



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 13th February

7:00pm – RVS, The Harlington

Present: Cllr Pierce - Chairman
Cllr Holt
Cllr Robinson
Cllr Jasper
Cllr Hope
Cllr Schofield

Absent: Cllr Wright

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Apologies were received from Cllr Gotel.
2	Declarations of interest to any item on the agenda No declarations of interest were declared.
3.	Public Session One member of the public was present – Phil Gower from FCCS.
4	Approval of the Minutes The minutes of the Development and Control meeting held on Monday 23 rd January were accepted as correct record of the meeting.
5	Current Applications to be Considered: 17/00073/HOU 36 Tavistock Road Single storey side and rear extensions, cladding on first floor level elevations and amendments to existing windows Comments required by 17 th February Amended plans: Amended description to include single storey side and rear extensions and cladding on first floor elevations NO OBJECTION

17/00012/FUL

Cotswold Court , Albert Street

Replacement of existing windows and doors with new PVCu windows and composite and aluminium doors

Comments required by 13th February

NO OBJECTION**17/00101/HOU**

Chelwood , Stockton Avenue

Demolition of conservatory and lean-to structure; erection of a single storey extension; create loftspace; removal of chimney to rear; replacement of tile hanging; installation of rooflight; create ensuite in first floor bedroom; and window replacement

Comments required by 15th February

NO OBJECTION

We commend this application for removing the white tiles

16/03226/HOU

16 Cedar Drive

Single storey front and single storey rear extension

Comments required by 15th February

NO OBJECTION

A detailed car parking plan should be submitted together with a commitment to have the kerb lowered to give access.

16/03333/FUL

Fleet Honda 42 Reading Road South

Proposed Wash & Valet Bay Unit

Comments required by 21st February

OBJECTION

- Proposed unit is unnecessarily tall, it should be made as low as practically possible to reduce its visual impact on surrounding properties.
- There should be a planning condition on the hours of operation.

17/00054/FUL

Pioneer House Unit 2 Fleetwood Park Barley Way

Create two additional floors of development creating 25 newflats (net increase in 16 units) including external alterations

Comments required by 15th February

OBJECTION

- 4+ storeys is too tall, negative impact on the surrounding area as a consequence of mass, height and bulk
- As 59 flats are being developed overall, affordable housing and SANG should be provided
- Poor design of a residential complex.

- Fails Policies Gen1.i), Gen 2, Gen 4, URB12.i) and URB 16
- Waste officer's comments appear to apply to the earlier submission and not 59 apartments

17/00062/FUL

Hartfield House Birch Avenue

Replacement of existing windows and doors with new PVCu windows and aluminium doors

Comments required by 14th February

NO OBJECTION

17/00064/FUL

Land At Bramshot Lane

Land at Bramshot Lane - Change of use of land to public openspace with associated works including access and parking, landscaping, walkways and bunding and boundary works to facilitate a Suitable Alternative Natural Greenspace (SANG)

Comments required by 20th February

NO OBJECTION

SANG applies to natural green space and not a managed country park. All intervention works should be kept to the minimum

17/00065/HOU

33 Highland Drive

Garage conversion + single storey rear extension

Comments required by 20th February

NO OBJECTION

Subject to the Officer's investigation of a possible breach in 45 degree rule and negative impact on adjoining neighbour.

17/00090/HOU

172 Tavistock Road

Single storey extension to the rear of the property and a single storey porch extension to the front of the property

Comments required by 21st February

NO OBJECTION

However we dully endorse the tree officers comments in regards to the TPO'd trees. There should be a planning condition that no construction can commence until the protection measures have been approved

17/00110/FUL

239A Fleet Road

New shopfront and signage

Comments required by 21st February

NO OBJECTION

However we question why a low risk shop requires roller shutters?

	<p>17/00111/ADV 239A Fleet Road One new fascia sign, one new projecting sign, two internal posters Comments required by 21st February</p> <p>NO OBJECTION</p> <p>17/00164/HOU 20 Fitzroy Road New Roof Profile Over Extended garage (revision of 15/01490/HOU) Comments required by 20th February</p> <p>NO OBJECTION</p> <p>17/00040/FUL 1-10 And 40-47 Stanton Drive Re-roofing of the existing flat roofed flats with a new pitched roof. Comments required by 24th February</p> <p>NO OBJECTION Proposed design looks much better than the existing building</p> <p>16/03332/FUL 3 Fleet House Fleetwood Park Barley Way Create a second floor providing for 14 new flats Comments required by 27th February</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Due to number of flats being developed overall; affordable housing and SANG should be provided accordingly. • Parking is inadequate – does not meet Hart’s standard. • Design and proportion of the building is better than Unit 2 Fleetwood Park • The design would be better if the new floor had brickwork that matched the floors below. <p>17/00197/FUL 315 Fleet Road Replace existing shop window and shop sign Comments required by 27th February</p> <p>NO OBJECTION</p> <ul style="list-style-type: none"> • We suggest that the wall also be tidied up • We hope that the new window will display adverts in a more professional manner
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Planning appeals:</p>

	<p>16/02714/HOU Mymms Corner Stockton Avenue Erection of an 1800 close boarded fence with concrete posts and gravel boards (retrospective) APP/N1730/D/17/3166449</p> <p>16/00164/HOU 13 Darset Avenue Two storey rear extension and roof dormer providing additional living accommodation to private residential house Appeal Dismissed</p> <p>Enforcement cases received:</p> <p>17/00019/OPERT 1 Rowan Close Complainant: PUBLIC Complaint Alleged unauthorised engineering operations Status: PCO</p> <p>Enforcement cases closed:</p> <p>16/00428/XPLAN3 6 Whitewater Road Complaint Alleged development not in accordance with approved plans relating to 16/00929/HOU Conclusion Not Expedient to take enforcement action</p> <p>17/00003/XPLAN3 28 Pondtail Gardens Complaint Application 16/01540/HOU - 2 bedroom dormer extension with ensuite bathroom. Not being built in accordance with approved plans. Conclusion Not a breach of planning control</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>8th March</p>
9	<p>Date of Next Meeting</p> <p>27th February</p>

The meeting closed at 8pm

Signed:.....

Date: