

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 4th December, 2019 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr B.A. Thomas (Chairman)

Cllr Mrs. D.B. Bedford

Cllr R.M. Cooper

Cllr A.H. Crawford

Cllr P.J. Cullum

Cllr C.P. Grattan

Cllr Mara Makunura

Cllr C.J. Stewart

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar, Cllr J.H. Marsh and Cllr P.F. Rust.

Non-Voting Member

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

37. DECLARATIONS OF INTEREST

There were no declarations of interest.

38. MINUTES

The Minutes of the meeting held on 6th November, 2019 were approved and signed by the Chairman.

39. 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:

* 19/00599/FULIA (Farnborough International Exhibition and Conference Centre, ETPS Road, Farnborough);

19/00690/TPOPP (No. 105 Campbell Fields, 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. PLN1958, be noted; and

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

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

19/00517/FULPP (Units 2A and 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough);

- (iv) the receipt of a petition in respect of the following application be noted:

19/00432/PINS (ESSO Fuel Pipeline);

- * The Head of Economy, Planning and Strategic Housing's Report No. PLN1958 in respect of this application was amended at the meeting

40. **ESSO PIPELINE PROJECT**

The Head of Economy, Planning and Strategic Housing gave an oral update on the current position with regard to the application (our ref: 19/00432/PINS) submitted to the Planning Inspectorate for a Development Consent Order in respect of a Major Infrastructure Project to permit the renewal and partial realignment of an existing Southampton to London fuel pipeline which crossed Rushmoor Borough.

The Committee was advised that the issues affecting Rushmoor had been well aired, both by the Council and by residents. The Council had submitted initial comments on the proposals and dialogue with ESSO was continuing, with particular emphasis on the impact on Queen Elizabeth Park.

The Committee noted the update and asked the Head of Economy, Planning and Strategic Housing to liaise with the Communications team to seek to facilitate improved communications with residents on this project.

RESOLVED: That the report be noted and the Head of Economy, Planning and Strategic Housing be requested to progress the agreed action.

41. **MEUDON HOUSE - PLANNING REF: 19/00337/FULPP**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1961, which recommended that planning permission be granted on the basis of a Section 106 legal agreement with Heads of Terms which differ from those set out in a resolution relating to the same application dated 18th September, 2019. Members were reminded that in September 2019 they had resolved to grant planning permission 19/00337/FULPP for the demolition of the existing building and the erection of 205 open market dwellings in the form of one substantial six storey apartment building (93 one-bedroom flats and 80 two-bedroom flats) and 32 three-

bedroom townhouses. This resolution was subject to conditions and a s106 legal agreement which was to include an affordable housing re-test mechanism.

The Committee was advised that the applicants, Bellway Homes, had concerns regarding the late stage review mechanism in respect of affordable housing and had put forward three offers to the Council in lieu of this review. In considering these options, input had been sought from the Council's Housing Strategy and Enabling Manager, with the preferred option providing the certainty to deliver 20 units of affordable housing, of which 14 would be affordable rented and would address an immediate housing need in the Borough.

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 set out in Report No. PLN1961, the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to grant planning permission.
- (ii) in the event of failure to complete a satisfactory Section 106 planning obligation by 4th 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 the proposal fails to make appropriate provision for affordable housing and open space, nor mitigate its impact on the highway and the Thames Basin Heaths Special Protection Area, contrary to the relevant policies of the Council's Development Plan and associated supplementary planning guidance.

42. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 59
FIELD WAY, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1959 regarding unauthorised internal works carried out not in accordance with planning permission 14/00585/FUL, dated 3rd September, 2014, for the conversion of an existing garage to form a habitable room, erection of a single storey front extension, first floor side extension and part two and single storey rear extension.

The Committee was advised that the extension had been configured and was in use as a separate dwelling. Undertakings to remedy the breach of planning control given by the owner in June 2015, in response to a Planning Contravention Notice, had not been honoured. In addition, the Committee noted that the occupiers had recently attempted to deny access to Council officers to carry out inspections of the property.

RESOLVED: That the Committee note the decision by the Head of Economy, Planning and Strategic Housing to instruct the Corporate Manager – Legal Services to issue an Enforcement Notice in accordance with the Council's Scheme of Delegation, more particularly specified in the Head of Economy, Planning and Strategic Housing's Report No. PLN1959.

43. APPEALS PROGRESS REPORT

(1) New Appeals

Address	Description
No. 91 Cranmore Lane, Aldershot	Against the refusal of planning permission for the erection of a single-storey side extension and alterations to detached garage to form a store. It was noted that this appeal would be dealt with by means of the written procedure.
No. 182 Lower Farnham Road, Aldershot	Against the refusal of planning permission for the erection of a two-storey rear extension. It was noted that this appeal would be dealt with by means of the written procedure.

(2) Appeal Decisions

Application / Enforcement Case No.	Description	Decision
18/00251/FULPP	Against the Council's refusal of planning permission for the demolition of existing building and the erection of part 3, part 4 and part 5-storey building containing 23 flats (2 x studios, 13 x one bedroom and 8 x two bedroom) and two retail units, with associated bin and cycle storage at Willow House, No. 23 Grosvenor Road, Aldershot.	Dismissed
19/00213/FULPP	Against the Council's refusal of planning permission for the demolition of existing buildings and erection of a new building part 3 and part 4 storey with a mix of 11 dwellings with associated parking, access, cycle and bin provision at No. 206 Sycamore Road, Farnborough.	Dismissed
18/00493/TPOPP	Against the Council's refusal of consent to fell a preserved oak tree at the rear of Nos. 26 and 28 Randolph Drive, Farnborough	Dismissed

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. PLN1960 be noted.

The meeting closed at 7.50 pm.

CLLR B.A. THOMAS (CHAIRMAN)
