



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Tuesday 29th May 2018 7pm –RVS, The Harlington

Present: Cllr Pierce – outgoing chairman
Cllr Jasper
Cllr Holt
Cllr Hope
Cllr Wildsmith

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Apologies received from Cllrs Robinson and Schofield.
2	Declarations of interest to any item on the agenda None declared.
3.	Public Session None present
4	Election of Chairman Dai Pierce elected as chairman of the dev/control committee for the period 2018/19.
5	Election of Vice Chairman Alan Hope elected as vice chairman of the dev/control committee for the period 2018/19.
6	Approval of the Minutes The minutes of the meetings held on the 23 rd April were accepted as a correct record of the meeting.
7	Current Applications to be Considered: 18/00949/HOU 1 Springfield Lane Two storey side/rear and single storey rear and front extensions following demolition of conservatory and partial garage conversion. Comments required by 1 st June

NO OBJECTION

Subject to a parking plan that meets harts standards (due to loss of garage)

18/00955/HOU

18 Glen Road

Part single, part two storey side extension and alterations to fenestration following demolition of existing garage

Comments required by 1st June

OBJECTION

- Building right on plot boundary
- Out of keeping with street scene – will end up with a terraced look
- URB 17 - Extension should be classed as a separate dwelling and not an annex as an annex should have 'no separate external door'

- Parking inadequate due to the loss of garage and 'extension' should be classed as second dwelling – 4 spaces should be provided, 3 for the current dwelling and one for the 'annex'/second dwelling

18/00972/HOU

40 Minley Road

Creation of dropped kerb and new driveway entrance off Minley Road with three associated block paved off road parking spaces.

Comments required by 1st June

NO OBJECTION – HCC highways matter

18/00939/ADV

Hart Leisure Centre Emerald Avenue

Illumination of current existing external signage.

Comments required by 5th June

NO OBJECTION

As long as the lights are turned off in the evening at a reasonable hour i.e 10/11pm

18/00948/HOU

15 Rushmoor Close

Removal of existing conservatory. Two storey side extension, single storey rear extension, porch extension and associated internal rearrangement. Extension of parking bays and facade alterations.

Comments required by 5th June

NO OBJECTION

However if the tree roots will be affected then they need to be protected during construction and from compaction where the proposed parking will be above the roots

18/00893/FUL

30 Wickham Close

Construction of three 3-bedroom terraced dwellings on land at rear of No.30 Wickham Close.

Comments required by 5th June

OBJECTION

- Out of keeping with surrounding area
- Overdevelopment of site
- more parking spaces are required
- Where will the cars from the existing No. 30 park, as no parking is shown
- Housing density will become high at nearly 100 dwelling/ha
- The surrounding mature trees must be protected during construction and suitable foundations designed

18/00931/PRIOR

125 - 147 Fleet Road

Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to form 30 no residential apartments, consisting of amendments to previously approved application reference 17/02738/PRIOR.

Comments required by 6th June

NO OBJECTION

Subject to a dimensioned parking plan that meets Hart standards – current parking plan looks tight

18/00654/HOU

28 Leawood Road

Erection of a single storey conservatory infill to the rear of the property with a solid roof, including a glass rooflight.

Comments required by 6th June

NO OBJECTION

18/00999/HOU

25 Saddleback Way

Proposed ground floor rear extension replacing the existing conservatory, alterations to fenestration and part garage conversion

Comments required by 7th June

NO OBJECTION

Subject to a dimensioned parking plan that meets Hart standards – current parking plan looks tight

18/00968/HOU

53 Clarence Road

Two storey rear extension following demolition of existing single storey rear extension

Comments required by 8th June

OBJECTION

- Parking is inadequate – 3.5 spaces are required under Hart standards

17/02081/REM

Edenbrook, Hitches Lane

Reserved Matters application for the provision of 50 Extra Care Apartments pursuant to planning permission 13/02513/MAJOR for: 'Outline application for the erection of 193 dwellings, including 50 extra care flats, leisure centre and sports pitches, extension to Hitches Lane Country Park, plus associated parking, access, highways, infrastructure and landscaping works' for the provision of a new build leisure centre, with 4No. 5-a-side all weather pitches, 1No. floodlit 3G football pitch, 2No. Junior turfed football pitches and ancillary car park and landscaping'

Comments required by 8th June

OBJECTION

Looks better than previous application however concerns still stand in regards to lack of facilities/amenities i.e. transport/shops/church etc...

17/02527/FUL

42 Cove Road

New three bedroom dwelling on land within the curtilage of and attached to 42 Cove Road, and retention of the existing single storey rear extension to 42 Cove Road (as amended)

Comments required by 8th June

OBJECTION

- Out of keeping street scene – rooflines should match/be the same
- Breach in 45 degree rule
- Parking inadequate

18/00924/HOU

43 Greenways

Demolition of existing garage. Proposed two storey side and single storey rear extension.

Comments required by 11th June

OBJECTION

- Dimensioned parking plan required
- Tree protection measures required
- Windows and roofline of extension should match that of existing dwelling

18/01004/FUL

Surgery 1 Courtmoor Avenue

Single storey side extension and internal alterations.

Comments required by 11th June

NO OBJECTION

18/00850/HOU

The Garden House 4 Knoll Close

Erection of single storey front extensions following partial demolition of existing conservatory and raising of roof of porch
Comments required by 12th June

NO OBJECTION

18/01016/HOU

110 Dukes Mead

Part two storey, part single storey rear extension, insertion of window to side and new entrance porch.

Comments required by 12th June

OBJECTION

- Tree protection required during construction and possible use of special foundations
- Finishes are out of keeping

18/00920/FUL

125 - 147 Fleet Road

Erection of two detached three-storey blocks to the rear of the existing building to provide 14No. self-contained one bedroom residential apartments, with associated parking and landscaping.

Comments required by 12th June

OBJECTION

- A Parking plan with dimensions should be submitted
- Some car spaces look impractical to access – possible columns in way?
- Overlooking neighbours
- Breach in 22m rule for bedroom privacy
- Out of keeping
- No natural light to kitchens/living rooms
- No green space provided
- Breach in 45 degree rule
- High density approaching 125 dwellings/ha

18/01015/FUL

7 Waterfront Business Park

To replace the unused wood chipped area with a garden area and an additional two parking spaces to support business growth.

Comments required by 12th June

NO OBJECTION

18/00610/HOU

Sunset House Clarence Road

Loft conversion to include the insertion of 4 windows, 1 Velux window and 1 Juliette balcony into the roof (retrospective)

Comments required by 13th June

OBJECTION

- Out of keeping with street scene
- Poor design

	<ul style="list-style-type: none"> • Done without planning permission • Overdevelopment site • Loss privacy to neighbour - Juliet window <p>18/01050/AMCON Business Park Ively Road Application for variation of conditions 32 (floorspace) and 36 (plan references) attached to Application Reference Number: 15/01048/FUL dated 11/08/2015 to allow for changes to Building 104 and variation of conditions 13 (Surface water details) and 14 (Petrol interceptor details) to refer to approved details. Comments required by 14th June</p> <p>NO OBJECTION</p>
8	<p>To Note:</p> <p>Enforcement cases received:</p> <p>Case No 18/00107/OPERT Address: 23 Wood Lane Fleet Hampshire GU51 3DX Complainant: PUBLIC Complaint Alleged unauthorised structure in garden in proximity to four protected trees</p> <p>Enforcement cases closed:</p> <p>18/00094/XPLAN3 Address Victoria House 18-22 Albert Street Fleet Hampshire GU51 3RJ Complaint Bin store not built in accordance with approved plans Conclusion Not a breach of planning control</p> <p>Planning Appeals:</p> <p>17/02967/HOU 22 Rochester Grove Ground and first floor side extension, first floor rear extension. APP/N1730/D/18/3201677</p>
9	<p>Noted:</p> <p>Hart Planning Meeting Dates 13th June 2018</p>
10	<p>Date of Next Meeting</p> <p>Monday 11th June – 7pm in the RVS, Harlington</p>

The meeting closed at 8.35pm

Signed:.....

Date: