



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

**Monday 11<sup>th</sup> June 2018 7pm –RVS, The Harlington**

**Present:** Cllr Pierce –chairman  
 Cllr Jasper  
 Cllr Holt  
 Cllr Robinson  
 Cllr Wildsmith

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<p><b>Apologies</b></p> <p>Apologies received from Cllrs Hope and Schofield.</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>None declared.</p>
3.	<p><b>Public Session</b></p> <p>None present</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the meetings held on the 23<sup>rd</sup> April were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>18/01066/PRIOR          Vernons House 96 Clarence Road          Conversion of offices to single 2 bedroom residential dwelling          Comments required 08 June</p> <p><b>NO OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Subject to a parking plan that meets HDC standards –lack of on street parking and the fact the study could be used as a bedroom in the future</li> <li>• Concern about windows and possible loss of privacy to neighbour</li> </ul> <p>18/00291/HOU          122A Reading Road South          Proposed first floor side dormer replacing roof windows, proposed obscure glazed side roof window and proposed front porch</p>

<p>Comments required 14 June</p> <p><b>NO OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Subject to a parking plan that meets HDC standards</li> <li>• Drawings should show glazing specification</li> </ul> <p>18/01067/HOU 19 Saddleback Way Single storey rear extension. Comments required 15 June</p> <p><b>NO OBJECTION</b> as long as no parking area is lost</p> <p>18/00980/HOU 9 Colbred Corner Remove existing front elevation storm canopy and form new entrance porch. Remove existing rear conservatory and replace with a single storey rear extension. Block up existing gable door Comments required Fri 15 June</p> <p><b>NO OBJECTION</b> Subject to a parking plan that meets HDC standards</p> <p>18/01092/HOU 85 Dukes Mead Replace existing flat roof with hipped lean to style to front and side elevations. Minor internal alterations. Comments required 19 June</p> <p><b>NO OBJECTION</b> Looks better</p> <p>18/01109/HOU   45 Dukes Mead Change of roof from felted flat to hip tiled roof to garage at side and porch at front Comments required 21 June</p> <p><b>NO OBJECTION</b> Looks better</p> <p>18/01112/PRIOR 164 Fleet Road Prior Notification under Class M, Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for Change of use of the building from shop (Land Use Class A1) to a dwellinghouse (Land Use Class C3) - Conversion of existing ground floor retail unit into a 2 bedroom residential unit and associated external alterations Comments required 21 June</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Have the upper floor flats got permission to be used as such? Think they</li> </ul>
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used to be offices/storage...

- Loss of a shop in prime retail space - goes against upcoming Fleet Neighbourhood Plan (policy 6)
- One ground floor residential unit sandwiched between a whole parade of shops is not in keeping and will set precedent
- What about car parking? The combination of the 2 flats above and the proposal means that least 8 spaces have to be provided, is enough land owned at the rear of the property to provide this?

18/01131/HOU

20 Connaught Road

Erection of a single storey rear extension and first floor side extension

Comments required 27 June

**NO OBJECTION**

Subject to a dimensioned parking plan that meets HDC standards – current plan is inadequate

18/00202/HOU

26 Burnside

Erection of a single storey rear extension following demolition of existing conservatory, alterations to fenestration and extension to garage to facilitate conversion of garage to granny annexe

Comments required 27 June

**OBJECTION**

- URB 17 - Extension should be classed as a separate dwelling and not an annex as an annex should have 'no separate external door'
- Parking is inadequate – 3 in a row is not accepted under HDC standards
- A revised parking plan should be submitted

18/01090/HOU

154 Connaught Road

Single storey rear and side extension, creation of first floor within roof space and alterations to fenestration following demolition of existing detached garage

Comments required 27 June

**OBJECTION**

- Parking plan with dimensioned needed – parking space to side of house and across front door looks tight, will people actually be able to get in/out car? Cars block access to front door
- Can you transport bins down side house? Looks tight

18/01169/HOU

8 Magnolia Way

Proposed two storey front extension

Comments required 29 June

**NO OBJECTION**

Subject to parking plan that meets HDC standards - 3 parking spaces needed Suggest extension be set slightly forward from garage – would improve design

18/01132/HOU

	<p>Triggs Pinewood Hill Single storey rear extension and insertion of rooflight to the rear Comments required 29 June</p> <p><b>NO OBJECTION</b> Subject to</p> <ul style="list-style-type: none"> <li>• protection of trees during construction</li> <li>• design to be in keeping i.e. brick and not white render</li> </ul> <p>18/01182/HOU 26 Courtmoor Avenue Creation of first floor to existing chalet bungalow, erection of a single storey rear extension and alterations to fenestration Comments required by 29 June</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• loss of a bungalow – against upcoming Fleet Neighbourhood Plan (policy 11)</li> <li>• out of keeping – too tall</li> <li>• dominates neighbouring properties</li> <li>• parking plan that meets HDC standards needed</li> </ul>
8	<p><b>To Note:</b></p> <p><b>Enforcement cases received:</b></p> <p>Case No 18/00119/OPERT Complainant: PUBLIC Address: 23 Pondtail Road Fleet Hampshire GU51 3JJ Complaint Alleged dormer extension</p> <p>Case No 18/00119/OPERT Complainant: PUBLIC Address: 23 Pondtail Road Fleet Hampshire GU51 3JJ Complaint Alleged dormer extension</p> <p>Case No 18/00120/COU3 Complainant: PUBLIC Address: Land At Hitches Lane Crookham Village Fleet Hampshire Complaint Alleged change of use of land to traveller's encampment.</p> <p><b>Enforcement cases closed:</b></p> <p>18/00082/XPLAN3 Address 23 Leawood Road Fleet Hampshire GU51 5AN Complaint Alleged noncompliance with the approved plans of application 17/01005/HOU - side extension appears closer to the boundary Conclusion Not a breach of planning control</p> <p>18/00032/COU3 Address 2 Burnside Fleet Hampshire GU51 3RE Complaint Alleged change of use of land to ancillary residential use Conclusion Not Expedient to take enforcement action</p> <p><b>Planning Appeals:</b></p> <p>17/00330/FUL The Bailey Branksomewood Road Fleet GU51 4JU Demolition &amp; redevelopment to form 14 sheltered apartments for the elderly, including communal facilities, access, car parking, and landscaping</p>

	APP/N1730/W/18/3199797
9	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b> 13 <sup>th</sup> June 2018
10	<b>Date of Next Meeting</b>  <b>Monday 25<sup>th</sup> June – 7pm in the RVS, Harlington</b>

**The meeting closed at**

**Signed:**.....

**Date:** .....