

CABINET

Meeting held on Tuesday, 24th July, 2018 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr D.E. Clifford, Leader of the Council
Cllr K.H. Muschamp, Deputy Leader

Cllr Barbara Hurst, Planning and Economy Portfolio Holder
Cllr G.B. Lyon, Corporate and Democratic Services Portfolio Holder
Cllr M.L. Sheehan, Operational Services Portfolio Holder
Cllr P.G. Taylor, Customer Experience and Improvement Portfolio Holder
Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **6th August, 2018**.

11. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 29th May, 2018 were confirmed and signed by the Chairman.

12. **BUSINESS RATES - DISCRETIONARY RATE RELIEF POLICY FOR DISCRETIONARY REVALUATION RELIEF –** (Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Report No. FIN1821, which set out a proposed amendment to the Council's Discretionary Rate Relief Policy to reduce business rates liabilities to those businesses that had been worst affected by the 2017 Business Rates national revaluation.

Members were informed that the proposed amendment was in respect of the percentage reduction to be awarded to qualifying businesses for the 2018/19 financial year in line with the reduced funding available from central government for the second year of this four-year scheme.

The Cabinet RESOLVED that, for qualifying businesses, where the increase in Business Rates payable between 2016/17 and 2017/18 was greater than 10%, the application of relief at a rate of 17% for 2018/19, as set out in Report No. FIN1821, be approved.

13. **APPOINTMENT OF AN INVESTMENT PARTNER TO SUPPORT THE REGENERATING RUSHMOOR PROGRAMME –** (Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. CEX1802, which provided an update on the process to appoint an Investment Partner to support the 'Regenerating Rushmoor' programme and to set out the proposed next steps.

Members were informed that the selection process had produced a shortlist of three strong applicants. It was confirmed that the two companies that had not been selected at the final evaluation stage would be held as reserves should it prove difficult to secure agreement with the preferred provider on the required business plan and legal agreements. It was confirmed that Hill Investment Partnership Limited had performed strongly during the selection process and was considered to be best placed to provide the expertise and investment required to deliver a joint venture of this type.

The Cabinet RESOLVED that

- (i) the appointment of Hill Investment Partnership Limited as the Council's preferred Investment Partner, as set out in Report No. CEX1802, be approved;
- (ii) the commencement of a period of due diligence with the preferred partner be approved, with a further recommendation to be presented to the Cabinet and the Council in due course, with the Chief Executive authorised in the meantime to undertake necessary preliminary actions and to incur expenditure as required, within the budget agreed at (iv) below, to enable the effective establishment of an Investment Partnership;
- (iii) the establishment of a Shadow Partnership Board and Shadow Investment Team to oversee the development of the proposals be approved, the make-up of which in terms of Council representation being delegated to the Chief Executive, in consultation with the Council's Monitoring Officer; and
- (iv) a supplementary estimate of up to £50,000 for the next phase of the process, as set out in Report No. CEX1802, be approved.

14. SURREY HEATH DRAFT LOCAL PLAN ISSUES AND OPTIONS / PREFERRED OPTIONS CONSULTATION –

(Cllr Barbara Hurst, Planning and Economy Portfolio Holder)

The Cabinet considered Report No. PLN1817, which sought agreement to submit comments in response to the Surrey Heath Draft Local Plan Issues and Options/Preferred Options consultation.

The Report set out the context of this consultation in terms of the National Planning Policy Framework and explained how Surrey Heath, Rushmoor and Hart Councils together formed a Housing Market Area. It was predicted in the document that Surrey Heath Borough Council would fall short of its objectively assessed housing need within its administrative area. The Council's proposed response encouraged Surrey Heath to explore further potential opportunities to increase capacity for housing and to continue to work proactively to address this unmet need within its area.

The Cabinet discussed several elements of the consultation, including whether the changes just announced by the Government to the National Planning Policy

Framework would have implications for the proposed response to the consultation. It was agreed that this would be investigated prior to the response being submitted.

The Cabinet RESOLVED that the Council makes representations on the Surrey Heath Draft Local Plan Issues and Options/Preferred Options consultation, based on the response set out in Report No. PLN1817 and subject to any alterations as a result of the changes to the National Planning Policy Framework, with any proposed amendments to the response being agreed by the Head of Planning, in consultation with the Planning and Economy Portfolio Holder.

15. **PROPOSED REVISION TO THE COUNCIL'S STATEMENT OF LICENSING POLICY –**

(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. EHH1821, which outlined a number of proposed changes to the Council's Statement of Licensing Policy in relation to the Licensing Act 2003.

Members were informed that there had been some legislative changes and changes to associated guidance issued by the Secretary of State since the Policy had been last reviewed in 2010. The Report set out the proposed changes to the Policy which included the withdrawal of neighbourhood notifications and how the Council's Cumulative Impact Policy in relation to Aldershot town centre had lapsed and was not being proposed to be reinstated. It was confirmed that, following a period of consultation, any material representations would be reported to the Cabinet prior to the Policy being submitted to the Council for approval.

The Cabinet RESOLVED that the revised Statement of Licensing Policy be approved for public consultation.

16. **FARNBOROUGH AIRPORT COMMUNITY ENVIRONMENTAL FUND –**

(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. COMM1806, which sought approval to award grants from the Farnborough Airport Community Environmental Fund to assist local projects.

The Operational Services Portfolio Holder had considered two applications and had recommended that both awards should be made.

The Cabinet RESOLVED that grants be awarded from the Farnborough Airport Community Environmental Fund to the following organisations:

Rotary Club of Aldershot	£6,000
Friends of Basingbourne Park	£5,000

17. **COUNCIL OFFICES IMPROVEMENT PROGRAMME –**

(Cllr Paul Taylor, Customer Experience and Improvement Portfolio Holder)

The Cabinet considered Report No. IT1801, which set out a summary of the Council's Council Offices Improvement Programme and sought authority to access

the current Capital Programme budget to implement the associated projects. The Report also set out the associated costs of Citizens Advice Rushmoor relocating to the Council Offices.

The Report set out proposed expenditure on a number of routine maintenance issues, including the repair of the passenger lift. It was confirmed that most of the cost of repairing the lift would be recoverable through the Council's insurance policy. In considering the proposal for the Council to install an electrical connector to enable connection to an externally provided mobile electricity generator in the event of a major power failure, Members requested that further consideration should be given to the risks associated with this approach compared with the Council purchasing its own generator. In response to a question, it was confirmed that the Council already owned a generator capable of providing emergency power to an Emergency Control Centre and other essential services. The Report also set out further costs associated with various proposed improvements to the Council Offices.

The Cabinet RESOLVED that

- (i) the improvement projects, as set out in Report No. IT1801, be approved;
- (ii) the release of £95,000 from the Council's Capital Programme in respect of the projects, as set out in the Report, be approved, subject to the preferred option in respect of the Council's business continuity provision being agreed by the Head of IT and Facilities, in consultation with the Customer Experience and Improvement Portfolio Holder; and
- (iii) variations to the Council's Capital Programme of £10,000 in respect of the relocation of Citizens Advice Rushmoor and £27,000 in respect of repairs to the passenger lift, as set out in the Report, be approved.

NOTE: Cllr Barbara Hurst declared a personal but non prejudicial interest in this item in respect of her involvement as a Board member and the Council's representative with Citizens Advice Rushmoor and, in accordance with the Members' Code of Conduct, remained in the meeting during the discussion and voting thereon.

18. RENDER REPAIR AT NO. 168 HIGH STREET, GUILDFORD –
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. LEG1807, which requested funding for urgent repair works at No. 168 High Street, Guildford, which was owned by the Council.

The Report explained that works totalling £65,000 were required to repair the external render to several parts of the property. Members were informed that the cost of the works was fully recoverable, in due course, from the tenants but that the works would need to be funded, initially, by the Council. It was anticipated that the full cost of the works would be recovered from the tenants by 2020.

The Cabinet RESOLVED that a supplementary estimate of £65,000 to fund the works, as set out in Report No. LEG1807, be approved.

19. **SALE OF FORMER HIGHWAY LAND AT PEGASUS AVENUE - NORTH TOWN REDEVELOPMENT PHASE 6 –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. LEG1806, which sought approval to sell former highway land at Pegasus Avenue, Aldershot to VIVID, following the redevelopment of North Town – Phase 6.

The Report explained that the redevelopment had involved the redesign of the site and that this had led to areas of former highway and footpath land remaining in the ownership of the Council. Where this was the case, VIVID would require a transfer of ownership to them to enable the letting or sale of the newly constructed properties. Whilst Savills had placed a valuation of nil on the land, the District Valuer had been asked to value the land and VIVID had committed to pay the District Valuer's valuation, along with the cost of the District Valuer's report and any associated legal costs relating to the transfer of the land.

The Cabinet RESOLVED that the Executive Director, in consultation with the Major Projects and Property Portfolio Holder, be authorised to sell the former highways land at North Town Phase 6, shown on the plan at Appendix 1 of Report No. LEG1806, to Vivid for a price to be determined, based on advice from the District Valuer.

The Meeting closed at 7.55 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL

CABINET

Meeting held on Tuesday, 21st August, 2018 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr D.E. Clifford, Leader of the Council
Cllr K.H. Muschamp, Deputy Leader

Cllr Barbara Hurst, Planning and Economy Portfolio Holder
Cllr G.B. Lyon, Corporate and Democratic Services Portfolio Holder
Cllr P.G. Taylor, Customer Experience and Improvement Portfolio Holder
Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

An apology for absence was submitted on behalf of Cllr M.L. Sheehan.

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **4th September, 2018**.

20. MINUTES –

The Minutes of the meeting of the Cabinet held on 24th July, 2018 were confirmed and signed by the Chairman.

21. REVENUE BUDGET MONITORING AND FORECASTING 2018/19 - POSITION AT JULY, 2018 –

(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Report No. FIN1825, which set out the anticipated financial position for 2018/19, based on the monitoring exercise carried out during July, 2018. Members were informed that savings and efficiencies of around £1,550,000 were required for the year, in addition to staff turnover savings of £325,000. Savings of £614,020 had already been delivered and removed from the base budget during Quarter 1. This left a savings target of £935,980 to deliver during the year which, it was expected, would be achieved mainly through further property purchases later in the year and the return on other local investments that were currently nearing completion. It was reported that the projected 2018/19 year-end balance of the General Fund stood at £2 million, which was at the top of the range set out in the Medium Term Financial Strategy. It was noted that the Stability and Resilience Fund could be used to support the General Fund balance, should the predicted reductions in net expenditure not be achieved.

The Cabinet NOTED the latest Revenue Budget monitoring position, as set out in Report No. FIN1825.

22. **CAPITAL PROGRAMME MONITORING AND FORECASTING 2018/19 - POSITION AT JULY, 2018 –**
(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet received Report No. FIN1826, which provided the latest forecast regarding the Council's Capital Programme for 2018/19, based on the monitoring exercise carried out during July, 2018. The Report advised that the Capital Programme for 2018/19, allowing for slippages from the previous financial year and additional approvals, totalled £56,053,000. It was noted that projects of major financial significance to the Council in the Capital Programme for 2018/129 included the Council's new depot, Aldershot Town Centre Integration, Union Street developments, the finalisation of a loan to Farnborough International and the further acquisition of investment properties.

The Cabinet NOTED the latest Capital Programme monitoring position, as set out in Report No. FIN1826.

23. **COUNCIL PLAN 2018/19 - QUARTERLY UPDATE ON KEY ACTIONS APRIL - JUNE 2018 –**
(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet received Report No. ELT1803, which set out the Council's performance management monitoring information for the first quarter of the 2018/19 municipal year. The Cabinet was informed that the exception report had been revised to include some new data and indicators. The Cabinet requested further information regarding the cleanliness of the Council's public toilets, which had attracted a poor customer satisfaction rating.

The Cabinet NOTED the progress made towards delivering the Council Plan 2018/19, as set out in Report No. ELT1803.

24. **TREASURY MANAGEMENT OPERATIONS 2017/18 –**
(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet received Report No. FIN1823, which set out the Council's treasury management activities during 2017/18, provided an update on future changes to treasury management practices and schedules and set out a summary of changes in capital expenditure. It was explained that the Council constantly monitored the performance of its investments and had made some adjustments to its holdings in pooled funds where some funds had not performed as well as expected. In response to a question, it was agreed that consideration would be given as to whether investing using the principle of 'Pound Cost Averaging' would be beneficial to the Council.

The Cabinet NOTED the Council's treasury management operations carried out during 2017/18, as set out in Report No. FIN1823.

25. **APPLICATION FOR DISCRETIONARY RATE RELIEF –**
(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Report No. FIN1828, which set out details of an application for rate relief from the Brain Tumour Charity (Hartshead House, Nos. 61 – 65 Victoria Road, Farnborough).

The Cabinet RESOLVED that 5% top-up discretionary relief be awarded to the Brain Tumour Charity from 1st April, 2018 to 31st March, 2021.

26. **FARNBOROUGH AIRPORT COMMUNITY ENVIRONMENTAL FUND –**
(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. COMM1808, which sought approval to award a grant from the Farnborough Airport Community Environmental Fund, which had been set up to assist local projects.

The Operational Services Portfolio Holder had considered the application by St. Patrick's Catholic Primary School, Avenue Road, Farnborough for an award of £5,000 towards the cost of developing a multi-use games area on the school's playing field. It was confirmed that this application met all of the agreed criteria.

The Cabinet RESOLVED that a grant of £5,000 be awarded from the Farnborough Airport Community Environmental Fund to St. Patrick's Catholic Primary School.

27. **ALDERSHOT DIGITAL-GAMES HUB –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. ED1802, which provided Members with an update on progress to develop a Digital-Games Hub in Aldershot and sought authority to undertake further development work in this respect. Before considering this item, the Chairman welcomed Mr Steve Pearce of East Hampshire District Council to the meeting. Mr Pearce was working with the Council as a consultant on this project.

The Report set out the work carried out to date and details of the current proposal. Members were informed that the Enterprise M3 Local Enterprise Partnership had agreed to provide funding of £867,000, subject to due diligence. It was reported that many partners had assisted in developing this proposal and it was anticipated that the Digital-Games Hub would open for business in April, 2019.

The Cabinet RESOLVED that

- (i) the Chief Executive be authorised to approve further project development work (of approximately £40,000 from within the approved regeneration budget and/or Enterprise M3 LEP funds), including the preparation of a specification for external and internal works to the building and the management of these works;
- (ii) the submission of required planning and listed building applications with respect to the modification to the building be agreed; and

- (iii) the principle of the Council underwriting the revenue costs of the facility in Years 1 and 2, as set out in paragraph 3.10 of Report No. ED1802, with formal approval to be considered as part of the annual budget process, be approved.

28. **CORPORATE SANCTIONS AND ENFORCEMENT POLICY –**
(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Report No. FIN1827, which sought approval for a new Corporate Sanctions and Enforcement Policy.

Members were informed that the policy would replace the Council's existing Corporate Enforcement Policy. The new policy would take account of changes in legislation, the updated Regulators Code 2014, the General Data Protection Regulations 2018 and the Data Protection Act 2018. In response to a question, it was clarified that the level of any penalties imposed was set by Government regulation.

The Cabinet RESOLVED that the Corporate Sanctions and Enforcement Policy, as set out at Appendix 1 of Report No. FIN1827, be approved.

29. **ALDERSHOT CREMATORIUM - REPAIRS TO CREMATORS –**
(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. COMM1807, which set out a request for a supplementary estimate to carry out urgent works to reline a cremator and replace venturis and nozzles at Aldershot Crematorium.

Members were informed that the works were required to ensure that the cremator remained operational in the short term. It was further proposed that specialist advice should be sought on the feasibility of replacing the three cremators during 2019/20. This would be subject to consideration by the Cabinet in due course. In response to a question, it was confirmed that there was insufficient time to seek specialist support and install a new cremator in the short term, which would put the service at risk. The Council would also not achieve the economies of scale which would come from replacing the three cremators at one time.

The Cabinet RESOLVED that

- (i) a supplementary estimate of £63,000 in 2018/19 to enable the urgent relining of a cremator and the replacement of the venturis and nozzles at the Aldershot Crematorium, as set out in Report No. COMM1807, be approved; and
- (ii) the establishment of a project to explore the feasibility, design and procurement of replacement cremators, with the final proposals being presented to the Cabinet in due course, be approved.

30. **VOYAGER BUILDING - CPO APPROVAL OF ORDER –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. LEG1808, which provided an update on the proposed acquisition of the Voyager Building, Apollo Rise, Southwood Business Park, Farnborough to deliver, in partnership with the North East Hampshire and Farnham Clinical Commissioning Group, an Integrated Care Centre for the Farnborough locality.

Members were informed that the Council and the Clinical Commissioning Group had each sought to acquire the property without the need of a Compulsory Purchase Order but these approaches had not, to date, been successful. Members were assured that attempts to acquire the property would continue after the Order had been made.

The Cabinet RESOLVED that

- (i) the updated Statement of Reasons for making the Order, as set out in Appendix 1 to Report No. LEG1808, be approved; and
- (ii) the Compulsory Purchase Order and map, as set out in Appendix 2 to the Report, be approved.

31. **HYDE HOUSING ASSOCIATION STOCK DISPOSALS –**
(Cllr Barbara Hurst, Planning and Economy Portfolio Holder / Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. LEG1809, which set out details of a request by Hyde Housing Association for the Council to release legal covenants and reinvestment clauses in relation to a number of properties in Hyde's ownership in the Borough.

Members were informed that Hyde Housing Association were seeking to sell their entire housing stock to the Southern Housing Group, who were not, at the present time, a Registered Provider in Rushmoor. The Report set out the background of the properties concerned and the details of the proposal, which would involve the disposal of the Council's interest in the properties at an undervalue. In considering the proposal, Members were assured that the proposal would not affect the level of housing provision. Southern Housing Group had expressed its intention to use the properties concerned for their existing uses. Hyde had made an offer to the Council for the release of the reinvestment clauses to enable the transfer to the Southern Housing Group. In response to a question, it was confirmed that, if accepted, the payment from Hyde Housing Association would not be ring fenced but it was confirmed that the Council intended to use this for future affordable housing provision.

The Cabinet RESOLVED that

- (i) subject to new nomination agreement(s) being agreed with Southern Housing Group based on the same or similar terms as the existing agreement with the intention of retaining 1A Elmsleigh Road, 3 Upper Elms Road, Oak House and

Birch House for general needs housing and shared ownership and Aspen House, Mulberry House and Brighstone House as temporary housing, the Chief Executive, in consultation with the Major Projects and Property Portfolio Holder and the Planning and Economy Portfolio Holder, be authorised to release or substitute covenants and release reinvestment clauses related to the title covenants (only where necessary) and vary nomination agreements for the properties listed in paragraph 1.2 of Report No. LEG1809;

- (ii) the disposal of the Council's interest in the properties for the amount outlined in the Exempt Appendix to the Report, at an undervalue for the reasons of economic and social wellbeing of the Borough, with Hyde Housing Association meeting the Council's reasonable legal and valuation costs, be approved; and
- (iii) the use of funds on future affordable housing provision, to be determined by the Chief Executive, in consultation with the Planning and Economy Portfolio Holder, be approved.

32. EXCLUSION OF THE PUBLIC –

RESOLVED: That, taking into account the public interest test, the public be excluded from the meeting during the discussion of the under mentioned items to avoid the disclosure of exempt information within the paragraph of Schedule 12A to the Local Government Act, 1972 indicated against the items:

Minute Nos.	Schedule 12A Para. No.	Category
33 and 34	3	Information relating to financial or business affairs

**THE FOLLOWING ITEMS WERE CONSIDERED
IN THE ABSENCE OF THE PUBLIC**

33. PLANNING CONSENT - NEW ACCESS ROAD AT INVINCIBLE ROAD, FARNBOROUGH –
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Exempt Report No. COMM1809, which sought approval to submit a planning application for a new access road at Invincible Road, Farnborough.

Members were informed that traffic congestion during peak periods along Invincible Road and Solatron Road had become a significant issue for the retail area of Farnborough over recent years. The Report set out that the new access road would be on land owned by the Council but that the scheme would be fully funded by Hampshire County Council.

The Cabinet RESOLVED that the Head of Community and Environmental Services be authorised to seek planning permission for a new access road at Invincible Road, Farnborough, as set out in Exempt Report No. COMM1809.

34. **THE GALLERIES AND THE HIGH STREET MULTI-STOREY CAR PARK, ALDERSHOT –**
(Cllr Martin Tennant, Major Projects and Property)

The Cabinet considered Exempt Report No. CEX1805, which set out proposed variations to the approach and preparation of legal agreements relating to the redevelopment of the High Street Multi-Storey Car Park, as part of the proposed Galleries redevelopment and the consequential relocation of a Council operated car park within the new development.

The developer would need to carry out a public consultation exercise ahead of seeking planning permission. Members had been advised previously that this would be undertaken after the agreement of Heads of Terms but, to keep the project moving forward in line with the project plan, it was proposed that the public consultation should be carried out as soon as possible. It was confirmed that this was a priority scheme for the Council in terms of the regeneration of Aldershot town centre.

The Cabinet RESOLVED that approval be given to the developer carrying out a public consultation exercise on the Galleries Scheme and, subsequently, submitting a planning application, including the site of the Council-owned High Street Multi-Storey Car Park, in advance of the legal agreements being finalised.

The Meeting closed at 7.57 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL

CABINET

Meeting held on Tuesday, 18th September, 2018 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr D.E. Clifford, Leader of the Council
Cllr K.H. Muschamp, Deputy Leader

Cllr Barbara Hurst, Planning and Economy Portfolio Holder
Cllr G.B. Lyon, Corporate and Democratic Services Portfolio Holder (from 7.34 pm)
Cllr M.L. Sheehan, Operational Services Portfolio Holder
Cllr P.G. Taylor, Customer Experience and Improvement Portfolio Holder
Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **1st October, 2018**.

35. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 21st August, 2018 were confirmed and signed by the Chairman.

36. **75% BUSINESS RATES PILOT IN HAMPSHIRE BID 2019/20 –** (Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Report No. COMM1830, which set out a proposal to submit a joint bid with other Hampshire local authorities and Hampshire County Council to pilot a 75% Business Rates Retention Pool.

Members were informed that some Solent-based authorities had made a separate bid but all other Hampshire district councils, Hampshire County Council and the Hampshire Fire Authority were all likely to agree submitting this joint bid. It was noted that the bid was not guaranteed to be successful. In response to a question, it was confirmed that participation in the pilot would carry no financial risk to the Council, as it was guaranteed that no authority taking part in the pilot would be worse off than would have been the case had they not joined the scheme.

The Cabinet RESOLVED that

- (i) the principle of the Council's participation in a joint bid, with Hampshire County Council and other Hampshire local authorities, to pilot a 75% Business Rates Retention Pool, as set out in Report No. FIN1830, be approved; and
- (ii) the Executive Director, in consultation with the Corporate and Democratic Services Portfolio Holder and the Executive Head of Financial Services, be authorised to agree the final submission.

37. **RELOCATION OF GULFSTREAM AEROSPACE LIMITED MAINTENANCE, REPAIR AND OVERHAUL FACILITY –**

(Cllr Barbara Hurst, Planning and Economy Portfolio Holder / Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Report No. CEX1805, which provided an update on the process to secure the relocation of the Gulfstream Aerospace Limited Maintenance Repair and Overhaul facility to TAG Farnborough Airport and set out a proposed support package from the Council to Gulfstream.

Members were informed that relocation of this facility to Farnborough would generate up to 400 new jobs and would provide many other benefits to the local economy. The Report set out the details of the support package to Gulfstream and the Cabinet expressed strong commitment to this approach.

The Cabinet RESOLVED that

- (i) the provision of business rate relief, up to the state aid maximum of €200,000 (approximately £180,000) over three years once the new facility was developed, in line with the Council's policy for new businesses and an annual rate to be agreed with Gulfstream, be approved;
- (ii) the provision of up to £100,000 of financial support to Gulfstream, matched by the Enterprise M3 Local Enterprise Partnership, Hampshire County Council and Gulfstream itself, for training, development and relocation services, with the details to be agreed as part of the budget setting process, be approved; and
- (iii) the provision of a revised estimate to the budget for 2018/19, allowing the release of £10,000 of the £100,000 set out in (ii) above with immediate effect, be approved.

38. **ESTABLISHMENT OF REGENERATION INVESTMENT PARTNERSHIP –**

(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. CEX1806, which sought the Cabinet's recommendation to the Council that an Investment Partnership should be established in the form of a Limited Liability Partnership (LLP) to be known as the Rushmoor Development Partnership. The Report also set out a number of other issues in relation to the setting up of the Partnership.

At its meeting on 24th July, 2018, the Cabinet had approved that Hill Investment Partnership Limited should be the Council's preferred investment partner to support the delivery of the Regenerating Rushmoor Programme and that a period of due diligence should commence. Members were informed that this period had now expired and that the Council was now keen to proceed with the establishment of the Partnership.

The Cabinet RECOMMENDED TO THE COUNCIL that approval be given to:

- (i) the Council proceeding with the creation of the Rushmoor Development Partnership LLP and the authorisation of the Legal Services Manager / Corporate Legal Manager to enter into the following documents to enable and support the operation of the partnership:
- LLP Members Agreement
 - Power of Attorney
 - Loan Note deed(s)
 - LLP security agreement (debenture)
 - Loan Note Exchange Agreement;
- (ii) the confirmation of the Council's nominations to the Rushmoor Development Partnership Board and Investment Team, as follows:
- Partnership Board
- Leader of the Council
Major Projects and Property Portfolio Holder
Executive Director
- Investment Team
- Executive Head of Property and Regeneration
Regeneration Delivery Manager
Project Accountant, Financial Services;
- (iii) the authorisation of the Chief Executive to act as the Council's representative as Shareholder; and
- (iv) the governance and reporting arrangements, as set out in paragraphs 5.1 and 5.2 of Report No. CEX1806.

39. **DEPLOYMENT OF RIGHT TO BUY RECEIPTS - NORTH TOWN PHASES 5 & 6 –**
(Cllr Barbara Hurst, Planning and Economy Portfolio Holder)

The Cabinet considered Report No. PLN1820, which sought approval to utilise Right to Buy receipts to a total of £366,722.80 in support of the North Town regeneration scheme. Members were reminded that the regeneration of North Town was a strategic housing priority for the Council. The funding would enable the Council to meet identified specific housing needs over and above the agreed affordable housing allocation at North Town. It was confirmed that the proposed deployment had received the support of the three Ward Councillors.

The Cabinet RESOLVED that the deployment of Right to Buy Capital of £366,722.80 to Vivid for the delivery of affordable homes in the final two phases (5 and 6) at North Town, as set out in Report No. PLN1820, be approved.

40. **LEISURE MANAGEMENT CONTRACT - EXTENSION –**
(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. COMM1810, which set out a proposal to extend the current leisure management contract in respect of the Farnborough Leisure Centre and Aldershot Pools

The Cabinet was reminded that the contract for the management of the Aldershot Indoor Pools, Lido and the Farnborough Leisure Centre was due for renewal on 1st February 2019. It was explained that the redevelopment of the Civic Quarter in Farnborough had provided the opportunity to consider a range of options in relation to leisure and this had delayed the commencement of the procurement process for a new contract. It was felt that an extension to the current contract was the best option to allow these opportunities to be fully considered.

The Cabinet RESOLVED that an extension to the leisure management contract in respect of the Farnborough Leisure Centre and Aldershot Pools, as set out in Report No. COMM1810, be approved.

41. **EXCLUSION OF THE PUBLIC –**

RESOLVED: That, taking into account the public interest test, the public be excluded from the meeting during the discussion of the under mentioned item to avoid the disclosure of exempt information within the paragraph of Schedule 12A to the Local Government Act, 1972 indicated against the item:

Minute No.	Schedule 12A Para. No.	Category
42	3	Information relating to financial or business affairs

**THE FOLLOWING ITEM WAS CONSIDERED
IN THE ABSENCE OF THE PUBLIC**

42. **PURCHASE OF LAND AT NORTH CLOSE, FARNBOROUGH –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Exempt Report No. LEG1811, which set out a proposal for the Council to acquire land at North Close, Farnborough.

Members were informed that the land would improve vehicular access to Council-owned land on Hawley Lane. The terms of the proposed acquisition were set out in the Exempt Report.

The Cabinet RESOLVED that

- (i) a variation to the Capital Programme for the acquisition of the land, on the terms set out in Exempt Report No. LEG1811, be approved; and

- (ii) funding from the existing budget in the 2018/19 Capital Programme for remedial works to prepare the site for redevelopment, as set out in the Exempt Report, be approved.

The Meeting closed at 7.37 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 18th July, 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 Jennifer Evans
Cllr C.P. Grattan
Cllr Mara Makunura
Cllr A.R. Newell

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar and Cllr Sue Dibble.

Cllr Veronica Graham-Green and Cllr P.F. Rust attended the meeting.

Non-Voting Members

Cllr Barbara Hurst (Planning and Economy Portfolio Holder) (ex officio)

12. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

13. **MINUTES**

The Minutes of the meeting held on 20th June, 2018 were approved and signed by the Chairman.

14. **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:

18/00454/FULPP

(Land to the south of Templer Avenue,
Farnborough);

- (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. PLN1818, 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);
18/00466/FULPP	(No. 117 Farnborough Road, Farnborough);
18/00481/FULPP	(Old Warehouse and Star Yard, Aldershot);

15. **SITE VISIT**

RESOLVED: that a site visit be undertaken in respect of the following planning application for the reason set out:

Application No.	Address	Reason for Site Visit
18/00466/FULPP	No. 117 Farnborough Road, Farnborough	To assist in consideration of the amenity impact of the proposal – site not fully visible from public viewpoints.

16. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT -
PRETORIA COTTAGE, NO. 7 CHURCH PATH, FARNBOROUGH**

The Committee considered the Head of Planning's Report No. PLN1819 regarding the building of a single-storey rear extension without planning permission at Pretoria Cottage, No. 7 Church Path, Farnborough. The property owners had been invited to submit a planning application for the retention of the extension. To date, no application had been submitted.

The Committee was advised that, whilst the measurements of the extension fell within permitted development limits, the extension had been built in materials which did not match those of the existing property and therefore required planning permission. Members were advised that, had an application been submitted, there would have been no grounds for a refusal of planning permission and permission would have been granted.

RESOLVED: That no further action be taken.

The meeting closed at 7.21 pm.

CLLR B.A. THOMAS (CHAIRMAN)

**Development Management Committee
18th July 2018**

Appendix "A"

Application No. & Date Valid: **18/00454/FULPP** **12th June 2018**

Proposal: Change of use of land from business (Use Class B1) to Airport use at **Land to the south of Templer Avenue Farnborough Hampshire**

Applicant: TAG Farnborough Airport Ltd

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 No aircraft maintenance activity shall take place on any open part of the application site other than internal diagnostic and servicing.

Reason - To prevent the transmission of noise to surrounding property.

3 The permission hereby granted shall be carried out in accordance with the following approved drawings - GN TG A OP 2841 A & 2842 A

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

LICENSING, AUDIT AND GENERAL PURPOSES COMMITTEE

Meeting held on Monday, 30th July, 2018 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr J.E. Woolley (Chairman)
Cllr Jacqui Vosper (Vice-Chairman)

Cllr M.S. Choudhary
Cllr A.K. Chowdhury
Cllr Liz Corps
Cllr A.H. Crawford
Cllr A.J. Halstead
Cllr B. Jones
Cllr M.D. Smith

Apologies for absence were submitted on behalf of Cllr Sue Carter and Cllr Marina Munro.

9. MINUTES

The Minutes of the Meeting held on 24th May, 2018 were approved and signed by the Chairman.

10. CONSULTATION ON PROPOSED VARIATION TO THE SCHEME OF HACKNEY CARRIAGE FARES

The Committee considered the Head of Environmental Health and Housing's Report No. EHH1820, which outlined proposals to vary the current scheme of hackney carriage fares. The proposals had received provisional approval from the Cabinet and had been published for consultation with the last date for representations and comments being 31st July 2018. Given the role and responsibilities of the Committee, its views were being sought on any proposed change to the scheme of fares. It was noted that, should there be no representations or objections to the proposals, the proposed scheme would be introduced from 1st September, 2018. However, if there were significant objections to the proposals, these would have to be taken back to the Cabinet for consideration.

The Report set out the proposed variations, including a direct uplift to the pull-off charges and the consolidation of the night time and Bank Holiday rates, which had been submitted by the taxi trade. The trade was also proposing to present charges at time, time and a half, and double time across meter rates 1, 3 and 4 and sought to apply a £1 flat fee for each of the current extra charges. The trade was also suggesting that there should be a general policy that all hackney carriages must accept credit or debit card payments. However, as the mandatory provision of credit/debit card payment facilities would represent a change to current policy, this

specific matter had been deferred from the public consultation pending a review of the Council's taxi licensing policy.

The Report set out the implications of the proposals, together with a comparison of benchmark taxi journeys and the legal and equality impact implications. It was noted that the Council's taxi licensing policy specified that the Council should undertake an annual review of taxi fares. Whilst subject to an approved methodology, the taxi trade had submitted its own proposals for consideration. The proposals for variation had to be subject to public consultation and, where appropriate, all representations and comments would be taken back to the Cabinet for consideration before determination. By law, any advertised proposal would automatically take effect in the event that it did not attract any significant representations or comments. It was therefore proposed that any revised scheme would take effect from 1st September, 2018.

During discussion, Members raised questions regarding credit card payments and the ability to negotiate fares payable on journeys outside of the Borough.

RESOLVED: That the Cabinet be advised of the Committee's support of the proposals set out in the Head of Environmental Health and Housing's Report No. EHH1820.

NOTE: Cllr M.S. Choudhary declared a prejudicial interest in this item in respect of his profession and, in accordance with the Members' Code of Conduct, left the meeting during the discussion and voting thereon.

11. **PERFORMANCE MONITORING PROCESS**

The Head of Democracy, Strategy and Partnerships gave a presentation on performance management arrangements in Rushmoor. It was noted that the Council Plan was currently prepared on an annual basis, although an assessment was being made whether to move to a 3-5 year timespan with annual updates. The framework of the Council Plan was drafted around the ethos of Listen, Learn, Deliver Better. There were four themes within the current Plan with 32 priorities and a number of specific plans for major programmes (e.g. Rushmoor 2020 and Regenerating Rushmoor). Consultation took place with residents about the Council's actions and priorities and this information was used to inform the work of updating the Plan, the process for which commenced in early Autumn each year.

The Committee was advised of the principles, processes and structure of the performance management framework, which culminated in the production of a quarterly monitoring document, which was reviewed by service managers, Directors, Cabinet Members and the Overview and Scrutiny Committee. It was also noted that, as part of this process, it was important to consider financial and delivery performance as well as the completion of objectives.

Some performance data was focused in particular areas and portfolio dashboards were currently being trialled. In addition, quarterly health and safety reports were being produced around how the Council was performing. Exception reports were produced which were considered by the Cabinet and Corporate Leadership Team in

addition to the Overview and Scrutiny Committee. It was felt that the current process provided more up-to-date and accurate information.

The role of the Committee in the performance monitoring process was to consider the governance issues involved. Namely, that the Council had an effective performance system overall with the necessary controls and checks in place and at the same time monitoring trends. It was the intention to present an annual report to the Committee showing how processes had worked and the overall performance of the Council from the previous year. The Committee's role would be to monitor the delivery of outcomes and whether the system was fit for purpose.

During discussion, a question was raised regarding access by residents to the performance management information.

RESOLVED: That the presentation by the Head of Democracy, Strategy and Partnerships be noted.

12. STATEMENT OF ACCOUNTS 2017/18, LETTER OF REPRESENTATION 2017/18 AND AUDIT RESULTS REPORT 2017/18

The Committee considered the Executive Head of Finance's Report No. FIN1822, which sought approval of the Council's Statement of Accounts for 2017/18 and set out the findings of the Council's auditors, Ernst & Young, in carrying out their audit work in relation to the 2017/18 financial year.

The Committee was advised that the Statement of Accounts had been prepared in line with CIPFA's Code of Practice on Local Authority Accounting for 2017/18, under International Financial Reporting Standards and in accordance with the Accounts and Audit (England) Regulations 2015. The Regulations required the Committee to consider and approve the Statement and to ensure that the Chairman signed them off and for the Statement to be published by 31st July 2018. The Committee was also advised that the Council's Annual Governance Statement, which had been approved by the Committee in May 2018, would be published alongside the Statement of Accounts.

The Report then set out the Council's draft letter of representation to the auditors, as part of the annual audit process. The letter was an important factor in enabling the auditors to form an opinion as to whether the Statement of Accounts provided a true and fair view of the financial position of the Council.

The auditors had substantially completed their audit for 2017/18 and their conclusions were set out in the Audit Results Report, attached at Appendix C to the Report. Ernst & Young had reported that it anticipated issuing an unqualified opinion on the financial statements and that the Council had made proper arrangements to secure economy, efficiency and effectiveness in the use of resources.

Members' attention was drawn to the Audit Results Report which outlined a single unadjusted audit difference of £426,487 which related to the Council's share of the variance between the estimated fair value of the £6,582,000 Hampshire Pension

Fund assets and the actual fair value of the fund assets at 31st March 2018, which had been found to be higher at £6,613,000. Details of the unadjusted audit difference was set out in the Management Representation Letter, set out in Appendix B to the Report. The Council had not corrected the difference because it was a timing difference based on information available from the Council's actuaries at the time of compiling the statements and was an estimate of the position at the year end. There was no material effect on the accounts, given that the materiality level had been set at £994,000.

RESOLVED: That

- (i) the Auditor's Audit Results Report be noted;
- (ii) the financial statements for 2017/18 be approved;
- (iii) the letter of representation be approved; and
- (iv) the Chairman be authorised to sign the Statement of Accounts 2017/18 to certify the Committee's approval.

13. **ANNUAL AUDIT 2018/19 - FEES**

The Committee received a letter from the Council's auditors, Ernst & Young, regarding the annual audit 2018/19. It was noted that the indicative audit fee for 2018/19 was £38,375 and that this fee did not cover the certification of the 2018/19 housing benefit subsidy claim. The letter also advised that it was expected that the Audit Plan would be issued in December 2018.

RESOLVED: That the auditors' annual audit 2018/19 letter, setting out an indicative audit fee for 2018/19, be noted.

14. **INTERNAL AUDIT UPDATE**

The Committee received the Audit Manager's Report No. AUD1804 which provided an overview of the work completed for quarter 1 and an update to the proposed work to be delivered for quarter 2. The expected deliverables for quarters 2 and 3 were as follows:

- Audit Charter (Internal Audit)
- Capital Programme – Depot (Finance)
- Weekly refuse and recycling contract (Community)
- Contaminated water review (Finance)
- GDPR review (Corporate Leadership Team)
- IT access controls (IT)
- Contract management (Finance)
- Corporate governance (Corporate Leadership Team)
- Parking machine income follow up (Community)
- Benefits (Finance)
- Recovery (Finance)

- Sales Ledger (Finance)
- Risk management (Corporate Leadership Team)
- Cyber security follow up (IT)
- Transparency Code follow up (Corporate Leadership Team)
- Car payments follow up (Finance)

RESOLVED: That

- (i) the Audit Manager's Report No. AUD1804 in respect of work carried out in quarter 1 and the update to expected deliverables for quarter 2 be noted; and
- (ii) the expected deliverables for quarter 3 be endorsed.

15. **TREASURY MANAGEMENT OPERATIONS 2017/18**

The Committee received the Executive Head of Finance's Report No. FIN1823, which gave details of the treasury management operations for 2017/18, an update on future changes to treasury management principles and schedules and a summary of changes in capital expenditure.

RESOLVED: That the Executive Head of Finance's Report No. FIN1823 be noted.

16. **APPOINTMENT OF EXTERNAL AUDITORS - HOUSING BENEFIT SUBSIDY CLAIM**

The Committee considered the Executive Head of Finance's Report No. FIN1824, which provided an update on the process undertaken to procure external audit services for the Council's Housing Benefit Subsidy claim for the year 2018/19.

Following the demise of the Audit Commission, new arrangements had been put in place for the appointment of external auditors. The Council had opted in to the appointing person regime, allowing Public Sector Audit Appointments Limited to carry out a sector-wide procurement exercise. These arrangements, however, only covered the core audit work in relation to the annual statement of accounts and the Council's arrangements to secure economy, efficiency and effectiveness in its use of resources. The Council was required to make its own arrangements for the audit of the Housing Benefit Subsidy Claim in line with the requirements of the Department of Work and Pensions. In the absence of a sector-wide procurement option, Chief Finance Officers across Hampshire and the Isle of Wight had considered a collaborative approach in order to maximise benefit from the procurement process. Following a tendering exercise, KPMG had been identified as the preferred supplier. The Committee was advised that the fixed price for authorities without a Housing Revenue Account, such as Rushmoor, was £7,995 with additional work charged at £71 per hour. A variant bid had also been stated, which allowed authorities to choose to undertake initial sampling in-house. The fixed price for this was £3,995. The planned fee for housing benefit subsidy assurance for Rushmoor for 2017/18 was £8,652 under the existing arrangements with Ernst & Young LLP.

Members were advised that, whilst the exercise had resulted in a marginal saving for Rushmoor, it was important to demonstrate that the Council had followed due

process in the procurement of auditors for the Housing Benefit Subsidy claim, given the significant figures involved in the subsidy (approximately £39 million) and the potential loss of subsidy if the Council was found not to be administering its Housing Benefit claims correctly, including the consequential effect on residents.

RESOLVED: That the approach outlined in the Executive Head of Finance's Report No. FIN1824 for the appointment of external auditors for the Housing Benefit Subsidy claim be endorsed.

The meeting closed at 8.25 pm.

CLLR J.E. WOOLLEY (CHAIRMAN)

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 15th August, 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 Sue Dibble
Cllr C.P. Grattan
Cllr Mara Makunura
Cllr A.R. Newell

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar and Cllr Jennifer Evans.

Cllr Veronica Graham-Green and Cllr P.F. Rust attended the meeting as Standing Deputies.

Non-Voting Member

Cllr Barbara Hurst (Planning and Economy Portfolio Holder) (ex officio)

17. DECLARATIONS OF INTEREST

There were no declarations of interest.

18. MINUTES

The Minutes of the meeting held on 18th July, 2018 were approved and signed by the Chairman.

19. PLANNING APPLICATIONS

- (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:

* 18/00416/REVPP and (Nos. 26-28 Grosvenor Road, Aldershot);
18/00417LBCPP

(ii) planning permission/consent be refused in respect of the following applications as set out in Appendix "B" attached hereto for the reasons mentioned therein:

* 18/00251/FULPP (Willow House, No. 23 Grosvenor Road, Aldershot);

* 18/00397/FULPP (Village Hotel, Pinehurst Road, 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. PLN1821, be noted;

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

* 18/00554/FULPP (No. 34 Church Lane, Aldershot);

(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);

18/00140/FULPP (Meudon House, Meudon Avenue, Farnborough);

18/00225/LBCPP (Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot);

18/00367/OUTPP (Former Police Station, Pinehurst Avenue, Farnborough);

18/00466/FULPP (No. 117 Farnborough Road, Farnborough);

18/00489/FULPP (Nos. 68-70 Giffard Drive, Farnborough);

* The Head of Planning's Report No. PLN1821 in respect of these applications was amended at the meeting

20. **INVALID ITEM**

The Committee noted that the following planning application was now invalid:

Application No.

Address

18/00481/FULPP

(Old Warehouse and Star Yard, Aldershot).

21. 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
18/00397/FULPP	Village Hotel, Pinehurst Road, Farnborough	Mr. J. Jaulim	In support

22. APPLICATION NO. 18/00554/FULPP - NO. 34 CHURCH LANE, ALDERSHOT

The Committee considered the Head of Planning's Report No. PLN1821 (as amended at the meeting) regarding the erection of a first floor rear extension.

It was noted that the recommendation was to grant permission subject to no substantial objections being received before the expiry of the neighbour notification period on 21st August, 2018.

RESOLVED: That subject to no substantial objections being received before the expiry of the neighbour notification period on 21st August, 2018, 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 Report.

23. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - FORMER LAFARGE SITE AND ADJOINING LAND AT HOLLYBUSH LANE NORTH, SOUTH OF NORTH CAMP RAILWAY STATION

The Committee received the Head of Planning's Report No. PLN1822, which provided an update with regard to the position of the former Lafarge site and adjoining land at Hollybush Lane North, south of North Camp railway station.

The Committee was informed that an Enforcement Notice was served in September 2015 in respect of unauthorised material change of use of land to: (a) commercial car spares/car sales use; and (b) storage of scrapped cars; both with associated development comprising construction of bunds, hard surfaces, roads, fences and siting of structures on the land. This Enforcement Notice had been subject to an appeal heard at a Public Inquiry in October 2016. This appeal had been dismissed by two subsequent Inspector's decisions dated 30th November, 2016 and 23rd August, 2017 and an amended Enforcement Notice had taken effect from 23rd August, 2017. This Notice required staged compliance within three months (by 23rd November, 2017), within six months (by 23rd February, 2018) and within twelve months (by 23rd August, 2018).

The Committee was advised that the latest inspection of the site had been undertaken on 7th August, 2018 as a check on the landowner's progress towards compliance with the requirements of the principal Enforcement Notice by 23rd August, 2018. This inspection revealed that, whilst the site was now largely empty, a further site inspection would be needed to ensure all breaches of planning control had been rectified. The Committee noted the landowner's request for the Council not to pursue compliance with the terms of the Enforcement Notice in respect of three residual matters.

RESOLVED: That

- (i) the Head of Planning's Report No. PLN1822 be noted;
- (ii) the Solicitor to the Council, in consultation with the Head of Planning, be authorised to pursue prosecution for failure to comply with the requirements of the Enforcement Notice, in the event that, after 23rd August, 2018, the kiosk support structure and scaffolding surrounding the old hopper tower has not been removed; and
- (iii) the Solicitor to the Council, in consultation with the Head of Planning, be authorised to pursue prosecution in the event that, after 23rd August, 2018, it is considered expedient to pursue failure to comply with any other requirements of the Enforcement Notice.

24. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2018**

The Committee received the Head of Planning's Report No. PLN1823 which provided an update on the position with respect to achieving performance indicators for the Development Management section of Planning and the overall workload of the section for the quarter from 1st April to 30th June, 2018.

RESOLVED: That the Head of Planning's Report No. PLN1823 be noted.

The meeting closed at 7.50 pm.

CLLR B.A. THOMAS (CHAIRMAN)

**Development Management Committee
15th August 2018**

Appendix "A"

Application No. & Date Valid: **18/00416/REVPP** **29th May 2018**

Proposal: Variation of conditions 2, 3, 6, 10, 15, 16, 17, 18 and 19 attached to planning permission 11/00558/FUL dated 11 November 2011 to allow for changes to approved details in respect of internal and external materials including new windows and doors, site levels, boundary treatment including the partial demolition and rebuild of existing wall, measures to prevent overlooking, energy efficiency measures to include PV panels, SUDS and approved plans (to include changes to layout and extension to rear staircase) and submission of noise mitigation measures. at **26 - 28 Grosvenor Road Aldershot Hampshire GU11 3DP**

Applicant: 26-28 Grosvenor Limited

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 The development shall be completed in external and internal materials in accordance with the external walls repair and replacement statement rev A and the repair and replacement of plaster and retained fabric and justification of materials statement rev A, the planning, heritage and design statement rev A, the submitted windows details including the use of Pilkington Spacia glazing and the submitted plans.

Reason - To safeguard the special architectural and historic character of the buildings and the wider conservation area.

3 The development shall be completed in the surfacing materials as set out in the planning, heritage, design and access statement rev A.

Reason - To ensure a satisfactory external appearance

and in the interest of surface water drainage

- 4 All new works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to methods used and to material, colour, texture and profile.

Reason - To safeguard the special architectural and historic character of the buildings.

- 5 The development shall be undertaken in accordance with the site levels shown on the approved plans.

Reason - To ensure a satisfactory form of development in relation to neighbouring property.

- 6 Prior to occupation of any part of the residential development hereby approved, the refuse storage facilities, including the provision of level access as shown, shall be provided in accordance with the approved plans and thereafter retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area and to meet the functional requirements of the development.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the development hereby permitted without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties and in the interests of safeguarding the listed building

- 8 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.

- 9 The boundary treatment shall be undertaken in

accordance with the external walls repairs and replacement statement rev A and the approved plans.

Reason - To safeguard the amenities of neighbouring properties and future occupiers and the character of the wider conservation area

- 10 No part of the residential development hereby approved shall be occupied until the approved cycle parking is provided as shown on the approved plans and this shall thereafter be retained on site and available for its intended purpose

Reason - To promote sustainable modes of transport

- 11 Notwithstanding the details shown on the submitted plans, the high level windows in the west elevation shall have a minimum cill height of 1.7m above the internal floor level.

Reason - To protect the amenities of neighbouring residential properties.

- 12 The sedum roof area of the development hereby approved shall not be used as a balcony, sitting-out, or amenity area.

Reason - To preserve the privacy and amenities of neighbouring properties and to safeguard the sedum roof.

- 13 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention

- 14 The development shall be completed in accordance with the acoustic mitigation statement and the approved plans.

Reason - To safeguard the amenities of future occupiers

- 15 Prior to the occupation of flat 7 the obscure glazing as shown on drawing number PP-03 shall be completed in full and thereafter retained.

Reason - To safeguard the amenities of adjoining occupiers

- 16 Within 6 months of the completion of the last new build residential unit a verification report shall be submitted which confirms that the new built residential development has achieved energy efficiency in accordance with Code Level 3 for Sustainable Homes.

Reason - To reflect the objectives of policy CP3 of the Rushmoor Core Strategy

- 17 The surface water drainage for this site shall be undertaken in accordance with drawing numbers PP-00 rev C, BR-DR-00 rev D, 01 rev A, 02 rev A, 03 rev A, 04, 05 rev A and 06, the planning, heritage, design and access statement and the information contained in the agent's e-mail dated 17 July 2018.

Reason - To reflect the objectives of policy CP4 of the Rushmoor Core Strategy.

- 18 The permission hereby granted shall be carried out in accordance with the following approved drawings - PP-00 rev C, 01 rev E, 02 rev D, 03 rev B and 04 rev B, PS-00 rev C, 01 rev C, 02 rev C, 03 rev C, 04 rev C, 05 rev D, 06 rev E, 07 rev B, 08 rev A, 09 rev A, PE-00 rev B, 01 rev B, 02 rev D and 03 rev E, BR-DR-00 rev D, 01 rev C, 02 rev A, 03 rev A, 04, 05 rev A and 06, AD-01 rev A, AW01 rev A, EP-00 rev A, 01 rev A, 02 rev A, 03 and 04, EE-00, 01 and 02, BR-ED-00 rev C, 01 rev A, 02 rev A and 09, BR-ED-00 rev C, 01 rev A, 02 rev A and 09 and PW-EX-00

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

Application No. & Date Valid: **18/00417/LBCPP**

29th May 2018

Proposal: Listed building consent for changes to listed building consent 11/00559/LBC2 dated 11 November 2011 in relation to external and surfacing materials including new windows and doors, partial demolition and rebuild of existing wall, changes to layout/site level, retention and repair of existing staircases and PV panels and submission of details of electrics, services, acoustic and fire protection measures, extraction vents and soil ventilation pipes. at **26 - 28 Grosvenor Road Aldershot Hampshire GU11 3DP**

Applicant: 26-28 Grosvenor Limited

Conditions: 1 The works to which this application relates shall be begun before the expiration of 3 years from the date of this permission.

Reason - To comply with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

2 Before any work is undertaken in pursuance of this consent to demolish any part of the buildings/structures such steps shall be taken and such works shall be carried out as shall, during the course of the works permitted by this consent, secure the safety and stability of the remainder of the buildings.

Reason - To safeguard the special architectural and historic character of the building

3 All new works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to methods used and to material, colour, texture and profile unless otherwise agreed in writing.

Reason - To safeguard the special architectural and historic character of the building.

4 No vents or flues, plumbing or pipes, other than

rainwater pipes, shall be fixed on the external faces of the building, unless shown on the approved drawings.

Reason - To safeguard the special architectural and historic character of the buildings

- 5 The development shall be completed in external and internal materials in accordance with the external walls repair and replacement statement rev A and the repair and replacement of plaster and retained fabric and justification of materials statement rev A, the planning, heritage and design statement rev A, the submitted windows details including the use of Pilkington Spacia glazing and the submitted plans.

Reason - To safeguard the special architectural and historic character of the buildings and the wider conservation area.

- 6 Prior to any works starting on the ceilings within the listed buildings, a photo record of existing lath and plaster ceilings to be repaired/retained and those with a suspended ceiling proposed beneath shall be submitted to the Local Planning Authority.

Reason To safeguard the special architectural and historic character of the buildings.

- 7 The consent hereby granted shall be carried out in accordance with the following approved drawings - PP-00 rev C, 01 rev E, 02 rev D, 03 rev B, 04 rev B and 05, PS-00 rev C, 01 rev C, 02 rev C, 03 rev C, 04 rev C, 05 rev D, 06 rev E, 07 rev B, 08 rev A, 09 rev A, BR-DR-00 rev D, 01 rev C, 02 rev A, 03 rev A, 04, 05 rev A and 06, AD-01 rev A, AW01 rev A, EP-00 rev A, 01 rev A, 02 rev A, 03 and 04, BR-SPEC rev F, 07 rev A, 08 rev A, 09 rev A and 10 rev A, DS-00 rev A, EE-00, 01 and 02 and PW-EX-00

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

Appendix "B"

Application No. 18/00251/FULPP 28th March 2018
& Date Valid:

Proposal: Demolition of existing building and erection of part 3, part 4 and part 5-storey building containing 23 flats (2 x studios, 13 x one bedroom and 8 x two bedroom) and 2 retail units, with associated bin and cycle storage. at **Willow House 23 Grosvenor Road Aldershot Hampshire**

Applicant: ACE Liberty & Stone Plc

- Reasons:**
- 1 By virtue of its height, massing and design the proposed building does not respect the character and appearance of the local area and is also considered to adversely affect the setting of Wesley Chambers, a Grade II * listed building located within the Aldershot West conservation area. As such the proposal is considered to conflict with policies CP1 and CP2 of the Rushmoor Core Strategy, "saved" local plan policies ENV16, ENV26, ENV34, ENV35 and ENV37 and paragraphs 127, 130, 192, 194, 195, 196 and 200 of the National Planning Policy Framework. Regard has also been had to policies HE1, HE3 and D1 of the Rushmoor Local Plan Draft Submission June 2017 as proposed to be amended.
 - 2 By virtue of the proximity, footprint and height of the building the proposal is considered to result in an unacceptable loss of light and outlook and create an unacceptable sense of enclosure to residents of St Katherine Court. As such the proposal conflicts with policy CP2 of the Rushmoor Core Strategy and "saved" local plan policy ENV16.
 - 3 It has not been satisfactorily demonstrated that the proposed dwellings would provide an acceptable internal residential environment or appropriate external amenity space for future residents. As such the proposal conflicts with policy CP2 of the Rushmoor Core Strategy and "saved" local plan policies ENV16 and H14. Regard has also been had to policies DE2 and DE3 of the Rushmoor Local Plan Draft Submission June 2017.
 - 4 The development is unacceptable in highway terms in

that no car parking has been provided. Moreover it has not been satisfactorily demonstrated that acceptable refuse collection arrangements and cycle storage facilities can be provided. The proposal conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.

- 5 Given the existing hardsurfacing within the site and the proposed footprint of building it has not been satisfactorily demonstrated that the proposal would make acceptable arrangements for the disposal surface water drainage and the provision of SUDs. As such the proposal conflicts with the objectives of policy CP4 of the Rushmoor Core Strategy and paragraph 165 of the National Planning Policy Framework. Regard has also been had to policy NE6 of the Rushmoor Local Plan Draft Submission 2017 as proposed to be amended.
- 6 The proposal fails to address the impact of the development on the Thames Basin Heaths Special Protection Area as required by the habitats Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and is therefore contrary to Policy CP13 of the Rushmoor Core Strategy, NRM6 of the South East Plan and paragraph 175 of the National Planning Policy Framework. Regard has been had to policies NE1 and NE4 of the Rushmoor Local Plan Draft Submission 2017 as proposed to be amended.
- 7 The proposed development would fail to make provision for open space contrary to the provisions of policy CP12 of the Rushmoor Core Strategy and "saved" policy OR4 of the Rushmoor Local Plan Review 1996-2011. Regard has also been had to policy DE6 of the Rushmoor Local Plan Draft Submission 2017.

**Application No. 18/00397/FULPP
& Date Valid:**

17th May 2018

Proposal: Erection of a 48 bedroom extension with link bridge connecting to the existing building including reconfiguration of the existing car park, landscaping and associated works. at **Village Hotel Pinehurst Road Farnborough Hampshire**

Applicant: VUR Village Trading No 1 Limited

Reasons:

- 1 The development is unacceptable in highway terms in that no car parking has been provided and existing car parking provision is to be removed. As such the proposal conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.