

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 27th May, 2020 at 7.00 pm
via Microsoft Teams and streamed live.

Voting Members

Cllr J.H. Marsh (Chairman)
Cllr C.J. Stewart (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr J.B. Canty
Cllr R.M. Cooper
Cllr P.I.C. Crerar
Cllr P.J. Cullum
Cllr K. Dibble
Cllr C.P. Grattan
Cllr Nadia Martin
Cllr B.A. Thomas

Non-Voting Member

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

1. DECLARATIONS OF INTEREST

There were no declarations of interest.

2. MINUTES

The Minutes of the meeting held on 11th March, 2020 were approved and signed by the Chairman.

3. 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:

20/00213/FULPP (Kings Moat Car Park, Westmead, 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. EPSH2013, be noted;

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

- * 19/00873/FULPP (Nos. 2-4 Mount Pleasant Road, Aldershot);
- * 20/00229/FULPP (Woodcot Court, No. 2A Woodcot Gardens, Farnborough);
- 20/00248/FULPP (No. 29 Whites Road, Farnborough);

(iv) 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);
- 20/00149/FULPP (Units 2A & 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough);
- 20/00171/FULPP (Development at Union Street, Aldershot);
- 20/00287/FULPP (Land at Solartron Retail Park, Solartron Road, Farnborough);
- 20/00301/FULPP (Farnborough College of Technology, Boundary Road, Farnborough).

- * The Head of Economy, Planning and Strategic Housing's Report No. EPSH2013 in respect of these applications was amended at the meeting

4. 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.

Application No.	Address	Representation	In support of or against the application
19/00873/FULPP	Nos. 2-4 Mount Pleasant Road, Aldershot	Ms. E. Wicks	Against

5. **APPLICATION NO. 19/00873/FULPP - NOS. 2-4 MOUNT PLEASANT ROAD, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2013 (as amended at the meeting) regarding the erection of 17 dwellings (11x3 beds, 4x2 beds and 2x1 bed) with associated parking and landscaping, following the demolition of the existing industrial buildings.

In discussion, the concern over parking was raised a number of times. The Committee was advised that denying planning permission on highways grounds was only justified and appropriate where the safety or convenience of highway users would be subject to 'severe' harm. The parking stress and availability survey did not indicate such a detrimental impact and any refusal on the grounds of parking congestion would not be sustainable were the applicant to submit such an appeal.

RESOLVED: That:

- (i) subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 30th June, 2020 to secure Special Protection Area and Public Open Space financial contributions and on-site provision of six affordable housing units as set out in the Report (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. EPSH2013 (as amended at the meeting);
- (ii) in the event that a satisfactory S106 Agreement was not received by 30th June, 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 does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted New Rushmoor Local Plan Policy NE1; and appropriate financial contribution in respect of Public Open Space in accordance with Policy DE6 of the adopted New Rushmoor Local Plan (2014-2032); and appropriate provision of on-site affordable housing in accordance with Policy LN2 of the adopted New Rushmoor Local Plan (2014-2032).

6. **APPLICATION NO. 20/00229/FULPP - WOODCOT COURT, NO. 2A WOODCOT GARDENS, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2013 (as amended at the meeting) regarding the proposed change of use from general industrial (Use Class B2) to residential (Use Class C3), including the demolition of the existing buildings and the erection of seven two-storey houses

(comprising 5 x 3-bedroom 4-person occupancy and 2 x 4-bedroom 5-person units), landscaping and associated works.

RESOLVED: That:

- (i) subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 7th August, 2020 to secure the SAMMs Special Protection Area contribution as set out in the Report, 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. EPSH2013 (as amended at the meeting);
- (ii) in the event that a satisfactory S106 Agreement was not received by 7th August, 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 does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted New Rushmoor Local Plan Policy NE1.

7. APPLICATION NO. 20/00248/FULPP - NO. 29 WHITES ROAD, FARNBOROUGH

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2013 regarding the proposed new attached 3-bedroom 4-person occupancy dwelling house following demolition of existing garage; and provision of a pair of forecourt parking spaces to both the existing dwelling (No. 29) and the proposed new house (amended scheme following withdrawal of 2-bedroom new house scheme 20/00138/FULPP).

RESOLVED: That:

- (i) subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 17th June, 2020 to secure the Special Protection Area contributions as set out in the Report, 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. EPSH2013;
- (ii) in the event that a satisfactory S106 Agreement was not received by 17th June, 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 does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special

Protection Area Interim Avoidance and Mitigation Strategy and adopted New Rushmoor Local Plan Policy NE1.

8. ESSO PIPELINE PROJECT

The Head of Economy, Planning and Strategic Housing gave an 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 the Borough.

The Committee was advised that the Examination had concluded on 9th April, 2020, with the Council submitting final documents to the Examination Panel on 2nd April, 2020, and, with the Examination Panel's permission, further documents were submitted during the following week. ESSO submitted a case on 9th April, 2020. The Council was concerned that ESSO had questioned the Council's open-mindedness with regard to the method of construction in Queen Elizabeth Park. The Council had sought throughout to ensure that ESSO properly and fully considered the alternative options to minimise impact on the trees and park, and had been clear that it was not close-minded. The Examination Panel had three months to make a recommendation to the Secretary of State, who then had a further three months to make a decision.

It was noted that the Council was having ongoing discussions with ESSO in relation land agreements as Compulsory Acquisition of Rights was part of National Infrastructure Enquiries. The Council would ensure that, in negotiating these, it did not prejudice its position on Queen Elizabeth Park.

RESOLVED: That the report be noted.

9. URGENT ACTION - BLANDFORD HOUSE AND MALTA BARRACKS, SHOE LANE, ALDERSHOT

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2018, regarding urgent decisions, made in consultation with the Chairman on 30th April, 2020, and the Vice-Chairman on 5th May, 2020, to extend the deadline for the completion of the legal agreement in respect of 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).

Members were reminded that the Committee had resolved to grant planning permission on 6th November, 2019 for the above development, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 28th February, 2020. At its meeting on 11th March, 2020, the Committee approved an amendment to allow for additional flexibility in the timescale beyond the then completion deadline date of 27th March, 2020, to be

agreed by the Head of Economy, Planning and Strategic Housing in consultation with the Chairman, should it prove necessary.

The Committee noted that the legal agreement was completed on 15th May, 2020, and noted the changes to the conditions necessary to provide consistency with the negotiated terms of the s106 legal agreement. The key changes to conditions 20, 24 and 25 were set out in the Report.

RESOLVED: That the Report be noted.

10. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

(i) **No. 148 Marrowbrook Lane, Farnborough –**

The Committee was advised that the overlooking issues in respect of a playhouse erected in the rear garden of the above property had been rectified and, were an application to be submitted to regularise the breach of planning control, it would be granted.

RESOLVED: That the decision taken in accordance with the Council's Scheme of Delegation and outlined in the Head of Economy, Planning and Strategic Housing's Report No. EPSH2014 (as amended at the meeting in respect of this item) that no further action be taken in respect of this property, be noted.

(ii) **'Briarwood', Sorrel Close, Farnborough –**

The Committee noted that the property had been vacant and unused for some years and had been shuttered-up due to persistent problems with vandalism and unauthorised access. Following a fire in autumn 2019, the roof of the building was largely missing and open to the weather. It was considered that the amenity of the surrounding area was adversely affected by the continued presence of the building in its current state. Given the reluctance of the property owner to demolish the building and the lack of planning proposals forthcoming, the Council intended to serve an 'Untidy Site Notice' on the property.

RESOLVED: That the decision to instruct the Council's Corporate Manager – Legal Services to prepare and serve an 'Untidy Site Notice' under Section 215 of the Town & Country Planning Act 1990 to require the demolition of the buildings at the site and the removal of the demolition materials from the site within an appropriate time period to be considered in consultation with the Council's Building Control Manager, more particularly specified in the Head of Economy, Planning and Strategic Housing's Report No. EPSH2014, be noted.

11. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2015 concerning the following appeal decisions:

Application / Enforcement Case No.	Description	Decision
19/00367/FULPP	Against the refusal of planning permission for the erection of a two-storey side extension at No. 145 Alexandra Road, Farnborough.	Dismissed
19/00606/ADVPP	Against the refusal for the display of one advertising billboard measuring 6m x 2m on side wall of No. 101 Ash Road, Aldershot	Dismissed

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2015 be noted.

12. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY - MARCH 2020 AND FOR THE FINANCIAL YEAR 2019-2020**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2016 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 January to 31st March, 2020. The Report also provided summary figures for the financial year 2019-2020.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2016 be noted.

13. **APPOINTMENTS TO STANDING CONSULTATION GROUP**

RESOLVED: That the Chairman and Vice-Chairman and Cllrs D.B. Bedford and C.P. Grattan be appointed to the Standing Consultation Group for the 2020/21 Municipal Year.

14. **APPOINTMENTS TO DEVELOPMENT MONITORING GROUPS**

(1) **Farnborough Town Centre -**

RESOLVED: That the Vice-Chairman and the three Empress Ward Councillors be appointed to the Farnborough Town Centre Development Monitoring Group for the 2020/21 Municipal Year.

(2) **North Town, Aldershot -**

RESOLVED: That the Chairman and the two North Town Ward Councillors be appointed to the North Town Development Monitoring Group for the 2020/21 Municipal Year.

(3) **Wellesley – Aldershot Urban Extension -**

RESOLVED: That the Vice-Chairman and the three Wellington Ward Councillors be appointed to the Wellesley Development Monitoring Group for the 2020/21 Municipal Year.

The meeting closed at 9.10 pm.

CLLR J.H. MARSH (CHAIRMAN)
