

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 16th January, 2019 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

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

Cllr Mrs. D.B. Bedford
Cllr D.M.T. Bell
Cllr R.M. Cooper
Cllr Sue Dibble
Cllr Jennifer Evans
Cllr C.P. Grattan
Cllr Mara Makunura

Cllr D.M.T. Bell was present at the start of the meeting only and left during the discussion on Declarations of Interest.

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar, Cllr A.R. Newell and Cllr B.A. Thomas.

Cllr Veronica Graham-Green attended the meeting as a Standing Deputy.

Non-Voting Member

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

51. DECLARATIONS OF INTEREST

Cllr D.M.T. Bell declared a prejudicial interest in respect of planning application 18/00818/FULPP (Nos. 68-70 Giffard Drive, Farnborough) as he was a patient at the medical practice associated with the planning application and, in accordance with the Members' Code of Conduct, left the meeting during the discussion and voting thereon.

52. MINUTES

The Minutes of the meeting held on 5th December, 2018 were approved and signed by the Vice-Chairman.

53. **PLANNING APPLICATIONS**

RESOLVED: That

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

* 18/00818/FULPP (Nos. 68-70 Giffard Drive, Farnborough);

- (ii) the applications dealt with by the Head of Economy, Planning and Strategic Housing, 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 Economy, Planning and Strategic Housing’s Report No. PLN1902, be noted;

- (iii) the current position with regard to the following applications be noted pending consideration at a future meeting:

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

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

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

18/00887/FULPP (Abercorn House, Fernhill Road, Blackwater, Camberley);

* The Head of Economy, Planning and Strategic Housing’s Report No. PLN1902 in respect of this application was amended at the meeting

54. **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
18/00887/FULPP	Abercorn House, Fernhill Road, Blackwater, Camberley	To assist in consideration of the application given the proximity to properties in Woodlands Close.

55. **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
18/00818/FULPP	Nos. 68-70 Giffard Drive, Farnborough	Mr. P. Boyle Dr. I. Stuart	Against In support

56. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1903 concerning the following new appeals:

Address	Description
Park End, No. 152 Sycamore Road, Farnborough	Against the refusal of planning permission for the erection of a three-bedroom detached house on land to the rear, with access to the public highway via King George Close. It was noted that this appeal was being dealt with by means of the written procedure and that an application for costs against the Council had also been made.
Nos. 110-118 Victoria Road, Farnborough	Against the refusal of planning permission for the demolition of Nos. 110-118 Victoria Road and the erection of 42 apartments (27 one-bedroom and 15 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. It was noted that this appeal was being dealt with by means of the written procedure.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. PLN1903 be noted.

57. **APPLICATION NO. 18/00140/FULPP - MEUDON HOUSE, MEUDON AVENUE, FARNBOROUGH**

The Committee received information regarding an urgent decision, made in consultation with the Vice-Chairman, to extend the deadline for the completion of the Section 106 Planning Obligation in respect of the redevelopment of the above site comprising the demolition of existing structures and the erection of 205 dwellings comprising 93 one-bedroom flats; 80 two-bedroom flats and 32 three-bedroom townhouses with associated access, parking and landscape arrangements, in accordance with the application under the above reference.

Members were reminded that the Committee had resolved to grant planning permission on 7th November, 2018 for the above redevelopment, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 19th December, 2018.

It was reported that despite best endeavours between the parties, the applicants had been concerned that the deadline would not be achievable and had requested an extension of the deadline to 31st January, 2019.

The extension of time for completion of the agreement after the deadline of 19th December, 2018 had required further authority to grant planning permission. Therefore, in accordance with Part 3 - 'Responsibility for Functions', Paragraph 6 of the Constitution, the Head of Economy, Planning and Strategic Housing, in consultation with the Vice-Chairman of the Development Management Committee, had amended the terms of the resolution of 7th November, 2018 to extend the deadline for the completion of the Planning Obligation under Section 106 until 31st January, 2019.

RESOLVED: That the report be noted and the action taken be endorsed.

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

The Committee received information regarding an urgent decision, made in consultation with the Vice-Chairman, to extend the deadline for the completion of the Section 106 Planning Obligation in respect of the redevelopment of the above site comprising the demolition of five detached dwellings and the 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, in accordance with the application under the above reference.

Members were reminded that the Committee had resolved to grant planning permission on 10th October, 2018 for the above redevelopment, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 6th December, 2018.

It was reported that the applicants had been unable to complete the required agreement in accordance with the resolution because they had experienced difficulty in obtaining the necessary signatures to complete the legal agreement, specifically a bank mortgagee, and the applicants had requested an extension in time to obtain this signature and complete the agreement.

The extension of time for completion of the agreement after the deadline of 6th December, 2018 had required further authority to grant planning permission. Therefore, in accordance with Part 3 - 'Responsibility for Functions', Paragraph 6 of the Constitution, the Head of Economy, Planning and Strategic Housing, in consultation with the Vice-Chairman of the Development Management Committee, had amended the terms of the resolution of 10th October, 2018 to extend the

deadline for the completion of the Planning Obligation under Section 106 until 18th January, 2019.

RESOLVED: That the report be noted and the action taken be endorsed.

59. **NOS. 110-118 VICTORIA ROAD, FARNBOROUGH**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1907 which requested authority for the Council to complete a Section 106 legal agreement in relation to Nos. 110-118 Victoria Road, Farnborough.

The Committee was reminded that permission had been refused by the Development Management Committee in March, 2018 for the demolition of Nos. 110-118 Victoria Road and the erection of 42 apartments (27 one-bedroom and 15 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 for Reasons relating to:

1. the height and massing of the proposed building;
2. the unacceptable loss of privacy to the occupiers of No. 108 Victoria Road by virtue of overlooking between the development and this property;
3. the unacceptable living environment for residents by virtue of the lack of kitchen windows serving a number of flats;
4. conflict in respect of parking provision for cars, mobility scooters and cycles and unacceptable refuse collections arrangements, with the objectives policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017 and regard to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.
5. failure to secure Section 106 contributions towards Special Protection Area Mitigation and Avoidance;
6. failure to secure Section 106 contributions towards public open space; and
7. failure to secure Section 106 contributions towards transport provision.

The applicants had approached the Solicitor to the Council to request that work be undertaken with the Council to produce a draft Section 106 Agreement seeking to address Reasons for Refusal Nos. 5, 6 and 7 and to address the issue of affordable housing. Authority was therefore being sought from the Development Management Committee for the Head of Economy, Planning and Strategic Housing, in consultation with the Corporate Manager, Legal Services, to prepare the necessary draft Section 106 Agreement to address these matters.

The Committee was assured that by entering this Agreement, the Council's position in relation to the Reasons for Refusal set out above was not affected, but would remove the need for the Council to defend these matters, as far as can be agreed, as part of any appeal. It was noted that the issue of SANG mitigation would not form part of this Agreement.

The Committee was also reminded that permission had been granted by the Development Management Committee in October, 2018 for a revised scheme involving the demolition of five detached dwellings and the 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.

RESOLVED: That the Head of Economy, Planning and Strategic Housing, in consultation with the Corporate Manager, Legal Services, be authorised to enter into a legal agreement to address the impact of the development as set out above and in detail in the report considered by the Development Management Committee on 28th March, 2018.

The meeting closed at 7.45 pm.
