



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Monday 23<sup>rd</sup> April 2018  
7pm –RVS, The Harlington

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

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

1	<b>Apologies</b>  No apologies received
2	<b>Declarations of interest to any item on the agenda</b>  No interests were declared
3.	<b>Public Session</b>  None present
4	<b>Approval of the Minutes</b>  The minutes of the meetings held on the 9th April were accepted as a correct record of the meeting.
5	18/00610/HOU Sunset House Clarence Road Insertion of 4 windows and 1 Velux window into previously constructed loft conversion (built under PD) retrospective. Comments required by 2 <sup>nd</sup> May  <b>Withdrawn</b>  18/00643/HOU Beech Hill House Broomrigg Road Proposed ground floor rear extension, creation of Juliette balcony to rear elevation, enlargement of first floor rear dormer and facade and glazing replacement / upgrade Comments required by 14 <sup>th</sup> May

**NO OBJECTION**

**to the extension itself however the rendering, windows and doors should be in a style that is in keeping with the North Fleet Conservation area**

18/00703/HOU

35 Dinorben Close

Alterations including, erection of a two storey front extension and porch entrance, a two storey side extension, a single storey rear extension, and erection of a dormer to the rear roof slope. A garden room in the rear of the garden.

Comments required by 14<sup>th</sup> May

**OBJECTION**

- **Neighbour will be facing a dominant black wall**
- **Front elevation not in keeping with street scene, the front extension is not in balance with the principal dwelling.**
- **Garage does not meet dimensions set by HDC to be classed as a garage**
- **Car parking plan that meets HDC standards needs to be submitted**
- **Trees on site are under a Tree Preservation Order (01/1037/HDC) and proposed removal.**
- **Garden room proposed within the Root Zone of protected trees, which requires special foundations. Conditions should be set that non-invasive foundations are used and all works should be subject to inspection and approval of Tree Officer.**

18/00713/HOU

The Croft Gough Road

Proposed oak framed barn-style garage

Comments required by 10<sup>th</sup> May

**OBJECTION**

- **Bulk and mass of the proposed structure - Roof is too tall and dominant**
- **Design and roof style is out of keeping with main house**
- **Tree protection required – Foundations should be used that do not cause harm to tree roots.**

18/00718/HOU

78 Connaught Road

Erection of a detached timber outbuilding following demolition of existing shed

Comments required by 7<sup>th</sup> May

**OBJECTION**

- **It is referred to as an annex, the proposed plans therefore breach URB 17 “the development of annexes for dependent relatives will be permitted provided that the annexe is connected to the main dwelling, with no separate external door”. This annex is located at the bottom of the garden**
- **Will require power, water and sewerage connections?**
- **Proposed design is out of keeping with the principal building**

	<p>18/00748/PRIOR  The Kitchen Company 258 Oatsheaf Parade  Change of use of the existing A1 (Retail) to A3 (Restaurants and Cafes) on the ground floor only of 258, Oatsheaf Parade, Fleet Road, Fleet, GU51 4BU  Comments required by 11<sup>th</sup> May</p> <p style="text-align: center;"><b>NO OBJECTION</b></p>
	<p><b>To Note:</b></p> <p><b>Enforcement cases received:</b></p> <p>18/00062/COND1  <b>Received:</b> 28/03/2018 <b>Complainant:</b> PUBLIC  <b>Address:</b> 102 - 104 Fleet Road Fleet Hampshire GU51 4PA  <b>Complaint</b> Breach of condition 7 of application 14/00106/MAJOR. Hours of work</p> <p>18/00073/OPERT  <b>Received:</b> 04/04/2018 <b>Complainant:</b> PARISH  <b>Address:</b> 70 Kings Road Fleet Hampshire GU51 3AP  <b>Complaint</b> Advertisements on hoarding  <b>Status:</b> PCO</p> <p>18/00069/COU3  <b>Received:</b> 09/04/2018 <b>Complainant:</b> CLLR  <b>Address:</b> Avondale Business Centre 55 Fleet Road Fleet Hampshire GU51 3PJ  <b>Complaint</b> Alleged occupation of business centre/units by multiple occupiers as a residential dwelling/s</p> <p><b>Enforcement cases closed:</b></p> <p>18/00047/OPERT3  <b>Address</b> Ferndale 18 The Lea Fleet Hampshire GU51 5AU  <b>Complaint</b> Installation of dropped kerb to property  <b>Conclusion</b> Not a breach of planning control</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b>  23<sup>rd</sup> May 2018</p>
8	<p><b>Date of Next Meeting</b>  <b>Thursday 17<sup>th</sup> May 2018 – 7pm in the RVS, Harlington</b></p>

The meeting closed at 8 pm

Signed:.....

Date: .....