

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE Monday 27th November 7pm – Function Room, The Harlington

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

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies received from Cllr Hope</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>Cllr Schofield declared an interest in the Chesnut Grove application</p>
3.	<p>Public Session</p> <p>One member of the public was present – Phil Gower from FCCS</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the meeting held on the 27th November were accepted as a correct record of the meeting.</p>
5	<p>17/02402/HOU 12 Broadacres Demolish existing garage and side extension and replace with two storey side extension Amended plans: Height of fence reduced at front, change to site outline to reflect title plan Comments required by 8th December</p> <p>1.8m is a more acceptable height therefore NO OBJECTION</p> <p>17/02527/FUL 42 Cove Road New three bedroom dwelling on land within the curtilage of and attached to 42 Cove Road</p>

Comments required by 18th December

- Unable to give an opinion as inadequate drawings submitted with the application – no elevations and no detailed floor plans
- The size and location may dominate the neighbour
- In addition to the omitted drawings require a dimensioned parking plan for both properties that demonstrates compliance with Hart's standards

17/02717/HOU

86 Alton Road

Single storey rear extension

Comments required by 15th December

NO OBJECTION

But concern over loss of amenity to neighbour on north side of extension.

17/02719/HOU

29 Chestnut Grove

Proposed first floor extension to form new bedroom

Comments required by 18th December

NO OBJECTION

Subject to a dimensioned parking plan that meets Hart's parking standards

17/02762/FUL

144 Clarence Road

Redevelopment of the site to construct a three storey building to accommodate 5 self-contained residential units (2 x bedrooms) with associated vehicular access, onsite parking and cycle/refuse storage (following demolition of existing building) (Alternative scheme to planning ref: 17/01039/FUL)

Comments required by 22nd December

OBJECTION

- Out of keeping with local character and adjacent buildings – wooden/white cladding, zinc roof, Juliet balconies on front
- Parking inadequate and not in close proximity to a public car park.
- Bike racks not secure – should be bike store

17/02799/HOU

Inglewood Branksomewood Road

Erection of single storey extension to replace existing conservatory

Comments required by 26th December

NO OBJECTION

17/02840/HOU

32 Wood Lane

Side and rear extension and first floor conversion to existing bungalow

Comments required by 27th December

OBJECTION

- This development should be classed as a new build, it does not rely upon the original structure for its form and it is not subservient to or in keeping with the original property.

- Gutters and chimney overhang neighbour's property
- Out of keeping with local character – dark grey colour, bulk, mass, height
- Balcony invades neighbour's privacy
- Loss of a bungalow, reduces stock of properties suitable for an aging population.
- Garage too small to be classed as a garage under HDC standards.
- Proposed development is in breach of:
 - URB 16(ii) - The proposed extension should not materially detract from the amenities of adjoining dwellings by virtue of its siting and massing, or loss of privacy
 - URB 16(iii) - The proposed extension does not harm the street scene

17/01903/FUL

Ferndale, 18 The Lea

Construction of two new three bedroom semi-detached dwellings

Amended plans:

Alterations to plot layouts to allow additional rear garden amenity.

Comments required by 14th December

No meaningful improvement over previous submission. Previous comments stand

OBJECTION

- ' No measures to protect tree roots on neighbouring properties
- ' Parking is inadequate
- ' Endorse highways officers comments
- ' 'playground' is just green space
- ' No bin storage
- ' Garden on left dwelling is too small ' lack of amenity
- ' Overdevelopment of site

17/01977/FUL

Lorica Consulting Ltd, Lorica House, Fleet Mill

Create a second floor (new roof) providing for 8 new flats

Amended plans:

Amended details of scheme

Comments required by 14th December

OBJECTION

- Should take into account total number flats, not just one floor
- Affordable housing should be provided for
- Loss of privacy to properties backing onto development

17/01978/FUL

Infineon House, Fleet Mill, Minley Road

Create a second floor (new roof) providing for 10 new flats

Amended Plans:

Amended scheme details and additional flood risk information submitted

Comments required by 14th December

OBJECTION

- Should take into account total number flats, not just one floor

- Affordable housing should be provided for

17/02849/HOU

19 Fallow Field

Proposed two storey rear extension following demolition of existing conservatory. Garage conversion

Comments required by 29th December

NO OBJECTION

- Subject to submission of a dimensioned parking plan that meets HDC standards
- Question whether front boundary, as shown, is correct
- Question who owns adjacent carpark

17/02857/HOU

2 Tavistock Road

Proposed ground floor front extension to create a new integral garage, existing garage converted to a habitable room

Comments required by 29th December

OBJECTION

- Overdevelopment of site
- Cannot practically park in garage

17/02872/HOU

4 Fitzroy Road

Front/side two storey extensions

Comments required by 29th December

NO OBJECTION

17/02905/HOU

40 Sycamore Crescent

Ground floor side extension and garage conversion

Comments required by 3rd January

NO OBJECTION

Subject to protection of trees

17/02902/HOU

21 Velmead Road

Erection of single storey side and rear extension and addition of dormer extension at first floor as amendment to planning permission 14/00595/HMC and revision to application 17/01929/HOU

Comments required by 2nd January

NO OBJECTION

However side windows should be obscure glass

17/02811/HOU

22 Regent Street

Erection of a single storey rear extension and entrance porch

	<p>Comments required by 2nd January</p> <p>OBJECTION Loss of parking due to addition of porch – a dimensioned parking plan that meets HDC standards should be submitted</p> <p>17/02710/FUL Barclays Bank 255 Fleet Road Installation of 1no new condenser unit. The external mechanical unit will be installed in the rear of building, where the existing condenser units are situated at the moment Comments required by 1st January</p> <p>NO OBJECTION</p>
	<p>Planning Appeals:</p> <p>Enforcement cases received:</p> <p>17/00284/ADV3 199 Fleet Road Complaint Alleged display of unauthorised illuminated advertisement Status: PCO</p> <p>17/00285/COU2 Little Bramshot Farm Cove Road Complaint Alleged breach of requirements of Enforcement Notice (10/00007/COUGEN refers) relating to continuing unauthorised use of land for storage of caravans and campervans, and alleged long term occupation of caravans at the site</p> <p>17/00290/OPERT 15 Sycamore Crescent Complaint Alterations to temporary structure to make it permanent, issues with temporary covering over rear extension</p> <p>17/00289/OPERT 19 Guildford Road Complaint Alleged development not in accordance with approved plans of 16/03238/HOU in that it is 0.5 metres wider and thus on the common boundary</p> <p>17/00294/COU3 Complainant: PUBLIC Address: 210 Fleet Road Complaint Rear of shop being for residential purposes</p> <p>17/00293/OPERT Complainant: PUBLIC Address: Fleet Honda 42 Reading Road South Complaint 17/00148/FUL - Non compliance with approved plans Location Plan and Block Plan - 161284-PL10</p> <p>17/00297/ENQ Complainant: PUBLIC Address: 25 Dunmow Hill Complaint Erection of children's play equipment</p> <p>Enforcement cases closed:</p>

	<p>17/00294/COU3 210 Fleet Road Complaint Rear of shop being for residential purposes Conclusion Unable to get info to support allegation</p> <p>17/00228/ADV3 The Oatsheaf 2 Crookham Road Complaint Alleged erection of unauthorised advert Conclusion Breach Ceased</p> <p>17/00297/ENQ 25 Dunmow Hill Complaint Erection of children's play equipment. Conclusion Enquiry Answered</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates 13th December</p>
8	<p>Date of Next Meeting</p> <p>8th January 2018 – 7pm in the RVS, Harlington</p>

The meeting closed at 8.10pm

Signed:.....

Date: