

CABINET

Meeting held on Tuesday, 14th July, 2020 at 5.00 pm via Microsoft Teams and streamed live.

Voting Members

Cllr D.E. Clifford, Leader of the Council
Cllr K.H. Muschamp, Deputy Leader and Customer Experience and Improvement
Portfolio Holder

Cllr Marina Munro, Planning and Economy Portfolio Holder
Cllr A.R. Newell, Democracy, Strategy and Partnerships Portfolio Holder
Cllr M.L. Sheehan, Operational Services Portfolio Holder
Cllr P.G. Taylor, Corporate Services Portfolio Holder
Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

The Leader of the Council (Cllr D.E. Clifford) invited the Leader of the Labour Group (Cllr K. Dibble) to attend and contribute to the meeting.

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **27th July, 2020**.

7. MINUTES –

The Minutes of the meeting of the Cabinet held on 2nd June, 2020 were confirmed.

8. RUSHMOOR BOROUGH COUNCIL BUSINESS PLAN - 2020/23 –

(Cllr Adrian Newell, Democracy, Strategy and Partnerships Portfolio Holder)

The Cabinet considered Report No. DCS2001, which set out proposed updates to the Council's three year business plan.

Members were informed that the business plan would build on the sixteen priorities that had been identified by the Cabinet and that supported the Council's Vision for Aldershot and Farnborough 2030. Members were informed that the business plan would be presented at the Council Meeting on 30th July, 2020.

In response to a question, it was confirmed that Members would be informed of any priority areas that had been seriously impacted by the Covid-19 pandemic.

The Cabinet RECOMMENDED TO THE COUNCIL that the Rushmoor Borough Council Business Plan (April 2020 to March 2023), as set out in Report No. DCS2001, be approved.

9. FARNBOROUGH LEISURE AND CIVIC HUB – APPROVAL OF OUTLINE BUSINESS CASE AND NEXT STEPS –

(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. RP2009, which sought additional funding to

proceed with a detailed feasibility study for the potential development of a combined leisure centre and civic hub within the Farnborough Civic Quarter site.

Members were reminded that a capital budget of £100,000 for the commissioning of a feasibility study in relation to the potential development of a new leisure centre had been agreed previously by the Cabinet. It was now proposed that the scope of the feasibility study should be broadened to consider the creation of a new civic hub as part of the development. This would require the establishment of a further budget of up to £100,000. Members were informed that the Council had appointed GLK Solutions to work with officers to produce the Outline Business Case appended to the Report.

The Cabinet considered the details of the business case and was supportive of the approach suggested. In particular, Members discussed issues around the condition of the existing council offices and the requirement for the Council to reduce its carbon footprint over the coming years.

The Cabinet RESOLVED that

- (i) the Outline Business Case, as set out in Appendix A to Report No. RP2009, be approved;
- (ii) the recommendations, as set out in paragraph 3.4 of the Report and in accordance with the Outline Business Case, be approved; and
- (iii) a further budget of up to £100,000 to support the delivery of the feasibility study, as set out in paragraph 4.5 of the Report, be approved.

10. **REGENERATING RUSHMOOR PROGRAMME - UNION STREET, ALDERSHOT REGENERATION SCHEME –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. RP2011, which set out an update on progress in relation to the Union Street, Aldershot redevelopment site.

Members were informed that planning permission had been granted for the scheme in June, 2020. Approval was now required to carry out the necessary demolition and clearance works to maintain the development timetable. This would enable the Council to secure the external grant funding that had been secured against the scheme and would ensure the timely delivery of the agreed student accommodation to the University for the Creative Arts.

In response to a question, it was confirmed that the exercise to select a demolition contractor would be subject to appropriate procurement practices and would be Official Journal of the European Union (OJEU) compliant. Members also discussed the importance of securing the external funding to offset the overall cost of the scheme.

The Cabinet RESOLVED that

- (i) the update on the due diligence being undertaken and the proposed decision making process, as set out in Report No. RP2011, be noted;
- (ii) the progression of the demolition of the site, including the procurement of demolition services and the awarding of contracts (up to £1.25 million) through an appropriate framework, to clear and prepare the site for construction as soon as practicable, be approved;
- (iii) the meeting of the demolition and site clearance costs from the capital budgets already set aside for the regeneration of Union Street, Aldershot be approved;
- (iv) the establishment of an internal (client) project team be noted and the appointment of other advisers and the procurement of advice, as necessary, to complete the due diligence process and support the demolition and clearance of the site be approved, with the costs being met from budgets already agreed for the regeneration programme;
- (v) in relation to planning application no. 20/00171/FULPP, the entering into the necessary legal agreement(s) in relation to the planning obligations set out in Section 4.4 to secure planning consent in a timely manner be approved;
- (vi) the appointment of external solicitors to progress the Agreement for Lease and associated documents with the University for the Creative Arts be noted; and
- (vii) the formal approval by the Enterprise M3 LEP of grant funding of £1.2 million be noted.

11. EXCLUSION OF THE PUBLIC –

RESOLVED: That, taking into account the public interest test, the public be excluded from the meeting during the discussion of the under mentioned item to avoid the disclosure of exempt information within the paragraph of Schedule 12A to the Local Government Act, 1972 indicated against the item:

Minute No.	Schedule 12A Para. No.	Category
12	3	Information relating to financial or business affairs

**THE FOLLOWING ITEM WAS CONSIDERED
IN THE ABSENCE OF THE PUBLIC**

12. UNION STREET, ALDERSHOT REGENERATION - LAND ASSEMBLY –
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Exempt Report No. RP2010, which set out proposals to secure the vacant possession of land within the Union Street, Aldershot regeneration site.

Members were informed of the circumstances around two properties within the site. In each case, the legal position of the properties had been complex and this had led to protracted negotiations with the occupiers. It was, however, in the Council's interests to secure vacant possession to enable progress to be made in delivering the redevelopment project plan. Members were supportive of the approach proposed and considered that the regeneration of this site remained one of the Council's key priorities. Officers were authorised to negotiate with the occupiers to obtain vacant possession, within prescribed limits.

The Cabinet RESOLVED that

- i) in order to make progress with the demolition of the site and with the implementation of the planning permission obtained, Council officers be authorised to secure vacant possession of the properties, as set out in Exempt Report No. RP2010, by negotiation up to the limits agreed at the meeting and set out in the Restricted Minute appended; and
- ii) the setting aside of a revenue budget for temporary holding costs, as set out in paragraphs 5.4–5.5 of the Exempt Report, be approved.

The Meeting closed at 6.07 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL

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 Gross External Area (GEA) of flexible retail/commercial/business/community floor space (Use Classes 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):

- (i) 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
- (ii) 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:
 - a) add, delete or vary conditions as best required for securing the planning obligations;
 - b) 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'. The application included associated works to Unit 2 Solartron Retail Park, service yard and reconfiguration of the car park and 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 Section 106 Agreement, dated 12th May, 2005 to:

- (i) secure £16,500 for the implementation, evaluation and monitoring of the Travel Plan;
- (ii) vary the terms of the 2005 Section 106 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 development 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 is no substantive reason not to proceed, authority be 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 C.J. STEWART (VICE-CHAIRMAN)
