

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

27th April 2015, 7:00pm
RVS Offices, The Harlington

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

Officers: Janet Stanton - Clerk

1	<p>Apologies</p> <p>There were no apologies received</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>Cllr Dai Pierce 15/00865/HOU – 5 Frensham Avenue</p>
3.	<p>Public Session</p> <p>Two members of the public were present:</p> <p>Phil Gower and Colin Gray from FCCS</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the meeting held on Monday 13 April 2015 were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered</p> <p>15/00627/HOU 9 Abbots Close Front single storey extension. Rear two storey extension and side first floor extension and alterations Comments required by 30th April</p> <p>NO OBJECTION to extension subject to demonstrating that three cars can be accommodated on the site in line with HDC's parking requirements.</p> <p>15/00786/HOU 3A Florence Road</p>

Raising the level of the roof to form 3 beds and bathroom and canopy and open porch to the front elevation

Comments required by 30th April

OBJECTION

- Breaks 45 degree rule on both sides of the house
- Concern that the large staircase window will overlook neighbours' property
- Raised roof is out of keeping with street scene,

15/00818/HOU

32 Angora Way

Conservatory to rear

Comments required by 30th April

NO OBJECTION

15/00581/LDC

102-104 Fleet Road

Change of use from retail to residential as described in attached covering letter and submitted drawings

Comments required by 1st May

NO OBJECTION to change of use, however, concern about adequate parking provision on the whole site as no adequate parking plan has been provided.

15/00726/HOU

18 Pondtail Road

Loft conversion to include dormer extension. Installation of a dropped kerb

Comments required by 1st May

OBJECTION

- The roof design should match the adjoining semi
- Parking arrangement as shown (ie 3 cars parked in series behind each other) is not acceptable

15/00831/HOU

21 Wood Lane

Erection of a single storey rear extension and two storey front extension following demolition of existing garage. Extension to existing driveway

Comments required by 1st May

NO OBJECTION

However, although the parking arrangement for 3 cars in driveway meets the standard, the garage itself does not meet the HDC standard for a car (i.e. not 6m x 3m internally)

15/00764/FUL

6A Fleet Road

Erection of 1x1 bedroom flat and one studio with associated parking and landscaping

Comments required by 2nd May

OBJECTION

- Overdevelopment of the site
- Potential problem with damage to trees
- Building within the tree canopy
- Access to parking through tree route zone would need protection

15/00865/HOU

5 Frensham Avenue

Erection of a part two storey and part single storey rear extension and erection of an open front porch. Extension to existing driveway

Comments required by 7th May

OBJECTION

UNLESS it can be demonstrated that there is adequate space for 3 standard parking areas (4.8m x 2,4m) in front of the house

15/00800/HOU

32 Springwoods

Single storey front and side extension

Comments required by 7th May

OBJECTION

- URB 16 (i) and (iii) – out of keeping with the existing property and adjoining properties
- Proposed car parking arrangement is impractical

15/00810/PRIOR

Pioneer House, Unit 2, Fleetwood Park, Barley Way

Prior Notification for the change of use from use class B1(a) offices to use class C3 residential to form 28 x 1 bedroom units and 5 x 2 bedroom units under part 4, class J, of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 (Statutory Instrument 2013 No. 1101)

Comments required by 7th May

Although Fleet Town Council is not opposed to the development

OBJECTION

- Inadequate height, size and natural light for apartments on third floor

15/00488/HOU

Firfield, 50 Avondale Road

Erection of a two storey extension following demolition of existing single storey extension and garage

Comments required by 8th May

NO OBJECTION subject to a workable parking plan

	<p>15/00884/HOU 11 Southby Drive Amendment to planning approval 14/00848 to lengthen attached garage Comments required by 10th May</p> <p>NO OBJECTION</p>
6	<p>Amended Plans</p> <p>15/00578/HOU 77A Kings Road Creation of two dormer windows and erection single storey rear extension Comments required by 29th April</p> <p>NO OBJECTION However, Fleet Town Council recommends that some vegetation is retained at the front of the house to preserve the street scene.</p>
7	<p>Noted</p> <p>The weekly lists were noted.</p> <p>Members would like to understand why the format of these lists has changed and now does not state if the applications are approved or declined and in some cases the status is marked as “unknown”.</p> <p>Action Clerk to write to HDC to find out more information on these changes.</p>
8	<p>Noted</p> <p>Enforcement Cases received</p> <p>15/00083/TREE The Vicarage, Branksomewood Road Complainant: PUBLIC Complaint: Trees being felled - complainant believes that tree is protected</p> <p>15/00100/OPERA Fairfield, Reading Road North Complainant: PUBLIC Complaint: Insertion of side window at first floor level</p> <p>15/00102/HOME 15 Sycamore Crescent Complainant: PUBLIC Complaint: Alleged business from home</p> <p>Enforcement Cases closed</p> <p>No enforcement cases were closed.</p>

9	Noted: Hart Planning Meeting Dates 29 th April & 27 May 2015
10	Date of Next Meeting 11 May – 7pm in the Harlington, RVS Offices

The meeting closed at 8.34pm

Signed:.....

Date: