

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

**DEVELOPMENT CONTROL COMMITTEE**  
**Monday 25<sup>th</sup> April 2016**

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

**Present:** Cllr Pierce - Chairman  
Cllr Schofield  
Cllr Wright  
Cllr Hope  
Cllr Holt  
Cllr Gotel  
Cllr Robinson

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

1	<p><b>Apologies</b></p> <p>Apologies were received from Cllr Jasper</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>Cllr Schofield declared an interest in 16/00870/HOU (14 Avondale Road)</p>
3.	<p><b>Public Session</b></p> <p>No members of the public were present</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the Development and Control meeting held on Monday 11<sup>th</sup> April were accepted as a correct record of the meeting.</p>
5	<p><b>Current Applications to be Considered:</b></p> <p><b>16/00779/HOU</b> 6 Castle Street Single Storey Extension and Internal Alterations Comments required by 2<sup>nd</sup> May</p> <p><b>NO OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Subject to: <ul style="list-style-type: none"> <li>○ the submission of an adequate parking plan that includes usage of drive by neighbouring properties</li> <li>○ evidence the proposed development does not breach 45 degree rule</li> </ul> </li> </ul> <p><b>16/00631/HOU</b></p>

2 Rowan Close  
Single storey front extension, front dormer, and two storey rear extension  
Comments required by 2<sup>nd</sup> May

**OBJECTION**

- Demonstrate a parking plan that meets Hart's standards
- Measures need to be presented to demonstrate protection of TPO'd trees during construction
- Concern the proposed development breaches the regulations for distances between bedroom windows – overlooking.

**16/00513/HOU**

16 Glen Road  
Front first floor extension  
Comments required by 2<sup>nd</sup> May

**NO OBJECTION**

**16/00367/FUL**

16-18 Kings Road  
Erection of 4 no 1 Bedroom Flats, provision of car parking and associated external works following demolition of existing ancillary building  
Comments required by 28th April  
Amended plans:  
1 Reduction in footprint to allow for larger parking spaces

**Previous comments have not been adequately addressed**

**OBJECTION**

- On the plans the bins and access to them are shown located on land that does not belong to the applicant.
- Proposed building also encroaches on land that does not belong to the applicant at the front of the property
- Side windows are too close to the boundary ,overlooking neighbouring property

**16/00808/HOU**

2 Heathland Close  
Part garage conversion, external window alterations and internal layout alterations  
Comments required by 4<sup>th</sup> May

**NO OBJECTION** but

Remaining garage space should meet Hart's standards for garage sizes (6x3m)

**16/00796/PRIOR**

46 - 48 Albert Street  
Application for Prior Approval under Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 of Proposed Change of use from B1 to C3.  
Comments required by 5<sup>th</sup> May

**OBJECTION**

- Plans are not clear what ground floor units will be used for
- Parking is inadequate

**16/00870/HOU**

14 Avondale Road  
Proposed garage and porch extensions and frontage boundary wall/fencing, refurbishment and replacement incorporating new gates.  
Comments required by 5<sup>th</sup> May

**OBJECTION**

- Gates will have to be set far enough back so that they do not disrupt traffic flow when opened
- We suggest electronic gates might be better as otherwise cars will have to park on the pavement/road to open the gates
- New garage is out of keeping with the existing property
- Gates/wall are too high and have a negative/dominating impact on the street scene

**16/00768/FUL**

Nisaba House Waterfront Business Park

Enlarged and new air openings to allow for new louvres to be installed which will allow the ventilation system of the building to be upgraded.

Comments required by 9<sup>th</sup> May

**NO OBJECTION****16/00767/FUL**

Logic House Waterfront Business Park

Enlarged and new air openings to allow for new louvres to be installed which will allow the ventilation system of the building to be upgraded.

Comments required by 9<sup>th</sup> May

**NO OBJECTION****16/00663/FUL**

2 Reading Road South

Applicants Rear extension, external SHOPFRONT alteration and change of use from a restaurant (A3) and office (B1) to create 1 x one bedroom flat and 3 x two bedroom flat

Comments required by 9<sup>th</sup> May

**OBJECTION**

- Parking is totally inadequate and there is no on-street parking in the immediate area
- Proposed plans would result in a confused mix of residential and commercial properties

**16/00835/HOU**

3 Folly Close

Demolition of Existing Single Storey Garage, Construction of Single Storey Rear Extension and Two Storey Side Extension

Comments required by 9<sup>th</sup> May

**OBJECTION**

- Overdevelopment of site
- Breach of the 45% rule on property no. 5
- Parking is inadequate
- Garage is too narrow to be classed as a garage under Hart's standards

**16/00857/EIA**

Pale Lane Farm, Pale Lane

Request for a Environmental Impact Assessment Screening Opinion under the 2011 EIA Regulations for a development of approximately 700 dwellings, a 2 form entry primary school, a local community centre, approximately 15ha of Suitable Alternative Natural Greenspace (SANG) along with associated infrastructure such as roads, footpaths and cycle ways, public open space, drainage etc to serve the development.

	<p>Comments required by 5<sup>th</sup> May</p> <p><b>Our only comment is to ensure the Socio Economic assessment covers health and education</b></p> <p><b>Applications due before meeting:</b></p> <p><b>16/00293/FUL</b>  102-104 Fleet Road  Demolition of part of existing building, use of part ground and part first floor for Use Class A1 or A2, and roof extension accommodating 2 x 2-bedroom residential units, formation of new parking spaces  Comments required by 19<sup>th</sup> April</p> <p>Amended plans:  Change to parking layout and justification for lack of parking</p> <p>Previous comments: Tue 05 Apr 2016</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>' Concern that the modified building was never submitted to FTC or HDC for planning permission (supposedly demolished and rebuilt as original building)</li> <li>' Bulk and mass of the proposed new development, with the loss of a character façade, negative impact on the street scene.</li> <li>' Parking is totally inadequate for both support of the commercial/retail space and residential use (2 x 1 bedroom units and 2 x 2 bedroom units. Units 102 to 108 have to be considered in combination.</li> <li>' Car parking spaces are too small, not compliant with HDC's parking standards.</li> <li>' Car parking space 10 blocks the entrance/exit to the underground carpark to the proposed neighbouring block of flats</li> </ul> <p><b>Previous comments stand</b></p> <p><b>16/00437/HOU</b>  26 Albany Road  Single Storey Front Extension  Comments required by 21<sup>st</sup> April  Amended Plans:  1 Removal of front part of extension  2 Provision of a parking plan</p> <p>Previous comments: Wed 16 Mar 2016</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>' Proposed plans are out of keeping on a building of historic interest</li> <li>' Parking is inadequate - may be restricted with extension, so a parking plan should be submitted to meet HDC's requirements</li> <li>' The proposed utility room on the front of the building negatively impacts the design and appearance of the front elevation. The removal of this appendage would render the proposal more acceptable and in-keeping with the existing building</li> </ul> <p><b>Previous parking comments stand</b>  A parking plan needs to be submitted that shows the layout of the front garden and the cars.</p>
6	<p><b>Noted:</b></p> <p>The weekly lists were noted</p>

7	<p><b>Planning Appeal:</b></p> <p><b>15/02422/FUL</b>  144 Clarence Road  Demolition of existing building and erection of a new building to house five two-bedroom units and one bedroom unit</p> <p><b>Enforcement Cases received:</b></p> <p>No enforcement cases were received</p> <p><b>Enforcement Cases closed:</b></p> <p><b>15/00367/OPERAT</b>  Zaal, 24 Reading Road South Complaint: Added a porch and plastic shed. Also installing a wooden shed  Conclusion: Not Expedient to take enforcement action</p> <p><b>15/00347/CONDS</b>  The Old Pumping Station, Hitches Lane Complaint  Working outside agreed hours and disturbance to residents  Conclusion: Breach Ceased</p> <p><b>16/00038/COU</b>  17 Wellington Avenue  Complaint: Creation of a separate dwelling  Conclusion: Not a breach of planning control</p> <p><b>15/00177/XPLANS</b>  95 Elvetham Road  Complaint: Not in accordance to plans  Conclusion: Not Expedient to take enforcement action</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>25th May &amp; 15th June</p>
9	<p><b>Date of Next Meeting</b></p> <p>Monday 9<sup>th</sup> May – 7pm in the Harlington, RVS Offices</p>

**The meeting closed at 8.10pm**

**Signed:**.....

**Date:** .....