

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 31st January, 2018 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr J.H. Marsh (Vice-Chairman), in the Chair

Cllr Mrs. D.B. Bedford
Cllr D.M.T. Bell
Cllr R. Cooper
Cllr P.I.C. Crerar
Cllr Jennifer Evans
Cllr D.S. Gladstone
Cllr C.P. Grattan
Cllr A.R. Newell

Apologies for absence were submitted on behalf of Cllr Sue Dibble and Cllr B.A. Thomas.

Cllr S.J. Masterson and Cllr P.F. Rust attended the meeting.

Non-Voting Member

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

52. DECLARATIONS OF INTEREST

There were no declarations of interest.

53. MINUTES

The Minutes of the meeting held on 6th December, 2017 were approved and signed by the Vice-Chairman.

54. 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:

17/01011/ADVPP

(Land at the junction of Belle Vue Road, Connaught Road and Holly Road, Aldershot);

(ii) an objection be raised in respect of the application listed below and set out in Appendix "B" attached hereto for the reasons mentioned therein:

* 17/00920/ADJ (Hartland Park, Bramshot Lane, Fleet);

(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. PLN1801, be noted;

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

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

(v) 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);

17/00616/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);

18/00006/PRIOR (The Crescent, Southwood Business Park, Summit Avenue, Farnborough);

18/00025/FULPP (Block 3, Queensmead, Farnborough);

* The Head of Planning's Report No. PLN1801 in respect of these applications was amended at the meeting

55. REPRESENTATIONS BY THE PUBLIC

In accordance with the guidelines for public participation at meetings, the following representation was made to the Committee and was 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. Robson	In support

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

The Committee considered the Head of Planning's Report No. PLN1801 (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 one-bedroom flats, 27 x two-bedroom flats, 26 x two-bedroom houses, 2 x three-bedroom flats, 79 x three-bedroom houses & 16 x four-bedroom houses), associated parking and servicing, hard and soft landscaping, public amenity space and play areas, formation of vehicular accesses onto Southwood Road and Apollo Rise and other associated works. Before considering the application in detail, the Committee received a representation in accordance with the scheme for public representation from Mr. J. Robson in support of the application.

The Committee was reminded that it had previously considered this application at its meeting on 19th July, 2017 and had agreed then to defer a decision in order that the applicants could be invited to consider alternative vehicular access instead of the one access point onto Southwood Road.

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 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 23rd February, 2018 to secure the following:
 1. £1,034,722 towards SPA avoidance and mitigation and access management at the Southwood Woodland II SANG mitigation scheme (comprising £932,750 Suitable Alternative Natural Greenspace (SANG) and £101,972 Strategic Access Management and Monitoring (SAMM) contributions);
 2. £236,590 towards the off-site provision of public open space comprising habitat improvements and footpath renovation at Southwood Meadows/Southwood Playing Fields (£129,049) and pitch refurbishments at Southwood Playing Fields (£107,541);
 3. £120,000 Transport Contribution towards improvements to local pedestrian and cycleway links to the site and/or towards

enhancements to local bus services and/or towards implementation of Traffic Regulation Orders in the vicinity of the site;

4. £16,500 for the implementation, evaluation and monitoring of the Travel Plan;
5. the provision on-site of 32 Affordable Housing units of a mix of sizes and tenures to meet local housing needs; and
6. financial viability re-assessment clauses in the event that the implementation and completion of the scheme is protracted beyond three years from commencement and market conditions improve the value of the scheme.

- (ii) The Head of Planning be authorised to amend the deadline for the completion of the Section 106 Obligation should the circumstances be considered appropriate.

57. 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. PLN1802.

RESOLVED: that the Report be noted.

58. APPEALS PROGRESS REPORT

The Committee received the Head of Planning's Report No. PLN1803 concerning the following new appeals:

Address	Description
Wellington Centre, Aldershot	Against the refusal of planning permission for the proposed residential development involving erection of extensions above both the existing Boots shop and the Wellington Centre multi-storey car park comprising a total of 43 dwelling units (15 x one-bedroom, 25 x two-bedroom and 3 x three-bedroom units), to include construction of new building access cores, elevational alterations to the multi-storey car park and alterations to the entrance to Victoria House. It was noted that this appeal was being dealt with by means of the written procedure.
Nos. 40-42 Park Road, Farnborough	Against the refusal of planning permission for the erection of 4 x one-bedroom flats with parking on land at rear. It was noted that this appeal was being dealt with by means of the written procedure.

No. 201 Weybourne Road, Aldershot Against the refusal of planning permission to extend the existing two-storey residential building to create additional residential accommodation provided 4 x one-bedroom apartments. It was noted that this appeal was being dealt with by means of the written procedure.

No. 55 High Street, Aldershot Against the refusal of prior approval under Class M of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended for a proposed change of use of the ground floor of No. 55 High Street from a shop (Class A1) to a use falling within Use Class C3 (dwellinghouses) namely two flats. It was noted that this appeal was being dealt with by means of the written procedure.

RESOLVED: That the Head of Planning's Report No. PLN1803 be noted.

59. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER - DECEMBER 2017**

The Committee received the Head of Planning's Report No. PLN1804 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 October to 31st December, 2017.

RESOLVED: That the Head of Planning's Report No. PLN1804 be noted.

The meeting closed at 7.50 pm.

CLLR B.A. THOMAS (CHAIRMAN)
