

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 10th October

7:00pm – RVS Offices, The Harlington

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

Apologies: Cllr Wright

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies were received from Cllr Wright.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>There were no declarations of interest.</p>
3.	<p>Public Session</p> <p>One member of the public was present: Phil Gower from FCCS.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control and Planning meetings held on Monday 26th September 2016 were accepted as correct records of the meetings.</p>
5	<p>Current Applications to be Considered:</p> <p>16/02399/HOU 85 Greenways Single storey side extension with apex roof Comments required by 26th October</p> <p>NO OBJECTION</p> <p>16/02418/FUL 125 And 127-147 Fleet Road Erection of 40No. residential apartments with associated parking and landscaping, following the demolition of 2No. office blocks. Comments required by 20th October</p>

OBJECTION

- Parking is inadequate - under Hart's standards 88 spaces need to be provided not 68 & of the 68 some are not accessible due to columns
- Proposed development too tall and overbearing
- Windows on the side of the development would break the 22m rule and look directly into the rooms of future dwellings built beside it. Both the occupants of this and future housing would lose their privacy. Moving the windows into the carpark would alleviate this.
- There is no provision for affordable housing – the developer's explanation that affordable housing would make it non-viable is not accepted. High interest rates and the projected market value of the properties is unacceptable.

16/02422/FUL

42 Reading Road South
Installation of ATM (Retrospective).
Comments required by 21st October

NO OBJECTION

16/02423/ADV

42 Reading Road South
Integral illumination and screen to the ATM fascia. Internally illuminated Free Cash Withdrawals sign above the ATM fascia Blue LED halo illumination to ATM surround
Comments required by 20th October

OBJECTION – blue light is too bright, unnecessary and negatively impacts on the amenity of local residential property. Should be removed or at least a diffuser added.

16/02445/ADV

18-19 Falkners Close
4 numbers of fascia signs, three being internally illuminated, 1 number of non-illuminated projecting sign and 4 numbers of non-illuminated window vinyl's- refer drawing B227_002, B227_003 and B227_Signage table
Comments required by 18th October

NO OBJECTION subject to the top signs on the tower (signs 2 and 9) not being illuminated – visually intrusive in a residential area.

16/02506/HOU

11 Connaught Road
Two storey side of ground floor rear extension. Removal of one chimney. Extend ground floor front roof to form porch
Comments required by 18th October

NO OBJECTION subject to a parking plan with dimensions being submitted to demonstrate adequate parking under Hart's standards

16/02516/HOU

87 Elvetham Road
Loft conversion incorporating 3 pitched dormers on the side elevation and 6 conservation style velux windows on the front and side roof slopes
Comments required by 26th October

NO OBJECTION

16/02569/AMCON

Business Park Ively Road

Variation of condition 36 attached to Application Reference 15/01048/FUL to allow for changes to approved plans

Comments required by 27th October

OBJECTION

- This should be submitted as a new planning application – too many changes have been made to be classed as a variation
- Landscaping proposals need additional work to screen the more intrusive buildings better.

16/02573/HOU

15 The Lea

Part 2 storey and part single storey rear extension with new roof profile over the porch

Comments required by 25th October

NO OBJECTION

But concern over possible breach in 45 degree rule

16/02587/HOU

1 Florence Road

Erection of a first floor extension over existing garage, pitched roof over existing flat roof dormer and external façade alterations

Comments required by 24th October

NO OBJECTION**16/02589/HOU**

38 Award Road

Single/two storey front/rear extensions and remodelling of existing house

Comments required by 27th October

NO OBJECTION

- But concern over possible breach in 45 degree rule & loss light to neighbour
- There should be a condition that fencing is erected during construction to protect trees

16/02027/FUL

59 Elvetham Road

Erection of temporary site security hoarding to enable construction works pursuant to granted approval -15/02236/FUL

Comments required by 28th October

OBJECTION

- All greenery on plot has been removed which is unacceptable in a conservation area – A condition should be set that the boundary hedge & trees must be reinstated after construction completion and before occupation to re-establish the character of the conservation area.

16/02321/HOU

55 Elvetham Road

Erection of a first floor extension to provide new bedroom over existing ground floor rear extension

Comments required by 28th October

NO OBJECTION subject to measures being taken to protect trees during construction

16/02385/HOU

42 Pondtail Road

Moving the side boundary fence to the back garden; Moving the 2m tall old wall and fence outwards by a further 2m, with a brand new 2m tall fence ending in line with the back of the house, then the fence drops to 1.2m in height and continues just past the front of the house - with a secure gate at the 2m drop to 1.2m securing access to the back garden. There would still be 1.3m of space (which also belongs to 42 Pondtail Road and will be fully maintained) between the pavement and the new fence which will be maintained as hedge, shrubs and wild flowers. At the front of the property there will be shrubs and continued maintenance of the existing hedging & grass. Also, please note the proposed single-storey side extension to the house of new kitchen and utility room (which is within permitted development of the property)

Comments required by 28th October

NO OBJECTION

Subject to fence height being lowered to 1.8m to meet Hart's standards

16/02540/FUL

7 Kings Parade Kings Road

Alterations to shop frontage and partial removal of joining wall to 6 Kings Parade

Comments required by 28th October

OBJECTION

Full window glazing is out of keeping with street scene – bottom sill should be retained.

16/02541/FUL

6 Kings Parade Kings Road

Modernising of shop front from wooden construction to aluminium construction

Comments required by 28th October

OBJECTION

Full window glazing is out of keeping with street scene – bottom sill should be retained

16/02556/HOU

10 Beech Ride

Proposed First Floor Side Extension to extend bedroom

Comments required by 28th October

NO OBJECTION

However top ridge should be reduced to match the dormer on the other end of the property – this would improve the overall look and be more in keeping with street scene

16/02561/HOU

55 Tamworth Drive

Loft conversion with velux windows and raising of existing front gable (NB) as previously approved at No. 45 Ref 12/01453/HOU

Comments required by 28th October

OBJECTION

- Front gable and flat roof are of a poor design and distort the appearance of the building

6

Noted:

The weekly lists were noted

7	<p>To Note:</p> <p>Enforcement cases received:</p> <p>16/00338/ENQ 1 Wickham Close Complainant: PUBLIC Complaint: Removal of trees from the plot. Status: REC</p> <p>16/00339/XPLAN3 60 Clarence Road Complainant: PUBLIC Complaint Alleged single storey rear extension not built in accordance with approved Plans</p> <p>16/00341/ENQ 12 Shaldons Way Complainant: PUBLIC Complaint Scaffolding overhanging the property</p> <p>Enforcement cases closed:</p> <p>16/00175/OPERT3 159 Albert Street Development not in accordance with the approved plans pertaining to 15/02638/FUL in that the levels of the site have been raised resulting in an increase in ridge and slab height of the chalet bungalow and general raising of land levels. No retaining features have been implemented to prevent erosion of land which is conspicuous due to the variation in ground level to adjacent land. The raising of levels has also resulted in impact on retained trees as tree trunks have been buried as a result of increased levels Conclusion Not Materially Different</p> <p>16/00339/XPLAN3 60 Clarence Road Complaint: Alleged single storey rear extension not built in accordance with approved plans Conclusion: Unable to get info to support allegation</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>12th October</p>
9	<p>Date of Next Meeting</p> <p>Monday 24th October – 7pm in the Harlington, RVS Offices</p>

The meeting closed at 8.05pm

Signed:.....

Date: