

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Monday 10<sup>th</sup> July 2017

7:00pm – RVS, The Harlington

**Present:** Cllr Pierce – Chairman  
 Cllr Jasper  
 Cllr Schofield  
 Cllr Gotel  
 Cllr Robinson  
 Cllr Hope

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<p><b>Apologies</b></p> <p>Apologies were received from Cllr Holt.</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>None were declared.</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 Development and Control meeting held on Monday 12<sup>th</sup> June were accepted as correct record of the meeting.</p>
5	<p><b>Current Applications to be Considered:</b></p> <p>17/01255/HOU        48 Leawood Road        Proposed ground floor rear and first storey side extension        Comments required by 18<sup>th</sup> July</p> <p>NO OBJECTION</p> <ul style="list-style-type: none"> <li>• Subject to a parking plan that meets HDC standards being submitted</li> <li>• The sliding door will most likely need building regulations?</li> </ul> <p>17/01360/HOU        62 Kings Road        Single storey side extension        Comments required by 24<sup>th</sup> July</p>

NO OBJECTION

- Subject to trees being protected during construction
- Installing a window in the extension would improve the design

17/01455/HOU

68 Dinorben Close

Proposed first storey side extension

Comments required by 21<sup>st</sup> July

OBJECTION

- Balcony overlooks neighbour, loss of amenity.
  - if it was restricted to the length of the extension only it would be more acceptable
- Trees need to be protected during construction

17/01459/HOU

14 Oasthouse Drive

Single storey rear extension

Comments required by 17<sup>th</sup> July

NO OBJECTION

17/01463/HOU

48 Guildford Road

Two-bay Oak-framed garage to front of property

Comments required by 17<sup>th</sup> July

OBJECTION

- Garage too small to be classed as a garage
- This is a large dominant structure to the front of the existing building line. It falls within character area F of the Pondtail characterisation study which recommends;  
“development should respect the existing building frontage building line, the spacing of buildings and conform to the prevailing alignment with the street”  
It further states “these areas have a relatively consistent architectural character and spatial form.”
- This is a significant development well beyond the general frontage, is out of character with local style and does not conform to Hart’s standard

17/01481/HOU

48 Westover Road

Erection of a two storey side extension and front porch.

Comments required by 17<sup>th</sup> July

OBJECTION

- Detailed parking plan needs to be submitted
- Drawings are poor – accurate plans should be submitted
- Roof angles are different - poor design.

17/01516/HOU

97 Kings Road  
Single Storey rear Extension.  
Comments required by 20<sup>th</sup> July

NO OBJECTION

17/01546/FUL  
Land Between The Miller And Carter And Travelodge Fleet Sites  
Construction of a new drive through cafe with associated landscaping, parking and signs  
Comments required by 25<sup>th</sup> July

OBJECTION

- Does not comply with Dev 11 – this is not a restaurant
- Lighting and signage not suitable in strategic gap
- Drive through café not really suitable for this site – will it be sustainable?

17/01547/ADV  
Land Between The Miller And Carter And Travelodge Fleet Sites  
Totem Sign at the Estate Entrance, Directional Signage within the Estate and Company signs on the building  
Comments required by 25<sup>th</sup> July

OBJECTION

- Lighting and signage not suitable in strategic gap
- There are already two signs on roundabout, 3 next to each other would be too much – out of keeping with semi-rural character of area.

17/01506/FUL  
Land At Kennels Lane Kennels Lane Farnborough  
Full planning application including change of use to a Suitable Alternative Natural Greenspace (SANG) on 27.9ha of land at Kennels Lane including: access; car parking; fencing; pathways; landscaping; earthworks; and all other ancillary and enabling works.  
Comments required by 17<sup>th</sup> July

- No obvious link onto Southwood SANG

Under Natural England's criteria for a SANG

- SANG should be a natural space without intrusion from artificial infrastructure - is the cycle track therefore suitable?
- The provision of car parking should reflect the anticipated use of the site by visitors and the catchment size of the SANG - 10 spaces seems too few
- Carpark would be better at the top of site where people do not have to drive through an estate to get to it
- Carparks should be clearly signposted
- SANG must be largely unrestricted with plenty of space for dogs to exercise off lead - SANG is intended to be used instead of SPA land
- SANG should have a circular walking route
- SANG must be designed so visitors are not deterred for safety reasons i.e. routes should be open with no tree/scrub cover
- Paths should be suitable for use in all weather
- Leaflets / websites advertising location of SANGS to users should be distribute/made available at entrance points

6	<p><b>Noted:</b></p> <p>The weekly lists were noted</p>
7	<p><b>To Note:</b></p> <p><b>Enforcement cases received:</b></p> <p>17/00152/ADV3  Complainant: PUBLIC  Address: Domino's Pizza 254 - 256 Fleet Road Fleet Hampshire GU51 4BX  Complaint Alleged unauthorised display of advertisement  Status: PCO</p> <p>17/00146/COND3  Complainant: PUBLIC  Address: Sainsbury's 150 - 156 Aldershot Road Fleet Hampshire GU51 3HU  Complaint Alleged breach of conditions relating to delivery vehicles and glare caused by lighting</p> <p>17/00156/OPERT  Complainant: PUBLIC  Address: 7 King Henry Road Fleet Hampshire GU51 1JH  Complaint Alleged development not in accordance with approved plan for 17/00291</p> <p><b>Enforcement cases closed:</b></p> <p>None closed</p> <p><b>Appeals:</b></p> <p>16/02604/FUL  Whinrood Victoria Hill Road  ERECTION OF ONE DETACHED DWELLING  Appeal Dismissed and Application for Award of Costs Refused</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b>  12<sup>th</sup> July</p>
9	<p><b>Date of Next Meeting</b></p> <p>Monday 24<sup>th</sup> July – 7pm in the RVS, Harlington</p>

**The meeting closed at 8.10pm**

**Signed:**.....

**Date:** .....