

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

23<sup>rd</sup> February 2015, 7:00pm  
RVS Offices, The Harlington

**Present:** Cllr Gotel  
Cllr Schofield  
Cllr Holt  
Cllr Pierce  
Cllr Hope  
Cllr Robinson

**Officers:** Charlotte Benham – Acting Committee Clerk

1	<p><b>Apologies</b></p> <p>Apologies were received from Councillors Wright and Gray.</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>No declarations of interest were expressed.</p>
3.	<p><b>Public Session</b></p> <p>One member of the public was present – Phil Gower from FCCS.</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the meeting held on Monday 9<sup>th</sup> February 2015 were accepted as a correct record of the meeting.</p>
5	<p><b>Current Applications to be Considered</b></p> <p><b>15/00154/MAJOR</b> Edenbrook, Hitches Lane Reserved Matters Application for the provision of 143 dwellings, including 27 affordable, extension to Hitches Lane Country Park with associated infrastructure and landscaping works. Outline application - 13/02513/MAJOR. Comments required by 26<sup>th</sup> February</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Change in mix of houses from Outline Planning application</li> <li>• Not enough affordable housing – according to Hart’s Local Plan it should be 40%, this application only meets half the requirements</li> <li>• Not an appropriate location for a care home – there are no services i.e. public transport, shops or medical facilities</li> </ul>

**14/03096/HMC**

106A Aldershot Road

Single storey rear extensions

Comments required by 27<sup>th</sup> February

**NO OBJECTION**

Subject to:

- A parking plan that meets Hart's requirements of 3.25 spaces and that shows the ability to exit the property in a forward direction onto Aldershot Road.
- Trees being protected - property is in a Conservation Area and tree T3 at 104 Aldershot Road is subject to a tree preservation order

**15/00180/FUL**

Teksys House , Ancells Road

Minor alterations to elevations including 2 no. new glazed entrance doors to replace existing and 5no. additional windows

Comments required by 27<sup>th</sup> February

**NO OBJECTION****15/00262/HMC**

The Beech, Stockton Avenue

Two storey rear extension along with removal of existing conservatory

Comments required by 28<sup>th</sup> February

**NO OBJECTION****15/00277/FUL**

Flagship House , Reading Road North

We propose to respray the previously decorated external elements of the building known as Flagship House - including downpipes, window frames, soffits and fascia boards. The property comprises office accommodation situated within a business location within Fleet.

Comments required by 1<sup>st</sup> March

**NO OBJECTION****15/00294/HMC**

8 Winchcombe Close

Two storey and single storey rear extension

Comments required by 4<sup>th</sup> March

**NO OBJECTION**

Subject to a change in the parking plan to meet Hart's standards

**15/00273/HMC**

16 Cedar Drive

Single storey front and single storey rear extensions.

Comments required by 4<sup>th</sup> March

**NO OBJECTION**

Subject to the provision of a parking plan that meets Hart's standards

**15/00234/HMC**

192 Clarence Road

Single storey ground floor rear extension, first floor rear extension, relocation of first floor rear window and insertion of roof lights.

Comments required by 4<sup>th</sup> March

**OBJECTION**

Parking is not adequate – Fleet Town Council recommends that Hart District Council visit the site.

**15/00171/HMC**

16 Pondtail Road

Proposed single storey side and rear extension and room in loft. With a new drop curb to the front

Comments required by 6<sup>th</sup> March

**NO OBJECTION****Subject to:**

- The provision on a parking plan that meets Hart's standards
- A change in roof design to better fit the street scene – the current plan constitutes poor design. The plans should match the existing roof.

**15/00252/FUL**

Rushgrove , Reading Road North

Detached Bungalow and accessway (resubmission)

Comments required by 6<sup>th</sup> March

**OBJECTION**

- Overdevelopment of garden

Fleet Town Council supports our previous comments and the refusal of this application.

Fleet Town Council's previous comments as of 28/01/15

**OBJECTION**

1. The indicated plot size of 0.24ha includes a substantial proportion of the area being the driveway, and therefore we do not believe that the development meets the requirement of URB 18 i.

2. The new property would be over shadowed by existing trees. The likelihood would therefore be for the trees to be removed to improve lighting, which FTC would consider to be a hugely damaging outcome for the conservation area.
  3. FTC is surprised that the arborist has not identified this plot as being in the North Fleet conservation area.
  4. FTC does not believe that this back garden development sustains or improves the urban environment and the character of the conservation area in accordance with GEN 4.
  5. The new access could cause conflict with existing access on the opposite side of the road and The Avenue.
  6. The development would require the removal of a number of mature trees in the conservation area, which would cause harm to the conservation area.
- We note the demolition of the old garage and erection of the replacement.

**15/00306/PNDW**

Central House, 2 Kings Road

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 9 dwellings under Class C3.

Comments required by 6<sup>th</sup> March

**NO OBJECTION**

Subject to a change in parking to meet Hart's standards of 22.5 parking spaces and 18 bicycle spaces.

**15/00325/HMC**

2 Cedar Drive

Erection of a part two storey, part single storey rear extension and single storey front extension

Comments required by 6<sup>th</sup> March

**NO OBJECTION**

Subject to a change in parking plan to meet Hart's standards – the garage is too small to be classed as a garage.

**15/00100/FUL**

Octel House, Ancells Road

Office extension, associated car parking, hard and soft landscaping

Comments required by 8<sup>th</sup> March

**NO OBJECTION**

Subject to protection of the green belt and trees / no dig zone

**Amended Plans:**

	<p><b>15/00160/HMC</b>  42 Frere Avenue  Erection of a single storey rear extension.  Comments required by 25<sup>th</sup> February</p> <p>Amended Plans</p> <p>1 Change to roof design</p> <p>Previous Fleet Town Council comment as of 10/02/15 - <b>NO OBJECTION</b></p> <p><b>NO OBJECTION</b></p> <p><b>The following application was submitted to Councillors via email</b></p> <p><b>14/03064/HMC</b>  31 Fitzroy Road  Loft conversion with rear dormer  Comments required by 24<sup>th</sup> February</p> <p>Amended Plans</p> <p>1 Covered front gable and reduced size of rear dormer</p> <p>The change to the rear elevation using 3 dormers is an improvement on the original design however the design of the front elevations has not changed much and Fleet Town Council's previous comments remain.</p> <p>Previous Comments as of 28/01/15</p> <p><b>OBJECTION</b>  The front elevation constitutes poor design so fails to comply with GEN4 - the design is not in keeping with the local character. Velux windows on the front elevation are not characteristic of the conservation area.</p>
6	<p><b>Noted</b></p> <p>The weekly lists were noted</p>
7	<p><b>Noted</b></p> <p><b>Planning Appeals</b>  No planning appeals were received</p>
8	<p><b>Noted</b></p> <p><b>Enforcement Cases received</b></p> <p><b>15/00019/OPERA</b>  Morrisons M Local, 150 - 156 Aldershot Road  Status: PCO  Complaint: Unauthorised work to trees</p> <p><b>Enforcement Cases closed</b></p>

	<p><b>15/00002/OPERAT</b> 70 Reading Road South Complaint: unauthorised use of land for parking Conclusion: Not a breach of planning control</p> <p><b>14/00283/ADVERT</b> 146 Fleet Road Complaint: Unauthorised signage Conclusion: Not a breach of planning control</p> <p><b>14/00310/CONDS</b> Land Adjacent To Lima Upper Street Removal of fence between Lima and new building Conclusion: Not a breach of planning control</p> <p><b>14/00307/ENQ</b> 8 Merivale Complaint: Large flue at 8 Merivale Conclusion: Not a breach of planning control</p> <p><b>14/00315/OPERAT</b> 19 Grenville Drive Church Crookham Complaint: Breach of Planning Application 14/01133/HMC Conclusion: Not a breach of planning control</p> <p><b>14/00132/CONDS</b> Albany Court, Albany Road Complaint: Starting work before details of conditions have been agreed Conclusion: Breach Ceased</p> <p><b>14/00318/CONDS</b> Woodford, Victoria Hill Road Complaint: Breach of condition 3 and 4 on 14/01315/HMC Conclusion: Breach Ceased</p> <p><b>14/00280/CONDS</b> 20 Ravelin Close Complaint: Window serving bedroom is clear glass and should be obscured glazed as per condition 3 of planning permission 14/01332/HMC. Conclusion: Breach Ceased</p> <p><b>14/00199/XPLANS</b> 2 Tavistock Road Complaint: Windows on extension not matching style, material and colour. Conclusion: Not a breach of planning control</p>
9	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b> 11th March &amp; 8th April 2015</p>
10	<p><b>Date of Next Meeting</b></p> <p>9<sup>th</sup> March – 7pm in the Harlington, RVS Offices</p>

**The meeting closed at 8.40 pm**

**Signed:.....**

**Date: .....**