

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 10th October, 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 Mara Makunura
Cllr A.R. Newell

Apologies for absence were submitted on behalf of Cllr C.P. Grattan.

Cllr P.F. Rust attended the meeting.

Non-Voting Members

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

25. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

26. **MINUTES**

The Minutes of the meeting held on 15th August, 2018 were approved and signed by the Chairman.

27. **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:

* 18/00566/FULPP (Ivy Road Recreational Ground, Ivy Road, Aldershot);

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

* 18/00580/FULPP (Nos. 36, 40 and Land to the Rear of 26-54 Cove 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. PLN1826, be noted;

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

* 18/00506/FULPP (Nos. 1-5 Firgrove Parade, Farnborough);

* 18/00623/FULPP (Nos. 110-118 Victoria Road, Farnborough);

(v) the current position with regard to the following applications (as amended at the meeting) 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);

18/00481/FULPP (Old Warehouse and Star Yard, Aldershot);

18/00614/FULPP (Randell House, Fernhill Road, Blackwater, Camberley);

18/00657/FULPP (Farnborough Airport, Farnborough Road, Farnborough);

* The Head of Planning’s Report No. PLN1826 in respect of these applications was amended at the meeting

28. **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
18/00614/FULPP	Randell House, Fernhill Road, Blackwater, Camberley	To assist in consideration of the application given the proximity to properties in Randell Close.

29. **REPRESENTATIONS BY THE PUBLIC**

In accordance with the guidelines for public participation at meetings, the following representations were made to the Committee and were duly considered before decisions were reached:

Application No.	Address	Representation	In support of or against the application
18/00580/FULPP	36, 40 and Land to the Rear of 26-54 Cove Road, Farnborough	Mr. M. Danaher	In support
18/00623/FULPP	110-118 Victoria Road, Farnborough	Mr. S. Cater	In support

30. **APPLICATION NO. 18/00506/FULPP - NOS. 1-5 FIRGROVE PARADE, FARNBOROUGH**

The Committee considered the Head of Planning's Report No. PLN1826 (as amended at the meeting) regarding the 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 (eight one-bedroom and 11 two-bedroom flats) with associated car and cycle parking, bin storage and amenity space and installation of an electricity substation.

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

RESOLVED: That subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 to secure financial contributions towards open space, transport, SPA/SAMM mitigation and to vary the 2013 planning agreement as necessary, 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 (as amended at the meeting).

31. APPLICATION NO. 18/00623/FULPP - NOS. 110-118 VICTORIA ROAD, FARNBOROUGH

The Committee considered the Head of Planning's Report No. PLN1826 (as amended at the meeting) regarding the demolition of five detached dwellings and erection of 42 apartments (26 one-bedroom and 16 two-bedroom) for the elderly (60 years of age and/or partner over 55 years of age), guest apartment, communal facilities, access, car parking and landscaping.

It was noted that the recommendation was to grant permission subject to any amendment to condition 14 required to address any views received from Hampshire County Council as Lead Local Flood Authority, a financial contribution towards affordable housing as set out in the Report (as amended at the meeting) being satisfactorily addressed and the completion of an appropriate planning obligation under Section 106 of the Town and Country Planning Act 1990.

RESOLVED: That:

- (i) 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 in the Report (as amended at the meeting), the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the completion of an appropriate 106 planning obligation by 6th December, 2018 in respect of SAMM, open space, affordable housing and highway matters as set out in the Report (as amended at the meeting) and the revised conditions and informatives set out in the Report (as amended at the meeting).
- (ii) in the event of failure to complete a satisfactory Section 106 planning obligation by 6th 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.

32. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 107 FERNHILL ROAD, FARNBOROUGH

The Committee considered the Head of Planning's Report No. PLN1827 regarding the building of a new boundary fence over one metre in height to the front of the property without permitted development rights. The property owners had been invited to submit a planning application for the retention of the boundary fence. To date, no application had been submitted.

The Committee was advised that the new fence appeared similar in height to the previous fence, whilst the width had been reduced overall by approximately 30cm at each end, increasing the vehicular entrances at both neighbouring properties. Members were advised that Hampshire County Council would not object to any request for retrospective planning permission were one to be submitted.

RESOLVED: That no further action be taken.

33. APPEAL PROGRESS REPORT

(1) New Appeals

Address	Description
Land affected by TPO 416A – Within Links Way, Fox Heath and Randolph Drive, Farnborough	Against the refusal of consent for the removal of one oak tree located in woodland at the rear of No. 28 Randolph Drive. It was noted that this appeal was being dealt with by means of the written procedure.
No. 65 Cove Road, Farnborough	The appeal was withdrawn by the appellant on 26th September, 2018.

(2) Appeal Decisions

Application / Enforcement Case No.	Description	Decision
18/00070/CONSRV	Against an enforcement notice requiring removal of unauthorised uPVC windows installed in a building converted to flats in a Conservation Area at No. 14 Church Circle, Farnborough.	Dismissed
16/00109/HOME	Against an enforcement notice requiring the owner to cease using any part of the land for the storage and sale of motor vehicles, and 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 at No. 36 Mayfield Road, Farnborough.	Dismissed
18/00181/FUL	Against the Council's refusal of planning permission for a two-storey rear extension, single storey front extension and rooflights to front at No. 107 Fernhill Road, Farnborough.	Allowed

RESOLVED: That the Head of Planning's Report No. PLN1828 be noted.

The meeting closed at 8.10 pm.

CLLR B.A. THOMAS (CHAIRMAN)
