

# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 20th June, 2018 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.M. Cooper  
Cllr P.I.C. Crerar  
Cllr Sue Dibble  
Cllr Jennifer Evans  
Cllr C.P. Grattan  
Cllr Mara Makunura  
Cllr A.R. Newell

## Non Voting Member

Apologies for absence were submitted on behalf of Cllr Barbara Hurst (Cabinet Member) (ex-officio).

## 8. DECLARATIONS OF INTEREST

There were no declarations of interest.

## 9. MINUTES

The Minutes of the meeting held on 23rd May, 2018 were approved and signed by the Chairman.

## 10. 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:

\* 18/00117/REMPP (Zone B – Corunna, Aldershot Urban Extension, Alisons Road, 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. PLN1815, be noted;

(iii) 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);
18/00140/FULPP	(Meudon House, Meudon Avenue, Farnborough);
18/00225/LBCPP	(Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot);
18/00251/FULLPP	(Willow House, No. 23 Grosvenor Road, Aldershot);
18/00367/OUTPP	(Former Police Station, Pinehurst Avenue, Farnborough);
18/00397/FULPP	(Village Hotel, Pinehurst Road, Farnborough);
18/00416/REVPP	(Nos. 26-28 Grosvenor Road, Aldershot);

\* The Head of Planning's Report No. PLN1815 in respect of this application was amended at the meeting

## 11. APPEALS PROGRESS REPORT

### (1) New Appeals

<b>Address</b>	<b>Description</b>
No. 14 Church Circle, Farnborough	Against an enforcement notice requiring removal of unauthorised uPVC windows installed in a building converted to flats in a Conservation Area. It was noted that this appeal was being dealt with by means of the written procedure.
No. 36 Mayfield Road, Farnborough	Against an enforcement notice requiring the owner to cease using any part of the land for the storage and sale of motor vehicles, and to remove from the land all vehicles other than those owned by the residential occupiers of the land, which are stored in connection with and ancillary to the residential use of the land. It was noted that this appeal was being dealt with by means of the written procedure.

(2) **Appeal Decision**

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>
17/00710/FULPP	Against the Council's refusal of planning permission for the demolition of existing dwelling and garage and erection of two detached three-bedroomed houses with associated amenity space and parking at No. 77 Fernhill Road, Farnborough.	Dismissed

**RESOLVED:** That the Head of Planning's Report No. PLN1816 be noted.

The meeting closed at 7.20 pm.

CLLR B.A. THOMAS (CHAIRMAN)

-----

**Development Management Committee  
20th June 2018**

**Appendix "A"**

**Application No. & Date Valid:**      **18/00117/REMPP**                      **8th February 2018**

**Proposal:**                      **PART APPROVAL OF RESERVED MATTERS:** for the construction of 454 residential dwellings (including six affordable supported housing units) together with the demolition of a former band practice room (building 5B) associated landscaping, access and parking, in Development Zone B (Corunna B3 & B4) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission 12/00958/OUT dated 10th March 2014 at **Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot**

**Applicant:**                      Mr Rob Phillips

**Conditions:**                      1            The development hereby permitted shall be begun before the expiration of three years 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.

2            Prior to first occupation of any part of the development hereby permitted, a fully detailed hard and soft landscape and planting scheme (to include ecological enhancement as set out in the recommendations of Section 5 of the Ecological Review (Aspect, January 2018) hereby approved) shall be submitted to and approved in writing by the Local Planning Authority. All hard landscaping shall be completed in accordance with the approved scheme prior to first occupation of the part of the development to which it relates. All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the first occupation of the or completion of the part of the development to which it relates, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. This condition shall apply notwithstanding any indications as to these matters

which have been given in the application.\*

Reason - In the interests of the character and appearance of the area and the ecological interest of the site.

- 3 Notwithstanding the Affordable Housing Strategy documents submitted with the application, prior to commencement of the development, an updated Affordable Housing Strategy (AHS) Revision 6 and Affordable Housing Development Zone Strategy (AHDZS) for Corunna Development Zone B, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the AHS and AHDZS as approved.\*

Reason: To accord with the provisions of the Hybrid Outline Planning Permission and associated s106 planning obligations in relation to the delivery of affordable housing.

- 4 A schedule of the materials (including samples where required by the Local Planning Authority) to be used for the external surfaces of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.\*

Reason - To ensure satisfactory quality and external appearance for the development and to safeguard the character and appearance of the conservation area and the setting of adjoining heritage assets.

- 5 Typical detailed construction drawings of brick detailing, projecting bonds and chimneys for each applicable house type/apartment building (as agreed with the Local Planning Authority) hereby approved shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which

have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.\*

Reason - To ensure satisfactory quality and external appearance for the development and to safeguard the character and appearance of the conservation area and the setting of adjoining heritage assets.

- 6 Details of the design and location of all boundary treatment (including planted) proposed within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.\*

Reason - To ensure satisfactory external appearance for the development, to safeguard residential amenity and in the interests of highway safety.

- 7 The development shall be carried out strictly in accordance with the sound insulation scheme outlined in Section 7 of the Sound Insulation Assessment (Mayer Brown, February 2018) hereby approved, which includes enhanced specification for glazing fronting Farnborough Road. The sound insulation scheme shall be implemented prior to first occupation of the development to which it relates and thereafter retained for the life of the development\*

Reason - To safeguard future occupiers of the development against noise disturbance.

- 8 Notwithstanding the Arboricultural Impact Assessment (Aspect Arboriculture, May 2018) submitted with the application, no development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, and moving of soil), until an Arboricultural Method Statement, to include a schedule of tree works and tree protection measures, together with a scheme for auditing tree protection and subsequent reporting, is submitted to and approved in writing by the local planning authority. Prior to first occupation of the development, a completion report shall be submitted to and agreed in writing by the local

planning authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the Arboricultural Method Statement as approved.\*

Reason - To safeguard retained trees on the site, to safeguard the character and appearance of the area and biodiversity.

- 9 Prior to first occupation of any part of the development hereby permitted, a revised landscape design scheme for Ramsden Square, incorporating the Grade II Listed Ramsden Garden Wall Memorial, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. details of all hard surfacing;
- b. details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees;
- c. details of all boundary treatments;
- d. details of street furniture and natural play features.

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the or completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species. This condition shall apply notwithstanding any indications as to these matters which have been given in the application.\*

Reason - To safeguard the setting of the Grade II Listed Ramsden Garden Wall Memorial, the character and appearance of the conservation area and to accord with the approved Wellesley Masterplan and Design Codes.

- 10 Prior to occupation of any part of the development hereby approved, details of the siting and means of enclosure of refuse and recycling bin storage and collection areas, together with vehicle tracking diagrams for refuse collection vehicles, shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that where 1100ltr communal

bins are proposed, direct and level access is achieved together with, sufficient internal illumination, a minimum path width of 1.5m and maximum haul distance of 15m. The proposed refuse and recycling storage shall be provided in accordance with the approved details prior to the first occupation of the part of the development to which it relates, and shall be retained thereafter for the life of the development. This condition shall apply notwithstanding any indications to these matters which have been given in this application.\*

Reason - To meet the functional needs of the development, to safeguard the character of the area and in the interests of highway safety.

- 11 The residents' and visitors' parking spaces (including disabled bays) shall be laid out and allocated in accordance with drawing PP.01 C hereby approved prior to first occupation of the part of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the Corunna Development Zone.\*

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

- 12 Demolition of Building 5B shall not commence until a building recording document has been submitted to and approved in writing by the local planning authority in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014. The recording document shall be made available through the relevant public archive prior to first occupation of the development hereby approved.\*

Reason - To record and advance understanding of the significance of any heritage assets to be lost.

- 13 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or structures demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist and the development should be carried out in accordance with the methodology and recommendations contained within the Arboricultural Impact Assessment (Aspect Arboriculture, May 2018) hereby approved, to ensure that no active nests are



present. If an active nest is discovered it shall be left in situ until the young have fledged.

Reason - To prevent harm to breeding birds

- 14 The development hereby approved shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Watching Brief ref: 770668 (Cotswold Archaeology, October 2017).

Reason - To secure the protection of archaeological assets if they are discovered.

- 15 The development shall be carried out strictly in accordance with the Construction Environmental Management Plan (Mayer Brown, January 2018) hereby approved.

Reason - In order to safeguard local environmental conditions and wildlife during the construction of the development.

- 16 The development shall be carried out strictly in accordance with the Construction Traffic Management Plan (Mayer Brown, January 2018) hereby approved.

Reason - To prevent any adverse impact on traffic and parking conditions and highway safety in the vicinity of the site.

- 17 The ecological mitigation measures and biodiversity action plan identified in Section 5 of the Ecological Review (Aspect, January 2018) hereby approved, shall be implemented fully in accordance with the recommendations, prior to first occupation of the development, or in the case of planting, in the first planting and seeding seasons following the first occupation of the or completion of the development, whichever is the sooner.

Reason - To enhance biodiversity and the ecological interest of the site.

- 18 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.

- 19 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents:

Drawings: SL01 D; CSL01 D; SE.01 B; SE.02 B; SE.03 B; SE.04 B; DBML01 C; AHL.01 B; PP.01 C; LP.01 A; CTP.01 B; HT.AB3B.e1 B; HT.AB3B.e2 B; HT.AB3B.p B; HT.AL4B-1.e B; HT.AL4B-2.e B; HT.AL4B.p A; HT.HE4B-AT.e B; HT.HE4B-AT.p B; HT.HE4B-DE-1.e B; HT.HE4B-DE-2.e B; HT.HE4B-DE-3.e A; HT.HE4B-DE-4.e A; HT.HE4B-DE-5.e A; HT.HE4B-DE.p B; HT.OX5B-1.e B; HT.OX5B-2.e B; HT.OX5B.p B; HT.WD3B-1.e B; HT.WD3B-2.e A; HT.WD3B.p B; FB-A.e1 B; FB-A.e2 B; FB-A.p1 A; FB-A.p2 A; FB-A.p3 A; FB-A.p4 A; FB-B.e B; FB-B.p B; FB-C.e1 C; FB-C.e2 A; FB-C.p1 B; FB-C.p2 B; FB-C.p3 B; FB-C.p4 B; FB-D.e B; FB-D.p B; FB-E.e1 B; FB-E.e2 B; FB-E.p1 B; FB-E.p2 B; FB-E.p3 B; FB-E.p4 B; FB-F.e1 B; FB-F.e2 B; FB-F.p1 B; FB-F.p2 B; FB-F.p3 B; FB-F.p4 B; FB-G.e1 B; FB-G.e2 B; FB-G.p1 G; FB-G.p2 G; FB-H.e1 B; FB-H.e2 B; FB-H.p1 A; FB-H.p2 A; FB-H.p3 A; FB-H.p4 A; FB-FLK.e C; FB-FLK.p A; HT S22B.e B; HT S22B.p A; HT.BY4B-AT.e B; HT.BY4B-AT.p B; HT.BY4B-DE.e B; HT.BY4B-DE.p B; HT.CA3B-MID-1.e B; HT.CA3B-MID-2.e B; HT.CA3B-MID.p B; HT.CA3B-END-1.e B; HT.CA3B-END-A.e A; HT.CA3B-END.p B; HT.CA3B-END-A.p A; HT.DU3B.pe B; HT.FL4B.e B; HT.FL4B.p B; HT.GR3B-MID.e B; HT.GR3B-MID.p B; HT.GR3B-END-1.e B; HT.GR3B-END-2.e B; HT.GR3B-END.p B; HT.HD4B-AT.e B; HT.HD4B-AT.e A; HT.HD4B-AT.p B; HT.HD4B-A-AT.e B; HT.HD4B-A-AT.p B; HT.HD4B-B-AT.e A; HT.HD4B-B-AT.p A; HT.HD4B-DE.e1 B; HT.HD4B-DE.e2 A; HT.HD4B-DE.p B; HT.LE3B.pe B; HT.2B MID.pe B; HT.2B END.pe B; HT.2B WCH.pe A; HT.3B MID.pe C; HT.3B END.pe B; HT.3B-A-1.pe B; HT.3B-A-2.pe B; HT.4B END.pe B; HT.130\_330.e B; HT.130\_330.P B; FB-J-K-L-M.e A; FB-J-K-L-M.p1 A; FB-J-K-L-M.p2 A; FB-J-K-L-M.p3 A; FB-N.e1 B; FB-N.e2 B; FB-N.p1 B; FB-N.p2 B; FB-N.p3 A; FB-P.e A; FB-P.p A; Gar 01.pe A; Gar 02.pe A; Gar 03.pe A; Gar 04.pe A; Gar 05.pe A; Bins-FB-F.pe A; Bins-FB-G.pe A; Bins-FB-N.pe A; Bins-FB-Falkirk.pe A; DET.01 B; HT S22B-1.e B; HT S22B-1.p B; HT S22B-2.e C; HT S22B-2.p B; BAR-HT.2B MID.pe C; BAR-HT.2B END.pe C; BAR-HT.2B WCH.pe A; BAR-HT.3B MID.pe C; BAR-HT.3B END.pe D; BAR-HT.3B

WCH.pe A; BAR-HT.3B-A.pe C;  
BAR-HT.4B MID.pe C; BAR-HT.4B END.pe C; BAR-  
HT.70\_71.e C; BAR-HT.70\_71.p C; 6417.ASP.HL.2.0 D;  
6417.ASP.HL.2.1 D; 6417.ASP.HL.2.2 D;  
6417.ASP.HL.2.3 D; 6417.ASP.HL.2.4 D;  
6417.ASP.HL.2.5 D; 6417.ASP.HL.2.6 D;  
6417.ASP.HL.2.7 D; 6417.ASP.PP.1.0 C;  
6417.ASP.PP.1.1 C; 6417.ASP.PP.1.2 C;  
6417.ASP.PP.1.3 C; 6417.ASP.PP.1.4 C;  
6417.ASP.PP.1.5 C; 6417.ASP.PP.1.6 C;  
6417.ASP.PP.1.7 C; BDWH/CORUNNA.2\_01 P1;  
BDWHCORUNNA.2\_02 P4;BDWH/CORUNNA.2\_03  
P1; BDWHCORUNNA.2\_04  
P1;BDWH/CORUNNA.2\_05;BDWHCORUNNA.2\_06  
P1; and A/BDWHCORUNNA.2/LIGHT-01 P2.

Documents: Planning Statement (Barratt David Wilson, January 2018, updated June 2018); Design & Access Statement (Thrive Architects, February 2018 and addendum June 2018); Sound Insulation Assessment (Mayer Brown, February 2018); Outdoor Lighting Report ref: LR1 Rev P2 (Mayer Brown, 15th January 2018); Remediation Method Statement on Site - Corunna B3 & B4 ref: LP1431 (Leap Environmental Ltd, 24th November 2017); Construction Environmental Management Plan (Mayer Brown, January 2018); Construction Traffic Management Plan (Mayer Brown, January 2018); Archaeological Watching Brief ref: 770668 (Cotswold Archaeology, October 2017); Condition 13 - Surface Water Drainage (Mayer Brown, February 2018); Arboricultural Impact Assessment (Aspect Arboriculture, May 2018); Ecological Review (Aspect Ecology, January 2018); Landscape Management Plan (Aspect Landscape Planning, January 2018); Visual Inspection Report - Former Band Practice Room (CTP, April 2018); Corunna Development Zone Phase B3 & B4 Reserved Matters Statement (Grainger plc., June 2018).

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