

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE Monday 11th January 2016

**7:00pm – RVS Offices, The Harlington**

**Present:** Cllr Pierce - Chairman  
Cllr Jasper  
Cllr Holt  
Cllr Robinson

**Absent:** Cllr Wright

**Officers:** Charlotte Benham – Planning Committee Clerk

1	<p><b>Apologies</b></p> <p>Apologies were received from Cllr Hope, Gotel and Schofield.</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>There were no declarations of interest.</p>
3.	<p><b>Public Session</b></p> <p>One member of the public was present: Colin Gray from FCCS.</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the Development and Control meeting held on Monday 21<sup>st</sup> December were accepted as a correct record of the meeting.</p>
5	<p><b>Current Applications to be Considered:</b></p> <p><b>15/02988/FUL</b> 240 Fleet Road Erection of a single storey and two storey extension following demolition of existing single storey extension. Use of enlarged ground floor for A1, A2, A3, or D2 (Gym) and associated parking Comments required by 12<sup>th</sup> January</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Need confirmation that enough parking has been provided for staff relative to commercial floor area</li> <li>• A plan to show the ability to exit the site in a forward direction should be provided</li> </ul>

**15/02852/FUL**

25 The Croft

Development includes:

Change of use of amenity land to residential garden.

Erection of:

- fence x-x, 2,07m high and 16,37m long
- fence y-y, 2,07m high and 8,50m long
- fence z-z, 2,07m high and 3,90m long

Planting of the privet hedge of 8,50m long in front of fence y-y

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

**OBJECTION**

- Fence is too high – Harts standards state a fence should be no higher than 1.8m
- Proposed plans and loss of open space would be have a negative impact on the street scene
- Drawings are of a poor quality
- Concern as to who actually has ownership of the land

**15/02905/ADV**

Sainsburys 150 - 156 Aldershot Road

1 no. internally illuminated fascia sign, 1 no. internally illuminated projecting sign, 1 no. non-illuminated shop front ATM sign, 3 no. non-illuminated shop front signs, and 1 no. car park management sign

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

**NO OBJECTION****15/02904/FUL**

Sainsburys 150 - 156 Aldershot Road

Proposed shop front and ATM

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

**NO OBJECTION****15/02915/FUL**

329 Fleet Road including land to the rear of 325-331 Fleet Road

Demolition of Nos.329-331 Fleet Road and erection of four storey hotel containing 71 bedrooms with parking for 39 cars

Comments required by 19<sup>th</sup> January

**OBJECTION**

- Parking is tight and inaccessible
- Proposed development would dominate neighbouring buildings and be out of keeping with street scene
- Drainage is inadequate to cope with another development

**15/02880/HOU**

20 Westover Road

Two and first floor extensions to existing bungalow

Comments required by 19<sup>th</sup> January

**NO OBJECTION**

Subject to a parking plan being submitted that meets Harts standards - 3 cars in a row shown on the current plans is not acceptable

**15/02763/HOU**

36 Aldershot Road  
Garage conversion to habitable rooms  
Comments required by 20<sup>th</sup> January

**OBJECTION**

- Parking is not workable for four cars
- There are no second floor plans available to see the number of bedrooms therefore we cannot give accurate comments on parking
- Concern about cars having to back out onto a main road

**15/03052/FUL**

The Millmede And The Oakmede , Minley Road  
Demolition of existing buildings and erection of five pairs of 4 bed semi-detached houses, block of four 2 bed flats with access alterations, alterations to stream, landscaping, parking and ancillary works etc.  
Comments required by 21<sup>st</sup> January

**OBJECTION**

- Parking is inadequate – 9 spaces should be provided for the flats
- Overdevelopment of site
- Proposed buildings would be too tall and have a negative impact on street scene

**15/03073/HOU**

7 Church Road  
Two storey side and single storey rear  
Comments required by 28<sup>th</sup> January

**OBJECTION**

- Concern about a breach in the 45 degree rule
- Parking is inadequate and no dimensions are given on the plan

**15/03081/FUL**

Sandy Lodge , Avenue Road  
Construction of a new dwelling in the grounds of Sandy Lodge  
Comments required by 28<sup>th</sup> January

**OBJECTION**

- Concern shared drive would be unsafe especially as it is only wide enough for one car
- Proposed plans are not in keeping within the conservation area
- Back garden development

**15/03053/FUL**

111 Kings Road  
Demolition of existing Buildings and redevelopment to provide 5no. 3 & 4 Bedroom Dwellings with Home / Work provision, with associated landscaping and parking provision  
Comments required by 28<sup>th</sup> January

**OBJECTION**

- Car parking is inadequate – 3 in a row is not accepted under Harts standards
- Nearby corner is dangerous so parking on road is not possible
- 'Studio' with bathroom next door could be used as a bedroom so more parking

would be required

**15/03078/FUL**

Garages Adjacent To Parsons Close  
Erection of two garages, partially retrospective  
Comments required by 28<sup>th</sup> January

**OBJECTION**

The dimensions do not meet HDC requirements to be classed as a garage, but could be classed as a store.

**15/03019/HOU**

27 Aldershot Road  
Ground floor side / rear extension replacing an existing conservatory  
Comments required by 1<sup>st</sup> February

**NO OBJECTION**

**15/03065/AMCON**

Edenbrook, Hitches Lane  
Application for variation of condition 1 of planning permission 15/00154/MAJOR  
Comments required by 1<sup>st</sup> February

**OBJECTION**

Modifications would detract from street scene and quality of developments

**Amended Plans:**

**15/02854/HOU**

117 Connaught Road  
Single storey rear extension and front extension enlarging porch. Increase height of existing roof and conversion of existing and new roof space to habitable accommodation  
Comments required by 12<sup>th</sup> January

Previous comments still stand

**OBJECTION**

- Parking is inadequate - a plan that meets Harts standards needs to be submitted
- A legal agreement is required for the use of the neighbours land as a route to park at rear of property
- Due to low height of windows in roof, concern that you can see into neighbouring property
- Application states that current parking will not be affected which is incorrect and the garage is not shown on current plans

**Applications due before meeting (done via email):**

**15/02236/FUL**

59 Elvetham Road  
Erection of 2 detached dwellings with associated driveways and landscaping. Erection of a first floor extension and the refurbishment of the existing dwelling,  
Comments required by 1<sup>st</sup> Jan

Amended plans:

	<ul style="list-style-type: none"> <li>•Revised layout and plot boundaries with a shared access to the two new houses</li> <li>•Reduction in size of Little Cairns to a four-bed house with single garage</li> <li>•Correction to anomalies on the elevations of Haglehurst and retention of side windows</li> <li>•Confirmation of slab and ground levels to address drainage issues</li> <li>•Daylight/sunlight modelling submitted</li> </ul> <p>Previous comments - Fri 30 Oct 2015</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Overdevelopment of site ' proposal of two additional dwellings results in existing plot being unsuitably sized/too small for property, out of keeping with the character of the area.</li> <li>• Concern additional housing would result in an increase of vehicles entering/exiting dwellings on the busy Elvetham Road</li> </ul> <p>Previous comments still stand</p> <p><b>15/02856/HOU</b> 16 Brinksway Conversion of integral garage into utility and store. Single storey rear extension. Removal of conservatory walls and roof, and replacement with new masonry walls and tiled roof Comments required by 4<sup>th</sup> January</p> <p><b>OBJECTION</b> The loss of a garage means a parking plan that meets Hart's standards and shows dimensions is required</p>
6	<p><b>Noted:</b></p> <p>The weekly lists were noted</p>
7	<p><b>Planning Appeals:</b></p> <p><b>15/01107/FUL</b> 1 Carthona Drive New four bedroom detached dwelling in the front curtilage of 1 Carthona Drive including detached garage and shared access with 1 Carthona Drive. Fenestration changes to 1 Carthona Drive.</p> <p><b>15/01106/FUL</b> 2 Carthona Drive New four bedroom detached dwelling in the front curtilage of 2 Carthona Drive including detached garage and new driveway entrance. Extension and alteration of 2 Carthona Drive- Two storey and single storey extension, alteration to the elevation materials, alteration to driveway (changes to approved 14/01058/HMC)</p> <p><b>Enforcement Cases received:</b></p> <p><b>15/00398/COU</b> 12 Dinorben Avenue Complaint: Change of use to a storage facility / office for HTS Roofing , Building &amp; Property maintenance company Complainant: PUBLIC</p> <p><b>Enforcement Cases closed:</b></p> <p><b>15/00386/XPLANS</b> Street Record Kings Place Fleet Hampshire Complaint: Lighting to car park may not be in accordance with approved plans as</p>

	<p>dazzling occupants Conclusion: Not a breach of planning control</p> <p><b>15/00308/OPERAT</b> 23 Hanover Drive Complaint: Construction of a dormer window Conclusion: Not a breach of planning control</p> <p><b>15/00346/OPERAT</b> 130 Ively Road Complaint: For a two storey side and rear extension. No application. Conclusion: Not a breach of planning control</p> <p><b>15/00385/ADVERT</b> 33 Fleet Road Complaint: 'To let' board erected in garden of 33 Fleet Road Conclusion: Breach ceased</p> <p><b>15/00161/XPLANS</b> Sedgewaite House, Willowbourne Complaint: Not in accordance with approved layout plan Conclusion: Breach Ceased</p> <p><b>15/00212/HOME</b> 5 Chinnock Close Complaint: Car Sales from domestic property Conclusion: Not a breach of planning control</p> <p><b>15/00249/OPERAT</b> Street Record, Old Dairy Close Complaint: Multiple satellite dishes being erected. Conclusion: Not Expedient to take enforcement action</p> <p><b>15/00396/ADVERT</b> 2 Fir Close Fleet Hampshire GU51 3YU Complaint: Unauthorised sign Conclusion: Breach Ceased</p> <p><b>15/00389/CONDS</b> 128 Tavistock Road Complaint: Potential breach of conditions - lack of tree protection Conclusion: Breach Ceased</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>13th January &amp; 10th February 2016</p>
9	<p><b>Date of Next Meeting</b></p> <p>Please note that due to a Policy and Finance meeting, the next meeting will be held on Tuesday 26<sup>th</sup> January – 7pm in the Harlington, RVS Offices</p>

**The meeting closed at 8.10pm**

**Signed:**.....

**Date:** .....