

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE Monday 8<sup>th</sup> February 2016

7:00pm – RVS Offices, The Harlington

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

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

1	<p><b>Apologies</b></p> <p>Apologies were received from Cllr Hope and Cllr Wright.</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>Five members of the public were present: Phill Gower, Colin Gray and Patrick Downes from FCCS, a resident from 35 Chesnut Grove and a resident from 12 Darset Avenue.</p> <p>Chesnut Grove: The Resident stated that the proposed plans would be better than selling the whole site for development, that the new houses would fit the street scene, there were no objections from direct neighbours, the existing house won't change design and that greenery will be retained.</p> <p>Darset Avenue: The Resident talked to the committee regarding the plans for 13 Darset Avenue. They stated that parking would be inadequate, the design was poor and out of keeping, the extension would take up most of the garden and would limit light into their property and they were concerned it may raise the risk of flooding problems.</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the Development and Control meeting held on Tuesday 26<sup>th</sup> January were accepted as a correct record of the meeting.</p>
5	<p><b>Current Applications to be Considered:</b></p>

**16/00020/HOU**

9 Argente Close

Two storey side and single storey rear extension

Comments required by 16<sup>th</sup> February

**OBJECTION**

- Car layout is not practical, there is a lack of on street parking and the new garage is too small to be classed as a garage under Hart's standards.

**16/00034/HOU**

10 Greenways

Erection of a two storey side extension

Comments required by 17<sup>th</sup> February

**OBJECTION**

- Possible breach of the 45 degree rule
- Concern parking is not practical as garage is too tight
- A parking plan that meets Hart's standards should be submitted

**16/00037/FUL**

Grasmere, 35 Chestnut Grove

Erection of two detached two-storey dwellings. Repositioning of access serving the existing dwelling

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

**OBJECTION**

- A better parking plan is required – 3 in a row is not accepted under Hart's standards
- White rendering would stand out so we suggest brickwork be used instead to reduce the impact of the development on views from the pond
- An undeveloped margin and more planting to better screen the property along the northern side facing the pond
- We suggest that a condition be added that the hedge on the northern boundary should be retained and supplemented with additional tree planting.
- The ecology report mentioned evidence of bats found in the garage so a bat survey should be submitted in the bat season from May to September
- We feel that two five bedroom houses is overdevelopment of the site and would suggest that the northern house be downsized

**16/00063/LDC**

16 Linkway

Application for a LDC for conversion of hipped roof to gabled roof and addition of side and rear extension

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

**OBJECTION**

- Possible breach of the 45 degree rule GEN 1(ii)
- Poor design GEN4, URB16
- Out of keeping with street scene – GEN1(i), GEN4, URB16
- The work has already been completed however as a front facing extension it should have been submitted for planning permission – works should therefore be removed.

**16/00120/HOU**

16 Victoria Road

Proposed two-storey rear extension with additional first floor over existing single storey extension. Removal of existing roof stacks. Proposed single detached garage.  
Comments required by 22<sup>nd</sup> February

**OBJECTION**

- Parking is inadequate – 3 in a row is not accepted under Hart’s standards
- Garage is too small to be classed as a garage under Hart’s standards and there appears to be no way to meet required parking
- Poor design – GEN1 (i)
- Proposed plans are not sympathetic to exiting property URB16

**16/00133/HOU**

Brigadoon, Broomrigg Road  
Extension to garage  
Comments required by 23<sup>rd</sup> February

**NO OBJECTION**

Subject to trees being protected during construction

**16/00164/HOU**

13 Darset Avenue  
Two storey rear extension and roof dormer providing additional living accommodation to private residential house  
Comments required by 24<sup>th</sup> February

**OBJECTION**

- Parking is inadequate – shared drive cannot be classed as a parking space and suggestion of on street parking is not appropriate therefore requirement for 3.25 spaces is not met – GEN1. (vii)
- Breach in the 45 degree rule
- Overdevelopment of site – the proposed development would take up most of the garden
- Out of keeping with street scene – GEN1 (i)
- Loss of light to neighbouring property – GEN1. (iii)
- Concern proposals will increase risk of flooding – the land backing onto the gardens of these properties is already waterlogged
- Poor Design – the worst example of the development of a semi-detached house in Fleet for some time! URB16

**16/00126/HOU**

13 Dinorben Close  
Rear single storey extension  
Comments required by 25<sup>th</sup> February

**NO OBJECTION**

But concern the propose extension is too close to the boundary

**16/00086/HOU**

7 Lyndford Terrace  
Two Storey Rear Extension and Internal Alterations  
Comments required by 26<sup>th</sup> February

There are no existing plans – we cannot give accurate comments until these have been submitted however we would comment on the possible breach in the 45 degree rule and loss of light to the neighbouring property.

	<p>Applications due before meeting (comments via email):</p> <p><b>15/03078/FUL</b>  Garages Adjacent To, Parsons Close  Erection of two garages, partially retrospective.  Comments required by 2nd February  Amended Plans:  Change to description to read; erection of storage units (partially retrospective)</p> <p>Previous Comments - 12 Jan 2016  <b>OBJECTION</b>  The dimensions do not meet HDC requirements to be classed as a garage, but could be classed as a store</p> <p>Comments:  <b>NO OBJECTION</b></p> <p><b>15/02406/HOU</b>  28 Pondtail Gardens  Erection of a side extension, to include a loft conversion and rear dormer extension  Comments required by 2nd February  Amended Plans:</p> <ul style="list-style-type: none"> <li>• Description amended to single storey side extension.</li> <li>• Removal of dormer extension and loft conversion.</li> </ul> <p>Previous Comments – 24 Nov 2015  <b>OBJECTION</b>  Previous comments still stand</p> <ul style="list-style-type: none"> <li>• No parking layout - a plan needs to be submitted that meets Hart's standards</li> <li>• Roof is of poor design</li> <li>• Plans are out of keeping within the Basingstoke Canal conservation area</li> </ul> <p>Comments:  <b>The parking issue is solved</b>  <b>The roof looks better but is still a weak design with the flat roof</b></p>
6	<p><b>Noted:</b></p> <p>The weekly lists were noted</p>
7	<p><b>Enforcement Cases received:</b></p> <p><b>16/00015/UNTIDY</b>  Land Adjacent To 16 Wood Lane  Complaint: Untidy site and storage of abandoned building materials.  Complainant: PUBLIC  Status: PCO</p> <p><b>Enforcement Cases closed:</b></p> <p><b>15/00343/XPLANS</b>  16 Cypress Drive  Complaint: Extension is suspected to be larger than the submitted plans affecting privacy and parking  Conclusion: Not Expedient to take enforcement action</p>

8	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b>  10 <sup>th</sup> February & 9 <sup>th</sup> March 2016
9	<b>Date of Next Meeting</b>  Monday 22 <sup>nd</sup> February – 7pm in the Harlington, RVS Offices

**The meeting closed at 8.35pm**

**Signed:**.....

**Date:** .....