



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 23rd July 2018 7pm –RVS, The Harlington

Present: Cllr Schofield
Cllr Holt
Cllr Jasper
Cllr Wildsmith
Cllr Hope

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Apologies received from Cllr Pierce and Robinson
2	Declarations of interest to any item on the agenda None
3.	Public Session One member of public present: Phill Gower - FCCS
4	Approval of the Minutes The minutes of the meeting held on the 9 th July were accepted as a correct record of the meeting.
5	Current Applications to be Considered: 18/01342/HOU 5 Magnolia Way Erection of a 3.7m x 2.13m wooden shed to the front left of the principal elevation Comments required by 1 st August NO OBJECTION 18/01484/HOU 32 Dinorben Close Erection of rear single storey extension, and erection of new front entrance porch. Comments required by 1 st August

NO OBJECTION

But question whether wooden cladding to front elevation is in keeping with local character or should current finishes should be retained.

18/01461/HOU

2 Loxwood Avenue

Removal of existing post and wire fence (which is in a state of disrepair) and replaced with a new 6ft close board timber fence along boundary line abutting both Crookham Road and Richard Close

Comments required by 2nd August

NO OBJECTION

Subject to greenery in front of fence being retained to reduce impact on conservation area

18/01028/FUL

26 Albert Street

Redevelopment of 26-28 Albert Street to provide a four storey building comprising 31 flats (18 x one bedroom, 12 x 2 bedroom and 1 x three bedroom) with associated car parking, refuse and bicycle storage and landscaping

Comments required by 2nd August

OBJECTION

- Parking totally inadequate – only 24 spaces for 31 flats / 45 bedrooms
- Breaches Policy GEN1 (vii) inadequate on-site parking and parking on the adjacent highway is impractical and presents a hazard.
- No provision of affordable housing – appraisal says it's not financially viable to meet the SPA requirements. This is deemed a facetious argument when the development is with the SPA control zone. If this cost makes the development non-viable then it should not be developed.
- Breach of policy GEN4 - poor design, 4 storeys but no lift even though there's disabled parking and the family flat is on the top floor
- Out of keeping with street scene GEN1 and GEN4
- Balcony/roof garden overlooks houses opposite/neighbours – loss privacy
- Flats only just meet Hart's minimum size requirements
- Development density at 140 units/Ha is too high and out of character with the surrounding area,
- Bin store – are the number bins adequate for number flats? Is there adequate provision for domestic waste, recycling and glass?

18/01501/FUL

1-113 Wickham Place

To create 4 no. bin compounds each accommodating 10 no. Euro bins

Comments required by 7th August

NO OBJECTION in principal but the internal size of the bin store seems too tight to manoeuvre bins; is it practical?

	<p>18/01537/HOU 22 Beech Ride Proposed ground and first floor extensions to existing single storey dwelling house Comments required by 10th August</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Question why the outline related to a certificate of lawfulness is shown on the proposed sections and not the development against the existing building? • Loft bedroom No 4 has no window or means of natural ventilation – GEN4 poor design. • Proposed front elevation out of keeping with strong local character – GEN1 (i) and GEN4 • Conversion of a bungalow to family accommodation, contravenes Draft Neighbourhood Plan Policy 11 which received strong public support in the Reg14 consultation.
8	<p>To note:</p> <p>Enforcement cases received:</p> <p>Case No 18/00170/XPLAN3 Address: 61 - 65 Albert Street Fleet Hampshire GU51 3RN Complainant: PUBLIC Complaint Alleged development not in accordance with approved plans (distance from slab to boundary).</p> <p>Case No 18/00171/OPERT Address: 23 Leawood Road Fleet Hampshire GU51 5AN Complainant: PUBLIC Complaint Installation of balcony/rail to facilitate use of flat roof as balcony.</p> <p>Enforcement cases closed:</p> <p>18/00155/ADV3 Address Street Record Bramshot Drive Fleet Hampshire Complaint Alleged unauthorised advertisement Conclusion Breach Ceased</p>
9	<p>Noted:</p> <p>Hart Planning Meeting Dates 8th August 2018</p>
10	<p>Date of Next Meeting</p> <p>13th August – 6pm in the Function Room, Harlington</p>

The meeting closed at 7.45 pm

Signed:.....

Date: