

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 13th June

7:00pm – RVS Offices, The Harlington

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

Officers: Charlotte Benham – Planning Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Cllrs Hope & Wright.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>Cllr Jasper declared an interest in application 16-18 Kings Road and Cllr Robinson declared an interest in 2 Chinnock Close.</p>
3.	<p>Public Session</p> <p>Two Members of the public were present: Phil Gower and Colin Gray from FCCS.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control and Planning meetings held on Monday 23rd May were accepted as correct records of the meetings.</p>
5	<p>Current Applications to be Considered:</p> <p>16/01227/HOU 95 Basingbourne Road Single storey rear extension and first floor side extension. Comments required by 14th June</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • A parking plan that meets Hart's standards needs to be submitted • Possible breach in 45 degree rule • Close proximity to boundary will create terraced look - extension should be set further back from the boundary to be in keeping with street scene

16/01260/PRIOR

Fleetwood Park Barley Way

PROPOSAL: Prior Notification under Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) of Proposed Change of use from office under Class B1(a) to dwellings under Class C3. To form 49 apartments
Comments required by 15th June

Cannot object to a permitted development however we would comment that there is a lack of natural light on the top floor, the flats are small with no storage and the as there are 49 apartments we would query if this uses up almost all on Ancells SANG land?

16/01250/HOU

Wells House 12 Albert Street

First floor extension

Comments required by 15th June

OBJECTION

- Parking 3 in a row in not accepted under Harts standards – a parking plan that does meet standards with dimensions needs to be submitted
- Concern about danger from reversing out of property onto busy Albert Street

16/01281/HOU

118 Clarence Road

Erection of a two storey rear extension

Comments required by 17th June

OBJECTION

- A parking plan that meets Hart's standards needs to be submitted – there does not appear to be adequate on-site parking and Clarence road already has too many cars parking on the street
- Possible breach in 45 degree rule

16/01217/HOU

3 Forest End

Erection of a two storey side and single storey rear extension

Comments required by 17th June

NO OBJECTION

- Subject to a parking plan with dimensions being submitted – current plan looks too tight
- Concern about possible breach in 45 degree rule

16/01159/HOU

9 Hollytrees

Erection of a first floor extension over existing garage, rear extension, front entrance porch and door, and replacement timber cladding

Comments required by 17th June

NO OBJECTION**16/01237/HOU**

2A Russetts Drive

Single storey extension

Comments required by 17th June

OBJECTION

- Possible breach in 45 degree rule on neighbouring property
- Ensure TPO'd trees/root zones are protected

16/01218/HOU

14 Dunmow Hill

Erection of a side two storey extension, Rear single storey extension and loft conversion including two rear facing dormer windows and two front facing skylights. Plus external alterations

Comments required by 20th June

NO OBJECTION**16/01304/HOU**

14 Aldershot Road

Second storey rear extension and front dormer and a single storey side extension.

Comments required by 21st June

NO OBJECTION

However building right up to the boundary will possibly create a terraced look in the future

16/01332/FUL

Exabyte House Ancells Road

Office refurbishment and replacement of existing shutter door with aluminium framed window to match existing

Comments required by 23rd June

NO OBJECTION

However the drawings lack detail – will the office space be increased? If so will parking need to be increased?

16/01069/HOU

2 Chinnock Close

Erection of a two storey and single storey rear extension, First floor extension over part of the existing attached side garage and alteration to external materials

Comments required by 23rd June

OBJECTION

- A better parking plan needs to be submitted, one that shows the driveway/hard surface
- TPO'd trees at front of property need to be protected and a tree plan should be submitted

16/01235/FUL

111 Elvetham Road

Erection of detached dwelling and garage with access

Comments required by 23rd June

OBJECTION

- Back garden development - Plot is too small and is in a conservation area
- Roof is out of keeping
- Support tree officers comments – trees may be cut down in future to allow more light

	<p>16/00884/AMCON 16-18 Kings Road Fleet Hampshire GU51 3AD Removal of condition 8 of ref: 13/01597/FUL Erection of four one bedroom flats following demolition of existing ancillary storage building. Minor amendments following approval of 12/02096/FUL Comments required by 24th June</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Condition should stand, there is no reason to remove it • There is no submitted evidence that the required bin storage can be met 2x 600 and 1x 240 l bins can be practically accommodated <p>16/01223/HOU 165 Tavistock Road Single storey rear extension and part conversion of existing garage to habitable accommodation, with pitch tiled roof replacing flat roof area above habitable accommodation Comments required by 15th June Amended Plans: Parking plan</p> <p>Previous comments Wed 25 May 2016 NO OBJECTION Subject to a Parking plan that meets Harts standards</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Parking is inadequate, a plan needs to be submitted that meets Hart's standards – 8m from pavement to garage so not long enough for two car spaces which are classed as 4.8m in length each • Garage is not long enough or wide enough to be classed as a garage under Hart's standards
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>Enforcement Cases received:</p> <p>No enforcement cases were received</p> <p>Enforcement Cases closed:</p> <p>16/00146/COND3 83A Aldershot Road Complaint: Non discharge of requirements of conditions imposed on planning permission Conclusion: Not a breach of planning control</p> <p>16/00151/OPERAT 1A Kent Road Complaint: Alleged unauthorised erection of substantial garden building Conclusion: Not Expedient to take enforcement action</p> <p>16/00007/OPERAT 13 Westbury Close Complaint: Significant changes to garage in both height and length, along with</p>

	the extension Conclusion: Breach Ceased
8	Noted: Hart Planning Meeting Dates 15th June & 13th July
9	Date of Next Meeting Monday 27th June– 7pm in the Harlington, RVS Offices

The meeting closed at 8.15pm

Signed:.....

Date: