposal but asked that an additional Condition be added in relation to the management of the car park, so as to limit any anti-social behaviour.

RESOLVED: That

- (i) subject to the completion of a satisfactory Legal Agreement under Section 106 of the Town and Country Planning Act 1990 by 11th January, 2018 to secure a financial contribution towards transport the Head of Planning in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives

as set out above and in the Head of Planning's Report No. PLN1740; however

- (ii) in the event that a satisfactory Section 106 Agreement is not completed by 11th January, 2018 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails to mitigate its impact in highway terms contrary to the provisions of the Council's supplementary planning document Planning Contributions – Transport 2008.

51. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 36 MAYFIELD ROAD, FARNBOROUGH

The Committee noted the decision to take enforcement 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. PLN1741.

RESOLVED: that the Report be noted.

The meeting closed at 7.45 pm.

CLLR B.A. THOMAS (CHAIRMAN)

**Development Management Committee
6th December 2017**

Appendix "A"

Application No. 17/00858/REVPP 11th October 2017
& Date Valid:

Proposal: MATERIAL MINOR AMENDMENT: Variation of condition 2 of planning permission 12/00967/FULPP dated 15 March 2013 to substitute site plan drawing to extend dropped kerb to allow separate accesses to be provided to new and original dwellinghouse
 at **34 Cranmore Lane Aldershot Hampshire GU11 3AT**

Applicant: Mr & Mrs Nazim

Conditions: 1 The permission hereby granted shall be carried out and completed in accordance with the following approved drawing - P.50, submitted with this application and drawings P.41 Rev B, P.42 Rev B, P.43 Rev B and P.44 Rev B approved under planning permission 17/00182/MMA.

Reason - To ensure the development is implemented in accordance with the permission granted

 2 The development shall be carried out and completed in accordance with the details that were approved under reference 15/00577/CONDPP on 20 November 2015, pursuant to conditions 3, 4, 5, 6, 8 and 13 of planning permission 13/00949/MMAPP.

Reason - To ensure a satisfactory form of development.

 3 Prior to the occupation of the property, details of measures to incorporate Sustainable Drainage Systems (SUDS) into the development or suitable alternative drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the dwelling and retained in perpetuity.

Reason - To reflect the objectives of Policy CP4 of the Rushmoor Core Strategy

 4 The new property shall not be occupied until a fully

detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure the development makes an adequate contribution to visual amenity.*

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner and shall be so retained.

Reason -To ensure the development makes an adequate contribution to visual amenity.

- 6 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 7 The parking spaces shown on the approved plans shall be used only for the parking of vehicles ancillary and incidental to the residential use of the existing and proposed properties. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers. The manoeuvring area between the spaces shall be kept free of obstructions at all times.

Reason - To safeguard residential amenity and ensure the provision and availability of adequate off-street parking.

- 8 There shall be no use of the flat roof of the single storey part of the building as a terrace or sitting out area.

Reason - To safeguard the amenities of adjoining residents.

- 9 Notwithstanding the provisions of the Town and Country

Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no development falling within Classes) A, B, C, D or E of Part(s) 1 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

Application No. & Date Valid: **17/00891/FULPP** **20th October 2017**

Proposal: Change of use from B1a to C3 at ground and first floor levels to provide 2 two bedroom flats with associated external alterations to include the demolition and rebuilding of existing two storey rear extension at **12 Arthur Street Aldershot Hampshire GU11 1HL**

Applicant: Rushmoor Borough Council

Conditions: 1 The development hereby permitted shall be begun before the expiration of one year from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2 Any new brickwork and roof shall be finished in materials of the same colour and type as those of the existing building, and in the case of brickwork matching the existing bond and pointing. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance

- 3 Prior to the first occupation of the development, the approved cycle parking facilities to serve the development shall be provided in full and thereafter retained for their designated purpose.

Reason - To promote alternative modes of transport

- 4 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays

and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 5 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1507 002.P1, 100.P1, 101.P1, 110.P1, 130.P1, 140.P1, 141.P1, 200.O.P3, 201.O.P1, 300.O.P3, 400.P3 and 401.P1.

Reason - To ensure the development is implemented in accordance with the permission granted.