

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Wednesday, 5th January, 2011 at the Council Offices,
Farnborough at 7.00 p.m.

Voting Members

Cr. J.H. Marsh (Chairman)
Cr. A. Jackman (Vice-Chairman)

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| a Cr. D. Cappleman | Cr. A.M. Ferrier | Cr. G.B. Lyon |
| a Cr. P.I.C. Crerar | a Cr. C.D. Fraser-Fleming | Cr. K.H. Muschamp |
| Cr. Sue Dibble | Cr. R. Hughes | Cr. S.B. Smith |
| | * Cr. N.M.J. Dewey | |
| | * Cr. B.W. Parker | |
| | * Cr. P.F. Rust | |

Non-Voting Member

- a Cr. R.L.G. Dibbs (Cabinet Member for Environment) (ex officio)

Apologies for absence were submitted on behalf of Crs. D. Cappleman, P.I.C. Crerar, C.D. Fraser Fleming and R.L.G. Dibbs.

* Cr. N.M.J. Dewey attended as standing deputy in place of Cr. C.D. Fraser-Fleming, Cr. B.W. Parker attended in place of Cr. P.I.C. Crerar and P.F. Rust attended as standing deputy in place of Cr. D. Cappleman.

74. DECLARATIONS OF INTEREST –

Having regard to paragraphs 8, 9, 10 and 12 of the Members' Code of Conduct, the following declarations of personal or prejudicial interests were made. In certain cases, Members updated their declarations during the meeting. Those with a prejudicial interest left the meeting during the debate on the relevant agenda items:

Member	Application No. and Address	Interest	Reason
Cr. Sue Dibble	10/00775/MISC56 (Telecommunication Mast (2), adjacent to No. 1 Northcote Road, Farnborough).	Prejudicial	Partner's employment within the industry.

75. **MINUTES –**

The Minutes of the Meeting held on 8th December, 2010 were approved and signed by the Chairman.

76. **TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED) -
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER, 1995 -
DEVELOPMENT APPLICATIONS GENERALLY –**

RESOLVED: That

- (i) permission be given for the following applications and as set out in Appendix “A” attached hereto subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

** 10/00677/FULPP (No. 57 Alexandra Road, Farnborough)
** 10/00755/FUL (No. 77 Albert Road, Farnborough);

- (ii) the applications dealt with by the Head of Planning, 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 Planning’s Report No. PLN1101, be noted;

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

08/00137/FUL	(Land to the east of Sheeling Close, North Lane, Aldershot)
08/00355/REM	(Land to the east of Sheeling Close, North Lane, Aldershot)
08/00230/FUL	(Enterprise House, Nos. 88 – 90 Victoria Road, Aldershot)
08/00242/FUL	(Fox Garage Site, Hawley Road, Farnborough)
09/00367/FUL	(No. 10 North Farm Road, Farnborough)
09/00473/FULPP	(No. 67 Rowhill Avenue, Aldershot)
09/00706/EXT	(Coltwood Business Centre, No. 3 Pickford Street, Aldershot)
10/00040/COU	(Second Floor, Manor Park Chambers, No. 304 High Street, Aldershot)
10/00220/FUL	(Nos. 79 – 83 Fernhill Road, Farnborough)
10/00336/FULPP	(Proposed Development Site, Land between Nos. 7 and 9 Orchard Close, Blackwater)
10/00342/OUT	(IQ Farnborough, Templar Avenue, Farnborough)
* 10/00537/FULPP	(Land to the rear of Nos. 19 - 21 Beech Road, Farnborough)

10/00674/FULPP	(Former Warehouse Sites at Union Street and Clockhouse Road, Farnborough)
10/00739/FULPP	(Land to the rear of Nos. 68 – 70A Alexandra Road, Farnborough)
10/00740/CONPP	(Land to the rear of Nos. 68 – 70A Alexandra Road, Farnborough)
10/00820/ADV	(No. 182A Farnborough Road, Farnborough)

* A site visit to be arranged.

** The Head of Planning's Report No. PLN1101 in respect of these applications was amended at the Meeting.

77. PETITIONS –

RESOLVED: That the petition received in respect of the following application be noted:

Application No.	Address
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10/00703/FUL	No. 70 Guildford Road East, Farnborough
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78. REPRESENTATIONS BY THE PUBLIC –

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
10/00775/MISC56	Telecommunications Mast (2), adjacent to No. 1 Northcote Road, Fernhill Road, Farnborough	Mr. C. Andrews	In support

79. APPLICATION NO. 10/00775/MISC56 – TELECOMMUNICATION MAST (2), ADJACENT TO NO. 1 NORTHCOTE ROAD, FERNHILL ROAD, FARNBOROUGH –

The Committee considered the Head of Planning's Report No. PLN1101 regarding an application for prior approval for the removal of an existing 10 metre high monopole mast (overall height 11.4 metres, including antennae) and its replacement with a 10.4 metre high monopole mast (overall height 12.5 metres including antennae) complete with three antennae (to be shared by Vodafone and O2) and the replacement of existing radio equipment cabinets with two new radio cabinets, along with ancillary development works at land adjacent to No. 1 Northcote Road, Fernhill Road, Farnborough. The proposal was permitted development under Class A, Part 24, Schedule 2 of the Town and Country Planning General Permitted Development Order, 1995

(as amended) and therefore did not require planning permission. The issue for the Committee was whether prior approval was necessary for the siting of the mast in the position shown or for the appearance of the mast and if so, whether such approval should be given. However, the two replacement radio cabinets did not require prior approval.

Before considering the application in detail, the Committee agreed to a request from Cr. M. Staplehurst to address the Committee against the planning application. The Committee also received a representation in accordance with the scheme for public representation from Mr. C. Andrews in support of the application.

It was noted that the design and location of the mast was acceptable in terms of the amenity of the area and the adjoining residents would not be adversely affected. The Applicant had also demonstrated the need for the installation, that there were no better locations available that would provide the required coverage and that the proposal was for a shared installation that was part of a national programme to develop a shared network which would ultimately result in a reduction in the number of additional base stations required. It was also noted that the applicants had submitted a certificate which confirmed that the installation had been designed to comply with the radio frequency public exposure guidelines of the International Commission on Non-Ionising Radiation Protection. In addition, the Highways Officer considered that the installation was unlikely to have a significant impact upon highway safety.

RESOLVED: That prior approval be required and that such approval be granted subject to the condition set out in the Head of Planning's Report No. PLN1101.

80. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – NO. 314 HIGH STREET, ALDERSHOT –**

The Committee considered the Head of Planning's Report No. PLN1102 regarding an unauthorised sign at the petrol filling station at No. 314 High Street, Aldershot. A complaint had been received from a member of the public stating that new signage had been erected at the site which included a new totem sign which was blocking the sightlines of oncoming traffic. This was caused by the additional sign panels which had been fixed near to the ground. On investigation it had become apparent that the owners of the garage had changed their petrol sales franchise from Texaco to Jet with the result that new corporate Jet signage had been installed to replace the old Texaco signage. The Highway Authority (Hampshire County Council) had agreed that the new totem sign obscured the sight line to the right of the junction to the detriment of highway safety. However, on being informed that the new signage was unauthorised and of the highway danger the totem sign was causing, the site owner had declined to submit a retrospective planning application and had indicated that he was unwilling to take any action in respect of the sign. However, Jet Petroleum had promptly modified the sign by the removal of the two lowest sign panel modules to restore the junction

sightline. Although the new signage still required advertisement consent, no application had been submitted to date seeking to regularise this.

Members were advised that, as the new signage was essentially a direct replacement for previously existing signage and, because the new sign had been adjusted in terms of the lower panels, the sign would be considered acceptable both in terms of the visual amenity and highway safety. It was therefore considered that, were an application for advertisement consent to be submitted for the new signage, including the new totem sign minus the lower panels as currently configured, this would be approved. It was therefore recommended that, in accordance with Policy PE3 of the Planning Enforcement Policies and Procedures, no further action should be taken. However, should the new totem sign be reverted to its original configuration, compromising highway safety, the Council would be able to take the appropriate enforcement action.

RESOLVED: That no further action be taken at the present time.

The Meeting closed at 7.55 p.m.

J.H. MARSH
CHAIRMAN

**DEVELOPMENT CONTROL COMMITTEE
5TH JANUARY, 2011**

APPENDIX "A"

Application No. & Date Registered:	10/00677/FULPP	8th October, 2010
Proposal:	Erection of a rear extension to provide five one bedroom flats at No: 57 Alexandra Road Farnborough	
Applicant:	Mr & Mrs Andrew Lundie	
Conditions:	1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
	2	<p>Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings- Drawing numbers:</p> <p>PR-00, PRE-01 Rev B, PRE-02, PRE-03 Rev A, PEL-01 Rev A, PEL-2 Rev D, PEL-3 Rev A, PEL-4 Rev A, PEL-05 Rev E</p> <p>Reason - To ensure the development is implemented in accordance with the permission granted</p>
	3	<p>Unless otherwise agreed in writing, no works shall start on site until a schedule and/or samples of the external materials to be used in the development together with details of the window design, pane size, glazing bar detailing and method of opening have been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>Reason - To ensure satisfactory external appearance.</p>
	4	<p>Unless otherwise agreed in writing, no works shall start on site until a schedule and/or samples of surfacing materials, including those to access</p>

driveways/forecourts to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority.

Reason - To ensure satisfactory external appearance and drainage arrangements.

- 5 Unless otherwise agreed in writing, no works shall start on site until details of a fully enclosed and secure cycle store have been submitted to, and approved in writing by, the Local Planning Authority. The store shall be constructed in accordance with the approved details before the flats are occupied and shall be retained thereafter for cycle storage.

Reason - To ensure that adequate facilities for secure cycle storage are provided..

- 6 Unless otherwise agreed in writing, no works shall start on site until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the development makes an adequate contribution to visual amenity.

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner.

Reason -To ensure the development makes an adequate contribution to visual amenity.

- 8 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse

impact on traffic and parking conditions in the vicinity.

- 9 The garage(s) and/or parking space(s) shown on the approved plans shall be used only for the parking of vehicles ancillary and incidental to the residential use. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers.

Reason - To safeguard residential amenity and ensure the provision and availability of adequate off-street parking.

- 10 The development hereby approved shall not commence before the expiry of 21 days beginning with the date of notice of this decision.

Reason - To permit further consideration by Natural England in accordance with S28I (6) of the Wildlife & Countryside Act 1981(as amended).

Application No. &
Date Registered:

10/00755/FUL

4th November, 2010

Proposal:

Erection of four 4 bedroom detached dwellings with associated access, garages and car port following demolition of the existing house at **No: 77 Albert Road Farnborough**

Applicant:

Simon Seymour

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall not commence before the expiry of 21 days beginning with the date of notice of this decision.

Reason - To permit further consideration by Natural England in accordance with S28I (6) of the Wildlife & Countryside Act 1981(as amended).

- 3 Unless otherwise agreed in writing, no works shall start on site until a schedule and/or samples of the external materials to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority.

Reason - To ensure satisfactory external appearance.

- 4 Unless otherwise agreed in writing, no works shall start on site until a schedule and/or samples of surfacing materials, including those to access driveways/forecourts to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority.

Reason - To ensure satisfactory external appearance and drainage arrangements.

- 5 Unless otherwise agreed in writing, no works shall start on site until details of all screen and boundary walls, fences, hedges or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order), no vehicular or pedestrian entrance shall be formed onto a highway other than those shown on the approved plans.

Reason - To protect the amenities of the area and neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 7 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 8 Unless otherwise agreed in writing, no development, including demolition works, shall start on site until a scheme of arboricultural supervision detailing low impact methods of construction and other tree protection measures within any tree protection area has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved.

Reason - To ensure the amenity value of the trees and shrubs in the vicinity of the development is maintained.

- 9 Unless otherwise agreed in writing, no works shall start on site until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the development makes an adequate contribution to visual and residential amenity.

- 10 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner. Any tree or shrub dying, becoming seriously diseased or removed within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

Reason -To ensure the development makes an adequate contribution to visual amenity.

- 11 The garages, car port and parking spaces shown on the approved plans shall be used only for the parking of vehicles ancillary and incidental to the residential use. These spaces shall be kept

available at all times for parking and shall not be used for the storage of caravans, boats or trailers.

Reason - To safeguard residential amenity and ensure the provision and availability of adequate off-street parking.

- 12 Unless otherwise agreed in writing, plot 4 shall not be used or occupied until the means of vehicular access has been completed and made available for use

Reason - To ensure adequate means of access is available to the development

- 13 Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawing numbers: P745/01 rev C, P1.2/01, P3.4/01 rev A and 02 rev A, GAR/01 and 02

Reason - To ensure the development is implemented in accordance with the permission granted

- 14 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention

- 15 Notwithstanding any information submitted with the application, prior to any demolition works

taking place a survey shall be undertaken to determine the presence, or not, of bats within the buildings. If evidence of bats are found, a mitigation strategy shall be submitted to the Local Planning Authority for approval before any demolition works take place. Once approved the measures shall be undertaken in accordance with the strategy.

Reason - To safeguard bats in the interests of nature conservation

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order), no development falling within Classes A, E and F of Part 1 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties, to safeguard retained trees and to enable the assessment of further development within the site in the interests of visual amenity.

Application No. &
Date Registered:

10/00775/MISC56

12th November, 2010

Proposal:

CONSULTATION FROM VODAFONE LIMITED:
Application for prior approval for the removal of existing 10m high monopole mast (overall height 11.4m including antennas) and its replacement with a 10.4m high monopole mast (overall height 12.5m including antennas) complete with 3 no. antennas to be shared by Vodafone and O2, the replacement of existing radio equipment cabinets with 2 no. new radio cabinets along with ancillary development works at **Telecommunication Mast (2) Adjacent 1 Northcote Road Fernhill Road Farnborough**

Applicant:

Vodafone Ltd