

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

26th October 2015, 7:00pm
RVS Offices, The Harlington

Present: Cllr Pierce - Chairman
Cllr Schofield
Cllr Holt
Cllr Robinson
Cllr Gotel
Cllr Gray
Cllr Hope

Officers: Charlotte Benham – Acting Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Councillor Wright.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>There were no declarations of interest.</p>
3.	<p>Public Session</p> <p>One member of the public was present: Colin Gray from FCCS</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 12th October were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>15/02402/FUL Fleet Baptist Church, 115 Clarence Road Demolition of existing buildings and erection of building containing 12 x 2-bed flats with associated car parking, cycle storage and bin stores. Re-submission of application reference: 15/00969/FUL Comments required by 4th November</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Out of keeping with local area – by bulk and mass • Proposed plans would have a negative impact on the street scene • Loss of amenity to neighbours due to car park being to the rear of the adjoining properties. • Too close to pavement – if building was set further back it would be more suitable • Suggest that it would make more sense to have visitor parking at the front and

residential at the back

15/02409/HOU

25 Alton Road

Erection of a two storey side extension and rear dormer extension to include loft conversion into habitable space

Comments required by 4th November

OBJECTION

- Overdevelopment
- Visitor parking has not been accounted for, Alton Road is busy so parking on street wouldn't be suitable - under Hart's Parking Standards 3.25 spaces must be provided

15/02435/HOU

18 Westover Road

Single story rear extension. New detached double garage

Comments required by 4th November

OBJECTION

- Garage would be more suitable if moved to a more conventional location
- Loss of amenity to neighbouring properties
- Concreted area may cause problems with flooding due to water run-off and nearby stream

15/02422/FUL

144 Clarence Road

Demolition of existing building and erection of a new building to house 6no. 2 bedroom units

Comments required by 5th November

OBJECTION

- Design is out of keeping with local area
- Overdevelopment
- Parking is inadequate – under Hart's Parking Standards 2.5 parking spaces should be provided per flat, at present there is only one per flat

15/02424/HOU

78A Alton Road

Erection of a single storey front extension and single storey side extension following demolition of existing extensions

Comments required by 6th November

OBJECTION

- A parking plan needs to be submitted that meets Hart's standards
- Proposed plans are not in keeping with local area and the design is not sympathetic to existing building

15/02236/FUL

59 Elvetham Road

Erection of 2 detached dwellings with associated driveways and landscaping. Erection of a first floor extension and the refurbishment of the existing dwelling

Comments required by 6th November

OBJECTION

- Overdevelopment of site – proposal of two additional dwellings results in

existing plot being unsuitably sized/too small for property, out of keeping with the character of the area.

- Concern additional housing would result in an increase of vehicles entering/exiting dwellings on the busy Elvetham Road

15/02380/HOU

24 Chestnut Grove

Erection of a rear dormer and roof alterations

Comments required by 10th November

NO OBJECTION

15/02469/PRIOR

First Floor, 232 Fleet Road

Prior Notification under Part 3 of the Town and Country Planning (General Permitted Development Order 1995 (as amended) as proposed Change of Use as Office to 2 x 1 Bedroom flats

Comments required by 10th November

OBJECTION

- Loss of employment in town centre
- Concern as to whether the property has been advertised for required time before applying for change of use?

15/02177/HOU

5 Wood Lane

Demolition of existing detached garage and associated outbuilding and erection of ground floor side extension with room-in-roof accommodation, and first floor rear extension

Comments required by 10th November

NO OBJECTION

Subject to stream being protected during construction

15/02406/HOU

28 Pondtail Gardens

Erection of a side extension, to include a loft conversion and rear dormer extension

Comments required by 10th November

OBJECTION

- No parking layout – a plan needs to be submitted that meets Hart's standards
- Roof is of poor design
- Plans are out of keeping within the Basingstoke Canal conservation area

15/02475/LDC

181 Fleet Road

Financial and professional services within a property located at ground floor

Comments required by 12th November

NO OBJECTION

15/02410/HOU

21 Pondtail Road

2nd Floor Loft Extension

Comments required by 12th November

	<p>NO OBJECTION Subject to a parking plan that meets Hart's standards – current drawings are poor</p> <p>15/01359/FUL Land at 61 - 65 Albert Street Erection of a terrace of two x two-bedroom and one x three-bedroom dwellings on land to the rear of 61- 65 Albert Street, following the demolition of existing substandard workshop buildings, and the removal of the front single storey flat roof extension from the frontage building Comments required by 20th November</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Back garden development that results in overdevelopment of the site • Loss of amenity to neighbours, due to parking behind existing properties • Parking is inadequate <p>15/01375/PREAPP Land adjacent to 18 The Lea Application to purchase council-owned land Comments required by 27th October</p> <p>OBJECTION The District Council should retain the land:</p> <ul style="list-style-type: none"> • Proposal for two dwellings would result in overdevelopment of site • Mature trees hanging over the boundary would touch the new houses so may be felled • The footpath would have a high fence right up against it which would make it more enclosed and less appealing to walk down, especially at night • Cars parking at the front of the property would ruin the street scene
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Enforcement Cases received:</p> <p>15/00318/UNTIDY 21 Clarence Road Complainant: PUBLIC Complaint: Property being refurbished - builders leaving materials and debris on pavement Status: PCO</p> <p>Enforcement Cases closed:</p> <p>15/00232/OPERAT 4 Harrow Road A shed/summerhouse has been built on their drive in front of one door of their double garage Conclusion: Breach Ceased</p>

8	Noted: Hart Planning Meeting Dates 11th November & 9th December 2015
9	Date of Next Meeting Monday 9th November 2015 – 7pm in the Harlington, RVS Offices

The meeting closed at 8 pm

Signed:.....

Date: