

# CABINET

Meeting held on Tuesday, 5th March, 2019 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 of the Council

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 **18th March, 2019**.

### 93. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 5th February, 2019 were confirmed and signed by the Chairman.

### 94. **COUNCIL PLAN 2018/19 - QUARTERLY UPDATE ON KEY ACTIONS OCTOBER - DECEMBER 2018 –**

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

The Cabinet received Report No. ELT1901, which set out the Council's performance management monitoring information for the third quarter of the 2018/19 municipal year. The Report indicated that most actions or initiatives were on track. In response to a comment, it was confirmed that improving educational attainment in the Borough would remain a priority for the Cabinet.

**The Cabinet NOTED** the progress made towards delivering the Council Plan 2018/19, as set out in Report No. ELT1901.

### 95. **REGENERATING RUSHMOOR - QUARTER 3 PROGRESS REPORT –**

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

The Cabinet received Report No. RP1904, which set out progress towards the Council's Regenerating Rushmoor programme for the third quarter of 2018/19. The Report indicated that good progress was being made in most areas.

**The Cabinet NOTED** the progress made towards delivering the Regenerating Rushmoor programme, as set out in Report No. RP1904.

96. **PROPOSAL FOR THE ESTABLISHMENT OF A COUNCIL OWNED HOUSING COMPANY –**  
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. ED1903, which set out the business case for the creation of a wholly owned company, limited by shares, to deliver housing in the Borough. The Chairman welcomed, Cllr A.R. Newell, Chairman of the Policy and Project Advisory Board, to the meeting.

Members were reminded that the establishment of a local housing company, as a vehicle to allow the Council to participate directly in the provision of housing, had been included as a priority in the Council Plan. Following consultation with the Policy and Project Advisory Board, it had been concluded that the option to set up a wholly owned company, limited by share, would best meet the objectives of the Council in meeting housing need and achieving financial sustainability. The Report set out the principal points of the business case for this option, the advice received from the Council's solicitors and details of the consultation with the Policy and Project Advisory Board.

The Cabinet considered the details of the business case and was supportive of the approach suggested. In particular, Members discussed issues around how the company would be effectively scrutinised, the provision of Member training in this role and other specialised areas of the Council's activities, the composition and role of the Shadow Board and how this initiative was expected to assist the Council's approach to homelessness.

**The Cabinet**

- (i) **RECOMMENDED TO THE COUNCIL** that
- (a) the establishment of a Council owned housing company, to deliver housing and meet the Council's objectives for the housing company, as set out in Report No. ED1903, be approved;
  - (b) on incorporation of the company, the appointments set out in Resolution (ii) below becoming the Council's appointments as Directors of the Board of the housing company, be approved, with future appointments being made by the Licensing, Audit and General Purposes Committee;
  - (c) the Shadow Board and the Chief Executive, in consultation with the Council's statutory officers, be authorised to establish the housing company and complete the relevant paperwork and documents, as required;
  - (d) subject to availability, the incorporation of the company as 'Rushmoor Homes Limited' be approved; and
- (ii) **RESOLVED** that the Deputy Leader (Cllr K.H. Muschamp) and Cllrs K. Dibble and J.E. Woolley be appointed to serve on the Shadow Board, with a senior manager to be appointed by the Chief Executive, to oversee the

development of the business plan and budget.

97. **SOUTHWOOD SANG –**  
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. EPSH1914, which set out a proposal to enter into a collaborative agreement with the Environment Agency to carry out a feasibility study and, as necessary, implement associated works to create a natural wetland habitat at Southwood Suitable Alternative Natural Greenspace (SANG).

Members were reminded that the decision to close the Southwood Golf Course, to provide SANG to mitigate the potential recreational impact of net new residential development on the Thames Basin Heaths Special Protection Area, had been made in December 2017. The Report set out the details of this proposal and it was explained that the Environment Agency would be providing a funding contribution towards this. The Report also included consideration of the requirement to provide a 2.4 km route that was dry all year and other requirements of the SANG.

The Cabinet was supportive of the proposal and felt that, subject to the feasibility study, a natural wetland habitat would enhance the parkland being provided on the site.

**The Cabinet RESOLVED** that

- (i) the carrying out of work by the Council, with the Environment Agency, to carry out a feasibility study with a view to creating a natural wetland habitat on part of the Southwood SANG site, as set out in Report No. EPSH1914, be approved;
- (ii) the Corporate Manager – Legal Services be authorised to negotiate and enter into an agreement with the Environment Agency;
- (iii) the Head of Economy, Planning and Strategic Housing, in consultation with the Major Projects and Property Portfolio Holder, be authorised to agree the brief for the project; and
- (iv) a £40,000 capital budget in 2019/20 for the feasibility study be approved, to be funded by a contribution of £90,000 from the Environment Agency towards the costs of the project and future developers' contributions.

98. **REPORT OF URGENCY DECISION - ALDERSHOT DIGITAL-GAMES HUB –**  
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered a Record of Executive Decision, which set out an urgent decision made on 13th February, 2019 by the Executive Head of Regeneration and Property, in consultation with the Leader of the Council, to enter into an agreement for the lease of the Old Town Hall, Grosvenor Road, Aldershot. The reason for urgency had been to maintain the momentum of the Aldershot Digital-Games Hub project and to achieve completion of the project by the end of December, 2019.

**The Cabinet RESOLVED** that the action taken, as set out in the Record of Executive Decision dated 13th February, 2019, be noted and endorsed.

99. **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:

<b>Minute Nos.</b>	<b>Schedule 12A Para. No.</b>	<b>Category</b>
100, 101 and 102	3	Information relating to financial or business affairs

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

100. **PROPERTY INVESTMENT PURCHASE –**  
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Exempt Report No. RP1904, which set out an update to a proposal to acquire the freehold investment in a property, as part of the asset investment programme in the Council's Medium Term Financial Strategy.

The Cabinet was reminded that this matter had been considered, previously, at the Cabinet meeting on 8th January, 2019 and a decision had been made to acquire the property. Since that time, the vendor's Investment Committee had met and this had resulted in the asking price being increased. The Report set out the details of the potential investment, including the current lettings, the projected rates of return and the rationale for the purchase. Members were assured that, even at the increased price, the 7% net initial yield represented a good return for the Council.

**The Cabinet RESOLVED** that

- (i) the purchase of the property, as set out in Exempt Report No. RP1904, be approved;
- (ii) the Executive Head of Regeneration and Property, in consultation with the Council's statutory officers and the Major Projects and Property Portfolio Holder, be authorised to conclude negotiations, subject to due diligence, for the freehold at a price up to the figure set out in the Report;
- (iii) the flexibility within the approved Capital Programme to reflect a purchase at the agreed price be noted;
- (iv) revenue income and expenditure budgets for 2019/20, as set out in Appendix 2 of the Report, be approved; and

- (v) in the event of the acquisition not going ahead, the bringing forward of abortive costs of £29,450, as part of the following budget monitoring report, be approved.

101. **FARNBOROUGH CIVIC QUARTER - SITE ASSEMBLY –**  
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Exempt Report No. RP1905, which set out a proposal for the acquisition of a site that formed an integral part of the redevelopment area known as the Farnborough Civic Quarter.

The Report set out details of the proposed acquisition. It was felt that the site would have a considerable impact on the overall development of the Civic Quarter. An outline planning application had been submitted by the current owners but it was explained that the acquisition of the site by the Council would allow for it to be included in a wider masterplan, which would increase flexibility in achieving the desired outcomes for the Council and the local community. The Cabinet was requested to agree an upper limit to enable the Chief Executive, in consultation with the Leader of the Council, the Major Projects and Property Portfolio Holder and the Executive Head of Finance, to negotiate to acquire, by agreement, the freehold of the property. Members were informed that, due to timescales requested by the vendor, this was considered to be an urgent decision.

In discussing this matter, the Cabinet considered this to be a key site in the overall redevelopment of the Civic Quarter and felt that this would be better utilised as part of a wider masterplan.

**The Cabinet RESOLVED** that

- (i) the acquisition of the freehold associated with the site identified in paragraph 1.2 of Exempt Report No. RP1905, be approved;
- (ii) the Chief Executive, in consultation with the Leader of the Council, the Major Projects and Property Portfolio Holder and the Executive Head of Finance, be authorised to negotiate and acquire, by agreement, the freehold of the property, at a value up to that set out in paragraph 2.3 of the Report, subject to the necessary due diligence; and
- (iii) a variation to the Capital Programme, to bring forward part of the budget allocated against the Civic Quarter for 2019/20 into the current financial year, be approved, to allow for
  - the purchase of the freehold, together with stamp duty, land tax and associated legal costs, in accordance with the timescales requested by the vendor and set out in the Report; and
  - additional capital expenditure of the amount set out in paragraph 2.2 of the Report, which would be fully recoverable from the Rushmoor Development Partnership through a loan note.

102. **APPLICATION FOR SECTION 49 REMISSION OF NON-DOMESTIC RATES –**  
(Cllr Gareth Lyon, Corporate and Democratic Services Portfolio Holder)

The Cabinet considered Exempt Report No. FIN1913, which set out an application for the remission of non-domestic rates on the grounds of hardship.

Members assessed the application from PRB Hampshire Limited, trading as The Empire Banqueting and Hall, High Street, Aldershot, taking into account the evidence of financial hardship supplied and whether it was in the interests of local taxpayers to subsidise the business. The Cabinet took into account the nature and circumstances of the business and the availability of alternative facilities in the area. The Corporate and Democratic Services Portfolio Holder had met with the proprietor at the premises to discuss the application in detail.

**The Cabinet RESOLVED** that 62% hardship relief be granted to PRB Hampshire Limited, trading as The Empire Banqueting and Hall for the period from 1st September, 2017 to 31st March, 2019.

The Meeting closed at 7.52 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL

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# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 13th February, 2019 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 P.F. Rust attended the meeting as a Standing Deputy.

## **Non-Voting Member**

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

## 60. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

## 61. **MINUTES**

The Minutes of the meeting held on 16th January, 2019 were approved and signed by the Vice-Chairman.

## 62. **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:

18/00734/FULPP

(No. 165 North Lane, Aldershot);

- (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. PLN1909, be noted; and
- (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);
19/00028/FULPP	(Asda, Westmead, Farnborough);
19/00048/FULPP	(Pinehurst 4, Pinehurst Road, Farnborough);
19/00049/FULPP	(Moor Road Playing Fields, Farnborough).

**63. 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:

<b>Application No.</b>	<b>Address</b>	<b>Representation</b>	<b>In support of or against the application</b>
18/00734/FULPP	No. 165 North Lane, Aldershot	Mr. I. Mamud	In support

**64. APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1913 concerning the following appeal decision:

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
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18/00523/FULLPP	Against the refusal of planning permission for the erection of a part single storey and part two storey front, side and rear extension at No. 16 Riverside Close, Farnborough.	Dismissed
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**65. URGENT ACTION - MEUDON HOUSE, MEUDON AVENUE, FARNBOROUGH**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1911, regarding an urgent decision, made in consultation with the 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. At its meeting on 16th January, 2019, the Committee had noted an urgent decision that had been made to agree an extension of this deadline to 31st January, 2019, at the request of the applicant.

It was reported that, whilst good progress had been made on the legal agreement, it had become evident that it would not be possible to have all outstanding matters completed by 31st January and the applicants had requested a further extension of the deadline to 1st March, 2019.

The further extension of time for completion of the agreement had been agreed as an urgent action by the Chairman, in consultation with the Head of Economy, Planning and Strategic Housing, on 30th January, 2019.

**RESOLVED:** That the report be noted.

**66. VARIATION OF LEGAL AGREEMENT - 42-46 BIRCHETT ROAD, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1910, which sought authority to vary the terms of the legal agreement relating to affordable housing at Nos. 42 – 46 Birchett Road, Aldershot. Members were reminded that the original planning permission had been granted for the erection of 58 flats. This permission had been subject to a legal agreement

which had secured six affordable housing units. Members were informed that the development was nearing completion and that the developer was in the process of selling to a third party. The prospective new owner now intended to facilitate the occupation of the entire development as affordable housing, consisting of eight shared ownership and 50 social rental units. Despite this, it was still necessary for the permission to identify the six required affordable units and the prospective purchaser had asked that these should be different to those currently identified in the legal agreement. This change would require the Council's Corporate Manager – Legal Services to vary the Section 106 Planning Obligation accordingly.

**RESOLVED:** That the request to vary the existing Section 106 Planning Obligation with a deed of variation, as set out in the Head of Economy, Planning and Strategic Housing's Report No. PLN1910, be agreed, with detailed wording to be agreed with the Corporate Manager – Legal Services.

67. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER - DECEMBER 2018**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1912, which provided an update on the position with respect to achieving performance indicators for the Development Management section of Economy, Planning and Strategic Housing and the overall workload of the section for the quarter from 1st October to 31st December, 2018.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. PLN1912 be noted.

The meeting closed at 7.42 pm.

CLLR B.A. THOMAS (CHAIRMAN)

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**Development Management Committee**

**13th February 2019**

**Appendix "A"**

**Application No. 18/00734/FULPP 12th October 2018**  
**& Date Valid:**

Proposal: Change of use from A1 Retail to A5 Hot Food Takeaway (Rooster Shack) (Amended Location Plan received) at **165 North Lane Aldershot Hampshire GU12 4SY**

Applicant: Mr Akeel Rehman

Reasons: 1 The proposed development, by virtue of the absence of on-site parking, limited availability of on-street spaces during the evening and the corner location of the site, would be likely to attract indiscriminate and obstructive short term customer parking in the vicinity to the detriment of highway safety in the local area, contrary to Policies CP16 of the Rushmoor Core Strategy (2011) and Policy IN2 of the Draft Submission Rushmoor Local Plan (June 2017).

# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 13th March, 2019 at the Council Offices, Farnborough at 7.00 pm.

## **Voting Members**

Cllr B.A. Thomas (Chairman)  
Cllr J.H. Marsh (Vice-Chairman)

Cllr Mrs. D.B. Bedford  
Cllr D.M.T. Bell  
Cllr R.M. Cooper  
Cllr P.I.C. Crerar  
Cllr Sue Dibble  
Cllr Jennifer Evans  
Cllr C.P. Grattan  
Cllr A.R. Newell

Cllr P.I.C Crerar arrived at 7.20 pm after the consideration of Planning Application No. 18/00887/FULPP (Abercorn House, Fernhill Road, Blackwater, Camberley) and did not vote on this item.

Apologies for absence were submitted on behalf of Cllr Mara Makunura.

## **Non-Voting Member**

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

## **68. DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **69. MINUTES**

The Minutes of the meeting held on 13th February, 2019 were approved and signed by the Chairman.

## **70. PLANNING APPLICATIONS**

**RESOLVED:** That

- (i) permission be given to the following applications, as set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

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

19/00099/COUPP (No. 44 Caswell Close, 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. PLN1914 (as amended at the meeting), be noted; and

(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);

19/00028/FULPP (Asda, Westmead, Farnborough);

19/00048/FULPP (Pinehurst 4, Pinehurst Road, Farnborough);

19/00049/FULPP (Moor Road Playing Fields, Farnborough);

19/00103/FUL (Block 3, Queensmead, Farnborough).

\* The Head of Economy, Planning and Strategic Housing's Report No. PLN1914 in respect of these applications was amended at the meeting

## 71. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 1 PEABODY ROAD, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1916 regarding the unauthorised change of use from Builders Merchant to A1 (retail) and unauthorised signage.

The Committee was advised that complaints had been received in respect of a possible unlawful change of use from an architectural office to a mixed-use retail and coffee shop, and that unlawful advertising was present on the side of the building. Members were advised that it was not considered expedient to proceed with further action in respect of the use of the premises.

The Committee noted that a letter had been sent to the business owners warning them that the display of signage on the southern side elevation of the property did not comply with Provision 1 of Schedule 3 of the Advertisement Regulations 2007. The letter advised that, were the signage not removed by 15th March, 2019, consideration would be given to prosecution proceedings.

**RESOLVED:** That

- (i) with regard to the use of the premises, no further action be taken;
- (ii) with regard to the signage, the Head of Economy, Planning and Strategic Housing's Report No. PLN1916 be noted.

## 72. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1917 (as amended at the meeting) concerning the following new appeals:

<b>Address</b>	<b>Description</b>
No. 60 Hazel Avenue, Farnborough	Against the refusal of planning permission for the erection of a part single and part two-storey rear extension. It was noted that this appeal would be determined under the Householder Appeal Service (HAS).
Nos. 36, 40 and land to the rear of Nos. 26-54 Cove Road, Farnborough	Against the refusal of planning permission for the re-development of land involving erection of seven houses (comprising one two-bed and six three-bed dwellings) divided between two terraced blocks and associated works following demolition of existing buildings. It was noted that this appeal was being dealt with by means of the written representations procedure.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. PLN1917 (as amended at the meeting) be noted.

## 73. **URGENT ACTION - ALDERSHOT BUS STATION**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1915, regarding an urgent decision, made in consultation with the Chairman, to extend the deadline for the completion of the Section 106 Planning Obligation in respect of the demolition of existing bus station and re-development of site with the erection of a mixed use building comprising three ground floor commercial units with flexible use falling within Use Classes A1, A2, A3, A4, A5 or laundrette (sui generis); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 one-bedroom, 12 two-bedroom and two three-bedroom units) with associated on-site servicing and parking areas.

Members were reminded that the Committee had resolved to grant planning permission on 5th December, 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 5th February, 2019. An extension of this deadline to 11th February, 2019 had subsequently been agreed.

The Committee noted that the parties had been unable to meet this new 11th February, 2019 deadline and a further extension until 25th February, 2019 for completion of a satisfactory Planning Obligation had been agreed by the Chairman in consultation with the Head of Economy, Planning and Strategic Housing.

The Planning Obligation had been completed and received by the Council on 25th February, 2019 and the planning permission had been granted on 26th February, 2019.

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

74. **URGENT ACTION - MEUDON HOUSE, MEUDON AVENUE, FARNBOROUGH**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1918 (as amended at the meeting), regarding an urgent decision, made in consultation with the Chairman, to extend the deadline for the completion of the Section 106 Planning Obligation in respect of the demolition of existing structures and erection of 205 dwellings comprising 93 one-bedroom flats, 80 two-bedroom flats and 32 three-bedroom townhouses with associate access, parking and landscape arrangements.

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. An extension of this deadline to 1st March, 2019 had subsequently been agreed.

The Committee noted that, whilst the necessary legal work had been completed by that date, the return of the signed documents to the Council office on that date had not been possible. A further extension until 8th March, 2019 for the return of the signed documents had been agreed on 1st March, 2019 by the Chairman in consultation with the Head of Economy, Planning and Strategic Housing.

The Planning Agreement had been completed and received by the Council on 6th March, 2019 and the planning permission had been granted on 8th March, 2019.

**RESOLVED:** That the report (as amended at the meeting) be noted and the action taken be endorsed.

The meeting closed at 7.40 pm.

CLLR B.A. THOMAS (CHAIRMAN)

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FOA Ecology Ltd Ecology Survey and Bat Detector Survey Reports; and Wareham & Associates Non-Intrusive Structural Survey Report.

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

- 3 The external finishing materials of the works hereby permitted shall be with materials of the same colour and type as those of the existing building, and in the case of brickwork matching the existing bond and pointing. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

- 4 In the event that windows in the existing building are to be replaced, the window replacements shall not take place until the following details have been submitted to and approved in writing by the Local Planning Authority:-

(a) plan(s) identifying the location of all of the windows to be replaced; and

(b) full plans/details and/or a sample of the proposed replacement window unit frames, glazing, window bars, cills etc to be installed.

The window replacement shall subsequently be carried out in full accordance with those details as may be approved and retained thereafter.

Reason - To ensure satisfactory external appearance. \*

- 5 Prior to the first re-occupation of the care home building the subject of this permission, the existing metal palisade security fence and gates enclosing the road frontage boundaries of the site shall be removed from the site.

Reason - To accord with the indicated intentions of the applicants in the interests of the visual amenities of the area.

- 6 Prior to the re-occupation of the care home the subject of this permission, screen and boundary walls, fences, hedges or other means of enclosure shall be installed and/or repaired/reinstated in accordance with the indications to this effect shown on the plans hereby approved. In the case of the proposed '1.2 metre high

visually permeable metal fencing' indicated to be provided on the road frontage boundaries of the application site, this shall be in accordance with details of this proposed fencing to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained thereafter in accordance with the details shown on the plans hereby approved and/or approved pursuant to this condition.

Reason - In the interests of the amenities of the area and of neighbouring properties. \*

- 7 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building(s) shall be used only for the purpose of a Use Class C2 care home and for no other purpose, including any other purpose within Use Class C2 without the prior permission of the Local Planning Authority.

Reason - For the avoidance of doubt; to ensure no harm arises to the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; to protect the amenities of neighbouring residential properties; and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 8 The care home shall provide a maximum of 50 client bed spaces only unless with the prior written permission of the Local Planning Authority.

Reason - In the interests of the safety and convenience of highway users.

- 9 For the avoidance of doubt, any staff accommodation to be provided within the care home the subject of this permission shall remain at all times occupied solely for purposes ancillary to the use of the property as a care home.

Reason - To ensure that there is no creation of self-contained residential accommodation to ensure no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise.

- 10 The care home the subject of this permission shall not be re-occupied until the 25 parking spaces shown to be

provided and/or made available for care home staff and/or visitors as shown on the approved plans have been constructed and/or made available for such use. Thereafter the parking spaces shall be kept available at all times for such parking purposes and shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision and retention of adequate off-street car parking to serve the development at all times.

- 11 The new parking spaces to be constructed on site shall be constructed and surfaced with water permeable materials.

Reason - To ensure adequate surface water drainage having regard to the requirements of adopted New Rushmoor Local Plan (2014-2032) Policy NE8.

- 12 Prior to the re-occupation of the care home the subject of this permission, notwithstanding the indications for landscape planting shown by the Landscape Proposals Plan hereby approved, a fully detailed landscape and planting scheme (to include landscape and boundary screening enhancement) shall be first submitted to and approved in writing by the Local Planning Authority. This shall, in particular, include landscape planting proposals in respect of the visual screening of the neighbouring residential properties adjoining the west boundary of the application site.

Reason - To ensure the development makes an adequate contribution to visual amenity and adequate screening of the site to/from adjoining residential properties to the west of the application site is provided. \*

- 13 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the re-occupation of the building the subject of this permission or the practical completion of the development hereby approved, whichever is the sooner.

Reason -To ensure the development makes an adequate contribution to visual amenity and the amenities of occupiers of adjoining residential properties are adequately protected.

- 14 Prior to the re-occupation of the care home the subject of

this permission details of all external lighting to be installed within the site and/or on the exterior of the care home building shall be submitted to and approved by the Local Planning Authority. The submitted details shall indicate the purpose/requirement for the lighting proposed and specify the intensity, spread of illumination and means of controlling the spread of illumination (where appropriate). The external lighting proposals as may subsequently be approved shall be implemented solely in accordance with the approved details and retained thereafter solely as such unless otherwise first agreed in writing by the Local Planning Authority. With the exception of lighting identified and agreed as being necessarily required solely for maintaining the security of the site/building during night-time hours, no other external lighting shall be used/operated during night-time hours (2300 to 0700 hours daily) unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of the amenities of nearby residential properties; and to ensure that there is no unnecessary use of lighting at the site.

15 Prior to the commencement of development a Construction & Traffic Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:

- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
- (b) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
- (c) the provision to be made for any storage of building and other materials on site;
- (d) measures to prevent mud from being deposited on the highway;
- (e) the programme for construction; and
- (f) the protective hoarding/enclosure of the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests of the safety and convenience of adjoining and nearby residential properties and the safety and convenience of highway users. \*

- 16 No works shall start on site until existing trees to be retained within and adjoining the site have been adequately protected from damage for the duration of site clearance and works and thereafter in accordance with the means, measures and proposals set out in the submitted Arboricultural Survey & Planning Integration Report hereby approved. In this respect no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason - To ensure that existing trees to be retained are adequately protected in the interests of the visual amenities of the site and the locality in general.

- 17 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.

- 18 Before any construction works in connection with the development hereby approved commences, a 10-year landscape management plan shall be submitted to, and approved by the Local Planning Authority. Two years after the landscaping has been completed a monitoring visit will be undertaken by a representative of the Local Planning Authority and the site ecologist to monitor management.

Reason - To ensure that the requirements of NPPF para 170-178, and Policies NE2, and NE4 of the adopted New Rushmoor Local Plan (2014-2032) are being delivered throughout the site.

**Application No. & Date Valid:** 19/00099/COUPP

**5th February 2019**

**Proposal:** Change of use from Public Open Space to private garden land at **44 Caswell Close Farnborough Hampshire GU14 8TD**

**Applicant:** Mr Nicholas Ratcliffe

**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 permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers: 1:1250 Scale Location Plan; 1:500 Scale Block Plan; 1:100 Scale Site Plan; Root Protection Area calculator; and Root Protection Statement.

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

3 Notwithstanding the tree protection statement submitted with the application and hereby approved, the proposed fencing works within the Root Protection Area of the adjoining amenity tree to be retained (as identified on the Site Plan hereby approved) shall, for the avoidance of doubt, be undertaken entirely in accordance with the following tree protection measures:-

(a) No machinery shall be used anywhere within the root protection area;

(b) Materials arising from the demolition of the existing wall to be removed where it is located within the root protection area shall be removed immediately from the root protection area;

(c) No demolition material shall be piled-up/stored and no building materials, plant or equipment shall be stored within the identified root protection area;

- (d) all post holes within the identified root protection area shall be dug with hand tools only;
- (e) should any roots in excess of 25mm in diameter be encountered when a post hole is being dug, the post hole shall be re-positioned to avoid and retain intact any tree roots of in excess of 25mm in diameter; and
- (f) concrete contamination of the root protection area shall be avoided by lining all post holes within the root protection area with polythene.

Reason - To protect the adjacent amenity tree from development harm.

during the construction period within the rooting zone of ~ tree(s)

Reason - To ensure that existing trees are adequately protected and to preserve their amenity value.

- 4 The new fence hereby approved to be provided to enclose the land the subject of the application within the garden area of No.44 Caswell Close shall match as closely as possible the visual appearance and method of construction (close-boarded) of the existing boundary fencing to be removed.

Reason - To ensure satisfactory external appearance.\*

# LICENSING, AUDIT AND GENERAL PURPOSES COMMITTEE

Meeting held on Monday, 25th March, 2019 at the Council Offices, Farnborough at 7.00 pm.

## Voting Members

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

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

## 35. MINUTES

The minutes of the meeting held on 28th January, 2019 were approved and signed by the Chairman.

## 36. PAY POLICY STATEMENT

The Committee considered the Executive Director (Customers, Digital and Rushmoor 2020) Report No. ED1904, which sought approval for a Pay Policy Statement for 2019/20. The Pay Policy Statement set out the framework within which pay was determined within the Council and provided an analysis comparing the remuneration of the Chief Executive with other employees of the authority.

The Committee noted that the comparisons looked at the ratio between the Chief Executive and the full-time equivalent salary for a permanent member of staff employed in the lowest grade within the structure. The ratio for 2019/20 was 6.7:1, which was a small change on 2018/19's ratio of 7:1. The second ratio included within the analysis looked at the relationship between the median remuneration of all staff compared to the Chief Executive. It was noted that there had been no change to this ratio since the previous statement and remained at 3.8:1.

The Committee **RECOMMENDED TO THE COUNCIL** that approval be given to the Pay Policy Statement 2019/20, as set out in the Executive Director (Customers, Digital and Rushmoor 2020) Report No. ED1904.

### 37. **INTERNAL AUDIT - UPDATE REPORT**

The Committee considered the Audit Manager's Report No. AUD1902, which set out work carried out by Internal Audit for Quarter 4 and an overview of work expected to be completed in Quarter 4 2018/19 and Quarter 1 2019/20.

It was noted that audit work carried out within Quarter 4 included: IT access controls; weekly refuse and recycling contract; Benefits; Sales Ledger; Recovery; card payments follow-up; and, parking machine income follow-up. Full details were set out in Appendix A to the Report. The Committee was advised that a significant element of the 2018/19 Audit Plan had been due to be delivered in Quarter 4. Whilst there had been progress against the Plan since the previous update, there were a number of audits that might not be completed in the 2018/19 financial year. However, the work was expected to be delivered in April/May 2019. The Report set out the outstanding audits and these included:

- Finance – contract management
- Corporate Leadership Team – corporate governance
- Legal – purchase of property follow-up
- Finance – contract letting and tendering follow-up
- IT – portable equipment follow-up
- Planning – planning applications
- Housing – Disabled Facilities Grants
- Finance – Capital Programme Management
- Corporate Leadership Team – risk management

During discussion, questions were raised regarding the different categories of assurance given and the cause of the slippage of work and these were answered by the Audit Manager and the Executive Head of Finance.

**RESOLVED:** That the Audit Manager's Report No. AUD1902 be noted.

### 38. **GOVERNMENT CONSULTATION ON GUIDANCE TO TAXI AND PRIVATE HIRE LICENSING AUTHORITIES**

The Committee considered the Head of Operational Services' Report No. OS1905, which gave details of a Department for Transport consultation on proposed statutory guidance to licensing authorities responsible for the taxi and private hire licensing regimes; functions which were currently provided by the Licensing Team in Operational Services.

It was noted that, following a number of high profile failures resulting in child sexual abuse and exploitation, the Department for Transport had prepared new guidance to licensing authorities that sought to enhance the regulation of the industry and better safeguard its users. In particular, the proposed guidance sought to bolster the regulation of the taxi and private hire sector by introducing new guidelines concerning driver safeguarding awareness and training, language proficiency, in-cab CCTV, enhanced background checks and multi-agency working and information sharing. The proposed guidance was open to public consultation until 22nd April, 2019.

During discussion, comments were made regarding the cost of processing applications, the enhanced DBS check, increased workloads for the Licensing Team, in-cab CCTV and telematics and the cost to owners/drivers. It was agreed that a submission would be made on behalf of the Committee, to be drafted by Mr J. McNab (Environmental Health Manager) in consultation with the Chairman incorporating the points raised at the meeting.

**RESOLVED:** That

- (i) the Head of Operational Services' Report No. OS1905 be noted; and
- (ii) Mr J. McNab (Environmental Health Manager) be authorised to draft a response on behalf of the Committee in consultation with the Chairman.

**NOTE:** Cllr M.S. Choudhary declared a personal interest in this item in respect of his profession and remained in the meeting during the discussion and voting thereon.

**39. 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 undermentioned item to avoid the disclosure of exempt information within the paragraph of Schedule 12A to the Local Government Act, 1972, indicated against such item:

<b>Minute No.</b>	<b>Schedule 12A Para. No.</b>	<b>Category</b>
40	1	Information relating to an individual

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

**40. RUSHMOOR COMMUNITY AWARD 2019**

The Committee considered the Head of Democracy, Strategy and Partnerships' Exempt Report No. DSP1904, which provided details of nominations received for Rushmoor's Community Award 2019. The Report gave details of how the scheme had been publicised and gave details of the criteria against which nominations would be assessed and compared. The Report explained that the purpose of the scheme was to recognise outstanding achievements in the Borough by local people and particularly to mark long-term commitment.

Members discussed the merits of the nominations which had been set out in an appendix to the Report, taking account of the advice from the Head of Democracy, Strategy and Partnerships. After careful consideration of the nominations received, the Committee agreed that Ms. Stella Olivier and Ms. Sue Skippage should each be selected for the Award. In the case of Ms. Olivier, this would be in recognition of her contribution to the community through her role at Farnborough Community Centre for

over 20 years. In the case of Ms. Skippage, this would be in recognition of her contribution to the community through her involvement in the Source Young People's Charity, Mustard Seed Autism Trust, Fit Lives, the lunch club for older people at St. Peter's Church, Farnborough and many other activities through the Church. This service had been for a period of 20 years.

**RESOLVED:** That Ms. Stella Olivier and Ms. Sue Skippage be each selected to receive Rushmoor's Community Award 2019.

The meeting closed at 7.52 pm.

CLLR J.E. WOOLLEY (CHAIRMAN)

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