

**AMENDMENT SHEET FOR**  
**DEVELOPMENT MANAGEMENT COMMITTEE**  
**10 October 2018**

**Section A**

**Future items for committee**

7a	18/00657/FULPP	<p>Construction of a new hangar for maintenance, repair and overhaul of aircraft and ancillary offices with associated works including aircraft apron, connection to taxiway, vehicle parking, new access roads and an amended access connecting to Trenchard Way, security fencing, gatehouse, drainage, remediation works and lighting together with associated landscaping</p> <p><b>Farnborough Airport Farnborough Road Farnborough</b></p> <p>The consultation period in respect of this application has recently expired and the responses are under consideration. The application will be presented to the Development Management Committee in due course</p>
----	----------------	--

**Section C**

**Item 8; Page 25**

Application No.                    18/00506/FULPP

Proposal                            Demolition of existing buildings and erection of a new building comprising retail use at ground floor (flexible use of Use Class A1, A2, A3,A4 and/or A5) and 19 dwellings above (8 one bedroom and 11 two bedroom flats) with associated car and cycle parking, bin storage and amenity space and installation of an electricity substation.

Address                              **1-5 Firgrove Parade Farnborough**

No further views received from Hampshire County Council as Lead Local Flood Authority have been received in respect of Thames Water.

Update to report

Amendment to Condition No.20:

Delete "shall start on site"

## Item 9; Page 59

Application No.	18/00566/FULPP
Proposal	Removal of existing portacabin, replace with new pavilion for recreation/community use, extension of existing car park and provision of lamp columns/luminaires.
Address	<b>Ivy Road Recreation Ground Ivy Road Aldershot</b>

### Update to report

Confirmation has been received on behalf of Vivid Homes that the various contributions and commitments made in the applicant's Planning Statement reflect Vivid's intentions. It is also confirmed that the commitments made by Vivid in connection with a new Base facility, will be as an alternative to the one consented for the North Town Regeneration. Consequently, in the event permission is granted for the alternative at Ivy Fields Vivid Homes will in due course seek a Deed of Variation to the s106 agreement to remove the requirement for one at North Town.

### Consultations

Southern Gas Network advises that there are no imminent concerns in terms of supplying the site if gas is requested for the site. The only concern is site work and access will be in very close proximity to SGN existing IP pipeline but notes that this and mitigating access should have been addressed by their plant protection team.

Further to this response details have been passed to the applicant with a view to arranging a site meeting with the plant protection team prior to the commencement of works which may affect SGN infrastructure.

### **Amended Recommendation**

It is recommended that planning permission be **GRANTED** subject to the conditions and informatives as set out in the agenda.

## Item 10; Page 75

Application No.	18/00580/FULPP
Proposal	Re-development of land involving erection of 7 houses (comprising 1 x 2-bedroom and 6 x 3-bedroom dwellings) divided between two terraced blocks and associated works following demolition of existing buildings
Address	<b>36, 40 and land to the rear of 26 - 54 Cove Road</b>

## Farnborough

### Amended Reason for Refusal No.1:

1. The proposed development, by reason of the ad hoc, piecemeal and constrained nature of the application land and the poorly-contrived design of the proposed development would be an incongruous form of development which would relate poorly and unsympathetically to its surroundings. Furthermore, the proposed development would be likely to prejudice the possible future development of adjoining land together with the application land in a more satisfactory and comprehensive manner. As such, allowing the current proposals to proceed would not be in the interests of the proper planning of the vicinity nor make the most efficient use of land. The proposed development is thereby contrary to adopted Rushmoor Core Strategy Policies CP1 and CP2, and emerging New Rushmoor Local Plan (2014-2032) Policies DE1 and SS1.

### **Item 11; p107**

Application No.	18/00623/FULPP
Proposal	Demolition of five detached dwellings and erection of 42 apartments (26 one bedroom and 16 two bedroom) for the elderly (sixty years of age and/or partner over fifty five years of age), guest apartment, communal facilities, access, car parking and landscaping.
Address	<b>110 - 118 Victoria Road Farnborough Hampshire</b>

### Update to report

No views have been received from Hampshire County Council as Lead Local Flood Authority. However as this relates to technical matters and the application is proposed to be subject to a condition seeking a detailed SUDS strategy, it is considered that in the event that a response is received requiring additional measures this condition may be modified if necessary.

The District Valuer has completed his assessment of the submitted financial viability information. He concludes that the scheme may support a financial contribution of £81,357 towards affordable housing which the applicant has agreed to. This is to be secured by way of legal agreement. Notwithstanding this, the review mechanism remains as proposed.

From 1 October 2018, section 100ZA of the Town and Country Planning Act 1990 provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition. In this case this relates to proposed conditions 16 and 19 as set out in the agenda. Whilst the applicants have agreed to condition 16, they advise that as they intend to demolish and start construction simultaneously, condition 19 is

unnecessary. Given that the developer is keen to develop this site, has an indicative start date of June 2019 and completion date of November 2020 and permission is only for one year, removal of condition 19 in these circumstances is appropriate.

The applicants' solicitors have advised that the dedication of land should be secured by way of condition. However, this is not considered to be an appropriate mechanism as the dedication of land, which would also include a transfer of land, and enforcement thereof would be a matter for Hampshire County Council as highway authority. This view reflects that of the Legal team at Hampshire County Council. Given this the dedication of land remains as one of the terms of the proposed legal agreement.

#### Extension of time

A request has been received from the applicant to extend the time for the determination of this application to 7 December 2018 to enable the planning obligation to be completed. This has been agreed.

#### **Amended Recommendation**

Subject to any amendment to condition 14 required to address any views received from Hampshire County Council as Lead Local Flood Authority and a financial contribution towards affordable housing as set out above as set out above being satisfactorily addressed it is recommended that permission be **GRANTED** subject to the completion of an appropriate section 106 planning obligation by 6 December 2018 in respect of SAMM, open space, affordable housing and highway matters as set out above and in the agenda and the imposition of the revision to conditions as set out below and the conditions and informatives as set out in the agenda:

However, in the event that a satisfactory s106 planning obligation is not completed by 6 December 2018 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposal fails to make appropriate provision for open space, affordable housing and SAMM nor mitigate its impact in highway terms contrary to development plan policies and the provisions of the Council's supplementary planning document Planning Contributions - Transport 2008.

#### Amended conditions

Delete condition 19 and renumber the conditions that follow to be consecutive