

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 22nd January 2018
7pm –RVS, The Harlington

Present: Cllr Pierce - Chairman
Cllr Robinson
Cllr Jasper
Cllr Schofield

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies received from Cllr Hope, Gotel and Holt.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>No interests were declared.</p>
3.	<p>Public Session</p> <p>One member of the public was present – Phill Gower from FCCS</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the meeting held on the 8th January were accepted as a correct record of the meeting.</p>
5	<p>Comments due before meeting:</p> <p>17/01647/FUL Hartland Park, Bramshot Lane Full planning application for the construction of Information Centre; access; car parking; landscaping; wooden pergola; pathway; fencing; and all other ancillary and enabling works Comments required by 25th January Amended Plans: 1 Revised layout.</p> <p>Previous comments stand:</p> <p>OBJECTION</p> <p>Hedge obscures round about Number of ads is excessive</p>

Illuminated signs in strategic gap which is a no light zone
Signs will distract cars and make roundabout dangerous
Out of keeping with area
In SPA exclusion (no build) zone
A previous application for ads for this location was refused
Application breaches the following policies
o GEN 1.(i) - not in keeping with the local character
o GEN 1.(xiii) the installation of lighting, which is visually damaging to the character of the area should be avoided
o CON 19.(ii) diminishes the gap between Fleet & Aldershot
o URB 24.(ii) size, siting and illumination has an adverse effect on highway safety
o RUR 8(i) not sympathetic to local character
o RUR8(ii) visually intrusive
o RUR8 adverse effect on road safety

17/02651/HOU

82 Crookham Road

The application is to construct an oak-framed two bay garage with side wood store to the front of the property - in the driveway of the property currently used for car parking on the driveway

Comments required by 7th February

OBJECTION

- Poor design - proposed plans not sympathetic to current building
- Garage is not 6 x 6m internally as required under HDC standards

17/02681/HOU

32 Westover Road

Erection of a rear extension following demolition of existing conservatory. Addition of skylights to existing roof. Addition of porch to principal elevation.

Comments required by 5th February

OBJECTION

Layout suggests extension may be used as an independent dwelling – URB 17 states extensions should have ‘no separate external door’

17/02895/PRIOR

Zenith House 3 Rye Close

Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to Dwellinghouse (Class C3) for 36 flats.

Comments required by 1st February

OBJECTION

- Inadequate parking – as the development is in zone 2 62 parking spaces are required. The area set aside for future development could be used
- This application cannot cover 36 flats as permitted development can only cover 2 floors , not the roof
- Flats are very small – in HDC’s emerging local plan the minimum size for flats are stated. The largest proposed flat for this development is only 60% of the minimum size stated in the plan!

17/02937/FUL

Zenith House 3 Rye Close

Elevation changes to enable change of use to residential dwellings.

Comments required by 8th February

OBJECTION

- Out of character
- Too tall/dominating – surrounding building are mostly 2 storey's high, not 3 or 4

17/03032/FUL

Shell Cove Road

Demolition of existing sales building and removal of existing canopy link.
Construct new single storey sales building, gated timber fenced compound area with bins and plant units and additional customer parking bays
Comments required by 1st February

NO OBJECTION

18/00008/HOU

1 Connaught Road

Proposed first floor rear extension and loft conversion
Comments required by 6th February

OBJECTION

- Poor parking plan – 3 or more cars in a row is not accepted under HDC parking standards
- Lack of natural light in the loft conversion, only 1 window

18/00009/HOU

94A Reading Road South

Erection of a side extension, minor alterations to the front elevation, remodelling of the existing garage and reinstatement of an ancillary building within the rear garden of the plot.
Comments required by 1st February

OBJECTION

- Rear elevation is poor design – windows are out of keeping
- GEN 4 – proposed plans do not sustain or improve the urban design qualities of area

18/00017/HOU

6 Kerry Close

First floor side extension
Comments required by 1st February

NO OBJECTION

However parking plan should be re-submitted with dimensions to confirm the ability/the space to open car doors

18/00018/LDC

Stockton House School Stockton Avenue

Use of the East Wing Flat and the Gallery Suite as 2 separate residential dwellings (class C3)
Comments required by 8th February

OBJECTION

- Shape of gallery looks different on proposed plans to those shown on originals – it is therefore not clear that this dwelling has been in use

18/00025/HOU
 8 Berkeley Close
 Two storey side extension.
 Comment required by 2nd February

OBJECTION

- Dimensions of plot and dimensioned parking plan that meets HDC standards should be submitted – drive/front of property to pavement should be at least 4.8m
- Concern about possible damage to kerb to enter parking spaces, a drop kerb may be needed
- Design would be improved if both ends of the roof were hipped

18/00056/HOU
 20 Westbury Close
 Proposed single storey rear extension to replace existing and new garage to replace existing
 Comments required by 8th February

OBJECTION

- Breach of 45 degree rule
- Extension runs nearly the whole length of the neighbouring plot's fence line – loss of amenity to neighbour
- Out of keeping – too dominating
- Parking plan looks unworkable

18/00074/HOU
 19 Colbred Corner
 Porch erection and front extension
 Comments required by 12th February

OBJECTION

Measurement on proposed plans for front of property to pavement is only 4560mm, to be used for parking it should be at least 4800mm (the size of standard parking space under HDC regulations)

To Note:

Enforcement cases received:

18/00002/COND2
 Address: 102 - 104 Fleet Road
 Complainant: PUBLIC
 Complaint Breach of condition 7 of application 14/00106/MAJOR, workmen on site on Boxing Day

18/00003/OPERT
 Address: 26 The Lea
 Complainant: PUBLIC
 Complaint Creation of hardstanding to front of property

	<p>Enforcement cases closed:</p> <p>17/00233/COU3 Address 115 Aldershot Road Complaint Alleged change of use of ancillary outbuilding to independent residential unit Conclusion Planning Application Approved</p> <p>17/00201/OPERT2 Address 7 Waterfront Business Park Complaint Creation of additional parking to Unit 7, removal of landscaping. Conclusion Planning Application Approved</p> <p>16/00353/COND3 Address 102 - 104 Fleet Road Complaint Alleged commencement of development without discharge of conditions Conclusion Breach Ceased</p> <p>17/00233/COU3 Address 115 Aldershot Road Complaint Alleged change of use of ancillary outbuilding to independent residential unit Conclusion Planning Application Approved</p> <p>17/00201/OPERT2 Address 7 Waterfront Business Park Complaint Creation of additional parking to Unit 7, removal of landscaping. Conclusion Planning Application Approved</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates 10th January 2018</p>
8	<p>Date of Next Meeting</p> <p>12th February 2018 – 7pm in the RVS, Harlington</p>

The meeting closed at 8.10 pm

Signed:.....

Date: