

# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 6th November, 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 R.M. Cooper  
Cllr A.H. Crawford  
Cllr P.J. Cullum  
Cllr Mara Makunura  
Cllr P.F. Rust

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar, Cllr C.P. Grattan and Cllr C.J. Stewart.

## **Non-Voting Member**

Cllr Marina Munro (Planning and Economy Portfolio Holder) (ex officio)

## **28. DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **29. MINUTES**

The Minutes of the meeting held on 18th September, 2019 were approved and signed by the Chairman.

## **30. PLANNING APPLICATIONS**

**RESOLVED:** That

- (i) 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. PLN1952, be noted; and
- (ii) the following application be determined by the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman:

- \* 17/00914/OUTPP (Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot);
- (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);
  - 19/00409/FULPP (No. 117 Farnborough Road, Farnborough);
  - 19/00432/PINS (Esso Pipeline);
  - 19/00517/FULPP (Units 2A and 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough);
  - 19/00599/FULIA (Farnborough International Exhibition and Conference Centre, ETPS Road, Farnborough);
  - \* 19/00690/TPOPP (No. 105 Campbell Fields, Aldershot);
  - \* The Head of Economy, Planning and Strategic Housing’s Report No. PLN1952 in respect of these applications was amended at the meeting

**31. REPRESENTATIONS ON APPLICATIONS**

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>
17/00914/OUTPP	Blandford House and Malta Barracks Development Site, Shoe Lane, Aldershot	Mr. P. Reneaux	Against

**32. APPLICATION NO. 17/00914/OUTPP - BLANDFORD HOUSE AND MALTA BARRACKS DEVELOPMENT SITE, SHOE LANE, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing’s Report No. PLN1952 (as amended at the meeting) regarding the outline planning application for the development of up to 180 dwellings (including the conversion of Blandford House and retention of three existing dwellings) including access, internal

roads, demolition of buildings, amenity space, green infrastructure and sustainable drainage systems (Matters for Approval – Access Only) to include full approval of details for the provision of 13.7ha of Suitable Alternative Natural Greenspace (SANG) and associated car park (18 spaces).

The Committee was reminded that it had approved a previous outline planning application for the development in March 2018 and noted that, due to the complexity of the matters surrounding the development, the negotiation process had significantly exceeded the deadline for issuing the original planning permission. Whilst there were no material changes to the planning application from that approved in 2018, aspects of the following matters required to be updated:

- SANG Delivery Strategy;
- Conditions and Section 106 Legal Agreement
- Shadow Appropriate Assessment

**RESOLVED:** That:

- (i) subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure the measures set out in (but not restricted to) the Heads of Terms of the Agreement as set out in Report No. PLN1952 (as amended at the meeting), the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in Report No. PLN1952 (as amended at the meeting) and the Corporate Manager – Legal Services to settle the detailed terms of the Section 106 agreement;
- (ii) in the event of failure to complete the agreement by 28th February, 2020, the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that inadequate provision was made in respect of SPA mitigation, affordable housing, open space, play areas, and transport obligations and contributions.

### 33. **ESSO PIPELINE PROJECT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1953 which set out the current position with regard to the proposed renewal and partial realignment of the existing Southampton to London fuel pipeline which crosses Rushmoor.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. PLN1953 be noted.

### 34. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1954 regarding an alleged breach of a change of use of a garage to form a habitable room.

The Committee was advised that the garage had been built in 1981 with a planning condition placed on the development in respect of parking space. Whilst the garage had been converted into a habitable room in breach of this condition, a site visit had established that the property still met the Council's current adopted car parking standard of three spaces for a property of this size. In view of this, the Committee was advised that, were an application to be submitted to regularise the conversion of the garage, it would receive a recommendation that permission be granted.

**RESOLVED:** That no further action be taken.

### 35. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1955 concerning the following appeal decisions:

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
18/00466/FULLPP	Against the refusal of planning permission for the erection of extensions and alterations to existing office building (Use Class B1) at Pinehurst House, No. 117 Farnborough Road, Farnborough, to facilitate conversion and change of use to residential use (Use Class C3) to provide 113 flats (comprising 7 x studio, 52 x one-bedroom; 52 x two-bedroom and 2 x three-bedroom units), retention/provision of 199 on-site parking spaces and use of existing vehicular access to Farnborough Road, and landscaping including creation of new landscaped podium amenity courtyard.	Allowed
18/00677/FUL	Against the refusal of planning permission for the demolition of garage and outbuildings at No. 1 Coldharbour Lane, Farnborough, and the erection of a two-storey building comprising two flats with associated parking, access and amenity space and retention of No. 1 Coldharbour Lane on a reduced curtilage.	Dismissed
18/00697/FULPP	Against the refusal of planning permission for the demolition of side extension and outbuilding at No. 6	Dismissed

Church Avenue, Farnborough, and the erection of one detached three-bedroom house with attached garage and new access to highway for existing property.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. PLN1955 be noted.

36. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JULY - SEPTEMBER 2019**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1956 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 July to 30th September, 2019.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. PLN1956 be noted.

The meeting closed at 8.10 pm.

CLLR B.A. THOMAS (CHAIRMAN)

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