

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 21st July, 2021 at the Council Chamber, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr C.J. Stewart (Chairman)
Cllr L. Jeffers (Vice-Chairman)

Cllr P.I.C. Crerar
Cllr Michael Hope
Cllr J.H. Marsh
Cllr Nadia Martin
Cllr S.J. Masterson
Cllr T.W. Mitchell
Cllr Sophie Porter
Cllr Nem Thapa

Non-Voting Member

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

An apology for absence was submitted on behalf of Cllr Mrs. D.B. Bedford.

12. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declarations of interest were made. All Members who had or believed that they had any interest under Rushmoor Borough Council's Councillor Code of Conduct, adopted in April 2021, in any matter to be considered at the meeting disclosed that interest at the start of the meeting or as soon as possible thereafter and took the necessary steps in light of their interest as to any participation in the agenda item:

Member	Application No. and Address	Interest	Reason
Cllr Nem Thapa	21/00333/FULPP Parsons Barracks Car Park, Ordnance Road, Aldershot	For noting	Has been lobbied by BCCUK but has remained neutral before the meeting

Cllr Sophie Porter	21/00333/FULPP Parsons Barracks Car Park, Ordnance Road, Aldershot	For noting	Attends the Temple adjacent to site for services and is an acquaintance of some of the members, however her mind remains open on the planning application
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13. 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 a decision was reached.

Application No.	Address	Representation	In support of or against the application
21/00333/FULPP	Parsons Barracks Car Park	Mr. G. Inglis	Against
		Ms. J. Kemp	In support
21/00231/FULPP	Nos. 209-211 Lynchford Road, Farnborough	Mr. M. Ford	Against
		Ms. K. Collins	In support

14. MINUTES

Subject to the amendments as follows, the minutes were agreed and signed by the Chairman:

Declarations of interest – to be amended to read:

“Having regard to the Members’ Code of Conduct, the following declarations of interest were made. All Members who had or believed that they had any interest under Rushmoor Borough Council’s Councillor Code of Conduct, adopted in April 2021, in any matter to be considered at the meeting disclosed that interest at the start of the meeting or as soon as possible thereafter and took the necessary steps in light of their interest as to any participation in the agenda item.”

Next to the names of Cllr Bedford and Cllr Masterson, it was agreed that, rather than saying “non-registerable”, the minutes should be amended to read “for noting”. In

addition, next to Cllr Stewart in relation to the two Conference Centre items and the Aldershot Heritage Trail item, the minutes should be amended to state “for noting”.

15. APPOINTMENT TO THE STANDING CONSULTATION GROUP

RESOLVED: That the appointment of Cllr J.H. Marsh to the vacant place on the Standing Consultation Group for the remainder of the 2021/22 Municipal Year be agreed.

16. PLANNING APPLICATIONS

RESOLVED: That

(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:

* 21/00333/FULPP Parsons Barracks Car Park, Ordnance Road, Aldershot

(ii) the following application be determined by the Head of Economy, Planning and Strategic Housing in consultation with the Chairman:

* 21/00231/FULPP Nos. 209-211 Lynchford Road, Farnborough

(iii) 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. EPSH2119, be noted;

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

20/00400/FULPP Land at former Lafarge site, Hollybush Lane, Aldershot

21/00271/FULPP Block 3, Queensmead, Farnborough

21/00074/FULPP ASDA Click and Collect Facility, Farnborough

* The Head of Economy, Planning and Strategic Housing’s Report No. EPSH2119 in respect of these applications was amended at the meeting

17. APPLICATION NO. 21/00333/FULPP - PARSONS BARRACKS CAR PARK, ORDNANCE ROAD, ALDERSHOT

The Committee received representations from Mr. Gerald Inglis (against) and Ms. Jo Kemp (in support) before considering the Head of Economy, Planning and Strategic Housing’s Report No. EPSH2119 in respect of Planning Application No. 21/00333/FULPP (Parsons Barracks Car Park, Ordnance Road, Aldershot). The Report was updated and amended at the meeting.

The application was for the erection of a three-storey, 66 bed residential care home for elderly people needing dementia support with associated car parking, access and landscaping.

During deliberations, the Committee raised questions regarding the overall car parking capacity in the town centre taking into account the loss of the Parsons Barracks Car Park. In response, the Committee was advised that work had been done using the Aldershot Parking Study and this showed there would be sufficient parking spaces available in the town centre, even allowing for the loss of the Co-op and High Street Car Parks. Members were also advised of the average daily usage figures for 2019 of the Parsons Barracks Car Park. Members were reminded that the planning application included five public spaces which would be provided on site and would be protected for public use by a planning condition (as amended at the meeting). It was also explained that the current thirteen spaces that were on the access road to Aldershot Town Football Club adjacent to the Parsons Barracks Car Park were not part of the planning application site and would therefore remain available for public use. These were currently thirteen generous parking spaces that could be changed to provide parking for fifteen vehicles.

RESOLVED: That planning permission be approved, subject to the conditions and informatives set out in the Head of Economy, Planning and Strategic Housing's Report No. EPSH2119 and as amended at the meeting.

18. **APPLICATION NO. 21/00231/FULPP - NOS. 209-211 LYNCHFORD ROAD, FARNBOROUGH**

The Committee received representations from Mr. Mark Ford (against) and Ms Kay Collins (in support) before considering the Head of Economy, Planning and Strategic Housing's Report No. EPSH2119 in respect of Application No. 21/00231/FULPP (Nos. 209-211 Lynchford Road, Farnborough), which was updated and amended at the meeting.

The application was for the erection of an apartment building and ten terraced houses, comprising a total of seventeen dwellings (three 1-bedroom, four 2-bedroom and ten 3-bedroom) with associated landscaping and parking, with vehicular access from Morris Road, following the demolition of all buildings on the site.

RESOLVED: That, subject to:

- (i) the completion of a satisfactory Section 106 Planning Agreement between the applicants and Rushmoor Borough Council by 30th September 2021 to secure the required Thames Basin Heaths Special Protection Area, Strategic Access Management and Monitoring and Public Open Space financial contributions and to ensure the development is subject to a late-stage economic viability review and to prevent ground rents being made in view of affordability;
- (ii) receipt of amended surface water drainage plans and details and Hampshire County Council as Lead Local Flood Authority confirming that they have no objections to the proposals as amended in this respect;

- (iii) any additional condition necessary as a result of representations from Hampshire County Council as Lead Local Flood Authority arising from assessment of the submitted amended surface water drainage plans;
- (iv) receipt of habitat survey information and the Council's Ecology and Biodiversity Officer confirming that they have no objections to the proposals as amended in this respect; and
- (v) any additional condition necessary as a result of assessment by the Council's Ecology and Biodiversity Officer of habitat survey information

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. EPSH2119 (as amended at the meeting).

19. APPEALS PROGRESS REPORT

Application No.	Description	Decision
20/00830/FULPP	Against the refusal of planning permission for the erection of a detached garage to the front of No. 68 Pierrefondes Avenue, Farnborough.	Dismissed
19/00237/EDC	Against the refusal of a Certificate of Lawful Existing Use in respect of the use of the dwelling house at No. 68 Salisbury Gardens, Farnborough as a House in Multiple Occupation with eight bedsitting rooms and shared facilities has been withdrawn by the appellant.	Withdrawn

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2120 be noted.

20. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

Enforcement Reference No.	Description of Breach
21/00103/UNTIDY	The property at No. 1 Blunden Road, Farnborough is a semi-detached bungalow located in a prominent position close to the junction of Blunden Road and West Heath Road. The property has been brought to the attention of the Council's Corporate Empty Homes Group and has an absentee owner who is refusing to engage with the Council to keep the property tidy. In this respect the owner has been provided with ample opportunity to take the necessary steps in this respect.

The long-term failure to keep the external areas of the

property tidy and free from thick undergrowth with weeds, which is considered to have a material impact on the visual character and appearance of the area. The overgrowth has, this year, now completely covered the on-site parking spaces at the property such that it is no longer possible to park on the property. As such, it is considered appropriate for the Council to take enforcement action using Section 215 of the Town and Country Planning Act 1990 to require the external areas of the property to have the overgrowth of vegetation removed.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2121 be noted.

21. **ESSO PIPELINE UPDATE**

The Head of Economy, Planning and Strategic Housing updated the Committee on the current position with regard to the Development Consent Order issued in respect of the major infrastructure project to renew and partially re-align the Southampton to London fuel pipeline which crosses the Borough of Rushmoor (RBC Ref: 19/00432/PINS).

It was noted that the Council had opposed the process being taken by Esso regarding the issue of trenching in Queen Elizabeth Park in Farnborough. It was therefore necessary for the Council to make some decisions within the terms of the Development Consent Order and how far the Council was able to exercise its judgement. The Council has appointed a Barrister, through whom a significant number of clarifications had been sought. It was expected to have an answer from Esso within the next few days. The main issue of concern for the Council was how trenching might impact on surrounding trees.

The Committee was advised that the Leader of the Council and the Member of Parliament for Aldershot had written to Esso to request that the company takes account of concerns regarding plans for Queen Elizabeth Park in Farnborough.

Members would be kept updated on issues and officers were in regular consultation with the Chairman of the Committee and the Cabinet Portfolio Holder.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's update be noted.

The meeting closed at 8.48 pm.

CLLR C.J. STEWART (CHAIRMAN)
