

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 11th April 2016

7:00pm – RVS Offices, The Harlington

Present: Cllr Pierce - Chairman
 Cllr Schofield
 Cllr Wright
 Cllr Jasper
 Cllr Hope
 Cllr Holt

Officers: Charlotte Benham – Planning Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Cllrs Gotel and Robinson.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>No declarations of interest were declared.</p>
3.	<p>Public Session</p> <p>Two members of the public were present: Colin Gray and Phil Gower from FCCS.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Tuesday 29th March were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>16/00524/FUL The Millmede And The Oakmede, Minley Road Demolition of The Oakmede and outbuildings and erection of two blocks of 7 and 8 flats respectively (1x3 bed, 12x2 bed and 2x1 bed)with access alterations, parking, car ports, landscaping and ancillary works etc at The Millmede and The Oakmede Comments required by 19th April</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Parking is inadequate – enough parking spaces have not been provided, there’s no provision for visitor parking and parking on the road is not practical • There is a problem with traffic on Minley Road, if applications is approved there should be a condition of no right turn • Proposed plans are out of keeping with current street scene – by scale/mass

- The electric gates should be set back further on the property, at least a car's length
- Concern about the stream at the back of the property and run off of surface water from the site

16/00698/HOU

20 Wellington Avenue

Two storey infill side extension to enlarge kitchen and bathroom

Comments required by 20th April

NO OBJECTION

But the design would be improved if the existing flat roof was replaced with a pitched room to match the new pitch roof

16/00662/FUL

Fleet Baptist Church, 115 Clarence Road

Demolition of existing buildings and erection of building containing 10 x 2-bed flats with associated car parking, cycle storage and bin stores. Re-submission of application reference: 15/02402/FUL.

Comments required by 20th April

OBJECTION

- Concern that the proposed plans are still out of keeping due to the height – the building should be set back further on the slope
- Proposed plans would dominate street scene from Connaught Road
- We suggest eight flats would be a better design
- Parking is still inadequate

15/03099/FUL

Rushgrove And Little Mead, Reading Road North

Detached Bungalow and access way (resubmission)

Comments required by 21st April

OBJECTION

- Proposed plans are out of keeping in the North Fleet conservation area.
- FTC does not believe that this back garden development sustains or improves the urban environment and the character of the conservation area in accordance with GEN 4
- Loss of amenity to neighbouring properties
- Parking is inadequate
- The development would require the removal of a number of mature trees in the conservation area, which would cause harm to the conservation area

Previous comments also stand:

- The indicated plot size of 0.24ha includes a substantial proportion of the area being the driveway, and therefore we do not believe that the development meets the requirement of URB 18 i.
- The new access could cause conflict with existing access on the opposite side of the road and The Avenue
- We note the demolition of the old garage and erection of the replacement

16/00588/HOU

4 Guildford Road

Erection of two storey side extension

Comments required by 21st April

NO OBJECTION

Subject to a condition that no construction vehicles park on Guildford Road during

	<p>works as this road is already busy/dangerous</p> <p>16/00731/HOU 85 Connaught Road Loft conversion Comments required by 26th April</p> <p>OBJECTION</p> <ul style="list-style-type: none"> Proposed plans are out of keeping with street scene Poor design, Velux windows on the front of a property Loss of a bungalow <p>16/00762/HOU 9 Argente Close Single storey front and rear extension Comments required by 28th April</p> <p>OBJECTION Parking – garage does not meet dimensions to be classed as a garage and parking seems too tight. Also parking on street is not practical.</p> <p>Amended Plans:</p> <p>16/00235/HOU 14 Aldershot Road Second storey rear extension and front dormer Comments required by 14th April Amended Plans:</p> <ul style="list-style-type: none"> Alteration to design of roof <p>Previous comments Wed 30 Mar 2016 OBJECTION To the bulk and mass of the rear elevation. If reduced it would be more acceptable</p> <p>The design is better than the previous submission however to further improve the design the 2nd apex should be reinstated to mirror existing apex.</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>Planning Appeals:</p> <p>15/01190/FU Land To The Rear Of Heather Hill, Reading Road North Permission is sought for the proposed development of two detached residential dwellings with parking and associated garden areas Appeal Dismissed</p> <p>15/02585/HOU 1 Meadow View Erection of new 1.8m fencing on the west and east boundaries of the site, removing the existing picket fence on the eastern side</p> <p>Enforcement Cases received:</p>

	<p>No enforcement cases were received</p> <p>Enforcement Cases closed:</p> <p>15/00112/CONDS 75C Aldershot Road Complaint: Relating to condition 3 in 11/00803/FUL Conclusion: Not Expedient to take enforcement action</p> <p>15/00307/COU 27 Avondale Road Complaint: possible house in multiple occupation and removal of front gate and hedge Conclusion: Breach Ceased</p> <p>16/00082/XPLANS 10 Waleron Road Complaint: Development not in accordance with approved plans of 15/01232/HOU Conclusion: Not a breach of planning control</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>13th April 2016</p>
9	<p>Date of Next Meeting</p> <p>Monday 25th April– 7pm in the Harlington, RVS Offices</p>

The meeting closed at 7.40 pm

Signed:.....

Date: