

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 21st April, 2021 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)

67. DECLARATIONS OF INTEREST

Cllr C.J. Stewart declared a personal and prejudicial interest in respect of planning application 21/000048/REVPP (No. 1 North Close, Aldershot) in respect of his parents' ownership of a property in the vicinity and their submitted objections to the planning application. In accordance with the Members' Code of Conduct, he did not take part in the meeting during the discussion and voting thereon.

68. MINUTES

The Minutes of the meeting held on 17th March 2021 were approved and signed by the Chairman.

69. REPRESENTATIONS ON PLANNING APPLICATIONS

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
21/00048/REVPP	No. 1 North Close, Aldershot	Ms. Lisa Walker	Against
21/00066/FULPP	Briarwood, Sorrel Close, Farnborough	Mr Stuart Duddy Mr Huw Mellor	Against In support

70. **SITE VISIT**

RESOLVED: that a site visit be undertaken in respect of the following planning application for the reason set out:

Application No.	Address	Reason for Site Visit
21/00187/FULPP	Farnborough International Exhibition and Conference Centre, ETPS Road, Farnborough	To assist in consideration of the full internal dimension of the stage area – site not fully visible from public viewpoints.

71. **PETITIONS**

RESOLVED: That the petitions received in respect of the following application be noted, as set out in the Head of Economy, Planning and Strategic Housing’s Report No. EPSH2110 (as amended at the meeting):

Application No.	Address
21/00048/REVPP	No. 1 North Close, Aldershot

72. **PLANNING APPLICATIONS**

RESOLVED: That

- (i) permission be refused for the following application, as set out in Appendix “A” attached hereto, for the reasons mentioned therein:
 - * 21/00048/REVPP No. 1 North Close, Aldershot
- (ii) the following application be determined by the Head of Economy, Planning and Strategic Housing in consultation with the Chairman:
 - * 21.00066/FULPP Briarwood, Sorrel Close, 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. EPSH2110, be noted;

- (v) 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
21/00231/FULPP	Nos. 209-211 Lynchford Road, Farnborough
21/00108/REMPP	Zone K (Stanhope Lines East) and Zone M (Buller Wellesley), Aldershot Urban Extension, Alisons Road, Aldershot
21/000187/FULPP	Farnborough International Exhibition and Conference Centre, ETPS Road, Farnborough

* The Head of Economy, Planning and Strategic Housing's Report No. EPSH2110 in respect of these applications was amended at the meeting

73. PLANNING APPLICATION 21/00048/REVPP - NO. 1 NORTH CLOSE, ALDERSHOT

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2110 regarding the variation of planning condition 15 attached to planning permission 17/00344/REVPP dated 22.6.17 for the erection of a restaurant with a drive-through takeaway facility, to allow permitted hours of use from 0600 hours to 0000 hours, seven days per week, instead of 0700 hours to 2300 hours at No. 1 North Close, Aldershot.

Before consideration of the application, the Committee was addressed by Ms. Lisa Walker in opposition to the planning application.

During consideration of the application, Members spoke of issues in connection with the impact of noise, air pollution and light pollution on neighbouring properties and the impact on quality of life with the premises starting operation at 0600 hours and going through to midnight every day.

The Committee agreed that the final wording of the refusal should be drafted for the Chairman's approval.

RESOLVED: That planning permission/consent be refused, as set out in Appendix "A" attached hereto for the reasons mentioned therein.

74. PLANNING APPLICATION NO. 21/00066/FULPP - BRIARWOOD, SORREL CLOSE, FARNBOROUGH

The Committee received representations from Mr. Stuart Duddy (against the planning application) and Mr. Huw Mellor (in support of the planning application).

The Committee then considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2110 (as amended at the meeting) regarding the erection of 10 three-bedroom three-storey detached houses with vehicular access from Sorrel Close, together with associated parking, internal access driveway and landscaping.

RESOLVED: That, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 24th May 2021 to secure the SAMMs SPA and Public Open Space contributions as set out in the Head of Economy, Planning and Strategic Housing's Report No. EPSH2110 (as amended at the meeting), the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the planning conditions and informatives set out in the Report (and as amended at the meeting).

However, in the event that a satisfactory Section 106 Agreement is not received by 24th May 2021, the Head of Planning, 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 Rushmoor Local Plan Policy NE1; and, does not make appropriate provision for Public Open Space in accordance with the requirements of the Rushmoor Local Plan Policy DE6.

75. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2111 which set out details of action taken:

(1) **Nos. 24-26 Church Lane East, Farnborough**

The Committee was advised in respect of non-compliance with planning condition No. 2 of planning permission 17/00575/REVPP dated 25th August 2020 at Nos. 24-26 Church Lane East, Aldershot to undertake and complete the construction of improvements to the vehicular access into the approved development to create a bell-mouth at the junction with Church Lane East. The reason for the planning condition had been that failure to undertake the approved works before the new dwelling houses were occupied would give rise to conditions likely to be to the detriment of the safety and convenience of highway users.

It was noted that an Enforcement Notice could have been issued to require compliance with the planning condition, but this would have extended the timescales for compliance. It had been felt that a Breach of Condition Notice would be a more expeditious means of securing compliance. Taking no action would not have addressed the highway safety and convenience issues.

(2) **No. 162 Fleet Road, Farnborough**

The Committee was advised that, following dismissed appeals against an Enforcement Notice which had been issued on 6th July 2020 requiring the removal

of a partially open-sided outbuilding and reduction in height of a front boundary fence and gates to one metre and an appeal against the refusal of planning permission for the retention of a two metre high timber fence with access gate to the front of the property and covered carport. The date for the compliance with the requirements of the Enforcement had been 6th April 2021.

It was noted that officers had visited the site on 6th April 2021 and had observed that the open-sided outbuilding had been removed and the fence and gate had been reduced to one metre in height. The requirements of the Notice had been met and the breach of planning control had been resolved.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2111 be noted.

76. **APPEALS PROGRESS REPORT**

Appeal Decision

Planning Application No.	Description	Decision
20/00593/FULPP	Against the Council's refusal of planning permission for alterations and extensions to the existing dwelling to form 2 three-bedroom semi-detached dwellings and 1 three-bedroom detached dwelling house with parking and additional dropped kerb at land at No. 16 Churchill Avenue, Aldershot	Dismissed

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2112 be noted.

77. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY - MARCH 2021 AND FOR THE YEAR 2020-21**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2113 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning Service and the overall workload of the Section for the quarter from 1st January to 31st March, 2021 and for the year 2020/21.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2113 be noted.

The meeting closed at 8.43 pm.
