



Committee Members: Gotel, Holt, Hope, Pierce, Robinson, Schofield, Wright, Jasper

**Notice is hereby given that there will be a meeting of the**

**DEVELOPMENT CONTROL COMMITTEE**

**Monday 27<sup>th</sup> March 2017**

**Which begins at 6:00pm –RVS, The Harlington**

**All Committee Members are summoned to attend**

Signed:

Town Clerk:

Date:

**AGENDA**

1	<b>Apologies</b> Schedule 12 of the LGA 1972 requires a record to be kept of members present, and that this record forms part of the minutes of the meeting. A resolution must be passed on whether the reason(s) for a member's absence are acceptable.
2	<b>Declarations of interest to any item on the agenda</b> Under the Local Authorities, The Localism Act 2011, (members must declare any interests and the nature of that interest, which they may have in any of the items under consideration at this meeting.  Members are reminded that they must disclose both the existence and the nature of a personal interest that they have in any matter to be considered at this meeting. A personal interest will be considered a prejudicial interest if this is one in which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the members' judgement of the public interest.
3	<b>Public Session</b> An opportunity will be given for members of the public to speak about a planning application for up to 3 minutes or at the discretion of the Chairman. It would help us to arrange the evening if those wishing to speak would contact the Planning Committee Clerk beforehand, but this is not compulsory.
4	<b>Approval of the Minutes</b>  To approve the minutes of the Development Control Meeting held on Monday 13 <sup>th</sup> March.
5	<b>Current Applications to be Considered:</b>

<p><b>16/03315/FUL</b>  Honda Garage 4 Crookham Road  Erection of a single storey extension and change of flat roof to pitched to provide loft space for office  Comments required by 4<sup>th</sup> April</p> <p><b>17/00125/HOU</b>  18 Linkway Erection of new boundary wall and fence - full height of 2.25m at its lowest point (north end of the boundary) and 2.55m at its highest point (south end of the boundary)  comments required by 11<sup>th</sup> April</p> <p><b>17/00466/FUL</b>  Garages Adjacent To Parsons Close  Erection of a single garage unit  Comments required by 6<sup>th</sup> April</p> <p><b>17/00503/HOU</b>  7 Abbots Close  Proposed roof and dormer alterations and first floor side extension  Comments required by 3<sup>rd</sup> April</p> <p><b>17/00520/HOU</b>  70A Aldershot Road  Garage conversion with roof alterations and creation of front porch  Comments required by 6<sup>th</sup> April</p> <p><b>17/00521/HOU</b>  18 Cypress Drive  Double &amp; Single storey front extensions with internal alterations.  Comments required by 7<sup>th</sup> April</p> <p><b>17/00552/HOU</b>  14 Darset Avenue  Single storey pitched roof porch extension  Comments required by 11<sup>th</sup> April</p> <p><b>17/00576/HOU</b>  Mulberry House Reading Road North  New vehicular access  Comments required by 11<sup>th</sup> April</p> <p><b>17/00567/HOU</b>  11 Spruce Way  Proposed front porch extension  Comments required by 11<sup>th</sup> April</p> <p><b>17/00471/OUT</b>  Hartland Park  Hybrid Planning Application (part full, part outline) for a residential-led mixed use redevelopment comprising:  1. Outline Planning Application with means of access (in part) to be determined (all other matters reserved for subsequent approval), for the erection of up to 1,500 dwellings (Use Class C3); a local centre including residential (Use Class C3 within</p>
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the up to 1,500 dwellings) and up to 2,655m2 (GEA) of retail, commercial and/or community floorspace (Use Classes A1 to A5, B1, D1 and D2); a primary school (Use Class D1); drainage works including balancing ponds; on and off-site SANG mitigation; creation of landscaping, open space and ecological habitats; car and cycle parking; demolition of existing buildings; site clearance; earthworks; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works.

2. Full Planning Application for the erection of 189 dwellings (Use Class C3); access; drainage works including balancing ponds; creation of landscaping, open space and ecological habitats; car and cycle parking; earthworks; demolition of existing buildings; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling work

Comments required by 12<sup>th</sup> April

**17/00571/HOU**

101 Tavistock Road

Proposed Single Storey Side Extension.

Comments required by 13<sup>th</sup> April

**17/00609/FUL**

Greenacre House 107 Elvetham Road

Demolition of the existing dwelling and carport. 1 x Proposed detached family home, detached double garage with ancillary accommodation over

Comments required by 13<sup>th</sup> April

**17/00608/HOU**

16 Chestnut Grove

Two Storey Rear & Side Extension

Comments required by 13<sup>th</sup> April

**16/02713/HOU**

Kantara , Reading Road North

Double storey side, single storey rear extension & new Porch design amended plans:

1 First floor element brought away from the boundary,

2 garage size reduced and orientation changed,

3 reduction in ridge height.

Comments required by 31<sup>st</sup> March

**OBJECTION**

- Overdevelopment of site
- Two storey development goes right up to boundary
- Large paved parking area at front of house is out of keeping with the character of the NFCA
- Garage is too far forwards, and the blank brick wall is visually poor as viewed from the entrance from the road

**17/00534/HOU**

7 Dunmow Hill

New front entrance gate and wall

Comments required by 14<sup>th</sup> April

7	<p><b>To Note:</b></p> <p>Review of weekly lists</p>
8	<p><b>To Note:</b></p> <p><b>Planning appeals:</b></p> <p>16/02714/HOU  Mymms Corner Stockton Avenue  Erection of an 1800 close boarded fence with concrete posts and gravel boards (retrospective)  Appeal Allowed</p> <p><b>Enforcement cases received:</b></p> <p>17/00064/COU3  87 Reading Road  Complainant: PUBLIC  Complaint Alleged change of use of dwelling and advertisement of business.</p> <p>17/00062/TREE1  Heron On The Lake 14 Old Cove Road  Complainant: CLLR  Complaint Alleged works not in accordance with tree protection methods associated with planning permission 14/00206/HOU and breach of condition 5</p> <p><b>Enforcement cases closed:</b></p> <p>17/00019/OPERT2  1 Rowan Close  Complaint: Alleged unauthorised engineering operations  Conclusion: Not a breach of planning control</p>
9	<p><b>To Note:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>13<sup>th</sup> April</p>
10	<p><b>Date of Next Meeting</b></p> <p>Monday 10<sup>th</sup> April – 7pm in the RVS, Harlington</p>