

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 24th June, 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 C.P. Grattan
Cllr Nadia Martin
Cllr B.A. Thomas

Apologies for absence were submitted on behalf of Cllr K. Dibble.

Cllr Sophie Porter attended the meeting as a Standing Deputy.

Non-Voting Member

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

15. DECLARATIONS OF INTEREST

There were no declarations of interest.

16. MINUTES

The Minutes of the meeting held on 27th May, 2020 were approved and signed by the Chairman.

17. 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. EPSH2020, be noted;
- (ii) the following applications be determined by the Head of Economy, Planning

and Strategic Housing, in consultation with the Chairman:

- * 20/00171/FULPP (Development at Union Street, Aldershot);
- * 20/00287/FULPP (Land at Solartron Retail Park, Solartron Road, Farnborough);

(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);

20/00149/FULPP (Units 2A & 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough);

20/00301/FULPP (Farnborough College of Technology, Boundary Road, Farnborough).

- * The Head of Economy, Planning and Strategic Housing's Report No. EPSH2020 in respect of these applications was amended at the meeting

18. **APPLICATION NO. 20/00171/FULPP - DEVELOPMENT AT UNION STREET, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2020 (as amended at the meeting) regarding the demolition of the existing buildings and construction of 100 residential units (Use Class C3) and 128 student units (Sui Generis) together with 2,237sm (GEA) of flexible retail/commercial/business/community floor space (Use Class A1-A5,B1,D1), public realm enhancements including hard and soft landscaping and associated access, servicing, car parking and cycle parking.

RESOLVED: That subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 or such other suitable alternative legal mechanisms to secure the planning obligations as set out in the Report (as amended at the meeting):

- (A) the Head of Economy, Planning and Strategic Housing be authorised to grant planning permission subject to the conditions and informatives set out in Report No. EPSH2020 (as amended at the meeting); and
- (B) The Head of Economy, Planning and Strategic Housing, in consultation with the Chairman of the Development Management Committee, be authorised, prior to the issue of planning permission, to:
 - i) add, delete or vary conditions as best required for securing the planning obligations;
 - ii) negotiate and agree the terms of any other agreements or

arrangements to secure planning obligations entered into with the Local Planning Authority, as the case may be.

19. **APPLICATION NO. 20/00287/FULPP - LAND AT SOLARTRON RETAIL PARK, SOLARTRON ROAD, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2020 (as amended at the meeting) regarding the refurbishment, extension and amalgamation of Units 3 and 4 Solartron Retail Park to facilitate new enlarged single retail premises (Class A1) to be used as a 'foodstore' and associated works to Unit 2 Solartron Retail Park, service yard and reconfiguration of the car park; relief from Conditions No. 3 (to allow unrestricted servicing) and No. 7 (to allow a revised layout of service yard) of Planning Permission 03/00502/FUL, dated 10th March, 2005.

RESOLVED: That, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 and/or Deed of Variation to the 2005 s106 Agreement, dated 12th May, 2005 to:

- (a) secure £16,500 for the implementation, evaluation and monitoring of the Travel Plan;
- (b) vary the terms of the 2005 s106 Agreement, dated 12th May, 2005 relating to Solartron Retail Park to allow the proposed amalgamated retail unit created from Units 3 and 4 to be used for the retail sale of foodstuffs and non-bulky goods

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. EPSH2020 (as amended at the meeting).

20. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

(i) **No. 61 Rowhill Avenue, Aldershot –**

The Committee noted that the carport, due to its scale, design and siting forward of the principal elevation of the property, did not respect the established character and building line of Rowhill Avenue and had resulted in an obtrusive and overbearing development, harmful to the amenity of neighbouring properties and the character and appearance of the streetscene. The development therefore conflicted with Policy DE1 (Design in the Built Environment) of the adopted Rushmoor Local Plan (2014-2032) and Supplementary Planning Document 'Home Improvements and Extensions February 2020'.

RESOLVED: That the decision to take enforcement action, taken in accordance with the Council's Scheme of Delegation and outlined in the Head of Economy, Planning and Strategic Housing's Report No. EPSH2021, be noted.

(ii) **No. 162 Fleet Road, Farnborough –**

The Committee noted that it was considered that the existing timber fencing and access gates and open sided outbuilding sited along the front boundary of the property gave rise to an unacceptable form of development that had an adverse impact on the character of the existing property and on the visual amenity of the street scene. Therefore, the proposal conflicted with the objectives of policy DE1 (Design in the Built Environment) of the Rushmoor Local Plan 2014 - 2032 Adopted February 2019.

RESOLVED: That the decision to take enforcement action, taken in accordance with the Council's Scheme of Delegation and outlined in the Head of Economy, Planning and Strategic Housing's Report No. EPSH2021, be noted.

21. **DEED OF VARIATION - THE CRESCENT, SOUTHWOOD BUSINESS PARK, SUMMIT AVENUE, FARNBOROUGH**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2022 (as amended at the meeting) which sought authority to vary the terms of a legal agreement relating to affordable housing and Section 106 contributions, granted on 19th March, 2019, in relation to The Crescent, Southwood Business Park, Summit Avenue, Farnborough.

The Committee was advised that the developers were seeking a deed of variation of the S. 106 agreement in respect of:

- i) the Registered Provider's mortgagee duties prior to disposing of any Affordable Housing Units; and
- ii) the triggers for payment of financial contributions in respect of the Special Protection Area and off-site Public Open Space.

It was noted that the reason for seeking the variations was to assist the owner in coping with the financial effects of the Covid-19 pandemic and to enable the owner to commit to proceed with the development within agreed timescales to help secure the prompt delivery of market and affordable housing.

RESOLVED: That, subject to them being satisfied by 28th June, 2020 that there was no substantive reason not to proceed, authority was delegated to the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman of the Development Management Committee, to agree the details of and sign a deed of variation to the existing 106 agreement in respect of The Crescent, Southwood Business Park, Summit Avenue, Farnborough.

The meeting closed at 8.50 pm.

CLLR J.H. MARSH (CHAIRMAN)
