



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 14th May 2018
7pm –RVS, The Harlington

Present: Cllr Hope – outgoing Vice Chairman
Cllr Jasper
Cllr Schofield
Cllr Holt
Cllr Robinson
Cllr Wildsmith

Also Present: Cllr Woods

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies No apologies received
2	Declarations of interest to any item on the agenda Cllr Holt declared a possible interest in application 18/00763/FUL
3.	Public Session None present
4	Election of Chairman The election of chairman will be included on the agenda of the committee to be held on Tue 29 th May 2018, following confirmation of the membership of the committee by Annual Council on 16 th May.
5	Election of Vice Chairman The election of vice chairman will be included on the agenda of the committee to be held on Tue 29 th May 2018, following confirmation of the membership of the committee by Annual Council on 16 th May.
6	Approval of the Minutes The minutes of the meetings held on the 23 rd April were accepted as a correct record of the meeting.
7	18/00776/HOU 2 Church Road Fleet GU51 3RU Single storey rear extension

Comments required by 16th May

NO OBJECTION

18/00823/HOU
13 Glen Road Fleet Hampshire GU51 3QS
Proposed single storey rear extension
Comments required by 16th May

NO OBJECTION

18/00831/HOU
38 Westover Road Fleet GU51 3DB
Single storey front and rear extension
Comments required by 16th May

NO OBJECTION

18/00763/FUL
Rushgrove And Little Mead Reading Road North
Detached Bungalow and accessway (resubmission)
Comments required 17th May

OBJECTION

- Impractical/poor design – there is one en-suite bathroom for a dwelling with four bedrooms and the possibility to become 5, we assume there will be another application in the future to add more bathrooms
- Garage is too small to be classed as a garage under HDC standards
- Breaches GEN 4 – “development proposals will be permitted where they sustain or improve the urban design qualities...from their layout and form, scale, character or appearance, special features, or the arrangement, scale and design....”
- Breaches CON13 The proposed development does not preserve or enhance the character of the North Fleet Conservation Area.

18/00834/ADV
Old Emporium 271 Fleet Road Fleet GU51 3QW
Installation of replacement illuminated and non-illuminated signs to the exterior of the building
Comments required by 18th May

NO OBJECTION to signage however concern about the dark green colour it has already been painted.

18/00764/HOU
57B Elvetham Road
Proposed two storey side extension, single storey rear orangery, front porch and new detached garage. Rendering of elevations and replacement of existing windows. Amendment to 17/02005/HOU to allow for amended porch
Comments required by 18th May

NO OBJECTION

18/00703/HOU

35 Dinorben Close

Alterations including, erection of a two storey front extension and porch entrance, a two storey side extension, a single storey rear extension, and erection of a dormer to the rear roof slope. A garden room in the rear of the garden

Comments required by 18th May

OBJECTION

Cannot see what the amendments are; the measurement appear to be the same

Previous comments stand:

- Neighbour will be facing a dominant black wall
- Front elevation not in keeping with street scene, the front extension is not in balance with the principal dwelling
- Garage does not meet dimensions set by HDC to be classed as a garage
- Car parking plan that meets HDC standards needs to be submitted
- Trees on site are under a Tree Preservation Order (01/1037/HDC) and proposed removal
- Garden room proposed within the Root Zone of protected trees, which requires special foundations. Conditions should be set that non-invasive foundations are used and all works should be subject to inspection and approval of Tree Officer

18/00812/FUL

3 Dinorben Avenue

Erection of a detached house and garage, formation of a new vehicular access and external alteration to No.3 Dinorben Avenue by the closing up and relocation of a bedroom window.

Comments required by 21st May

OBJECTION

- Proposed dwelling would be very close to neighbouring properties 'Tyvonnay' and No3 Dinorbin Avenue.
- Overdevelopment of site
- Out of keeping with street scene, creates a mass of development because of close proximity of three dwellings.
- The Urban Characterisation and Density Study states that density in this area is 11 units per ha, allowing developments like this will change the character of the area.

18/00742/HOU

37 Kenilworth Road

Proposed replacement rear conservatory. Proposed replacement garage

Comments required by 21st May

NO OBJECTION

However possible breach in 45 degree rule and loss of light to neighbouring property, no.39

18/00669/HOU

71 Westover Road

Proposed single storey rear extension & hip to gable roof conversion with rear box dormer. Dropped Kerb to frontage for additional parking.

Comments required by 21st May

OBJECTION

- Very poor design, proposed rear dormer makes the rear elevation top heavy.
- Out of keeping with street scene
- French doors and Juliet balcony to dormer will allow occupants to see into neighbouring property.
- Loss of amenity/privacy to adjoining neighbours
- Parking requires a dropped kerb
- Parking doesn't meet HDC standards – 3 cars will not fit on the front of the property without overhanging the pavement and obstructing front access to the property.

18/00766/HOU

9 Fitzroy Road

Erection of a front porch, part two, part single storey side and rear extensions to include attached double garage, and alterations to fenestration following demolition of conservatory and detached garage

Comments required by 22nd May

NO OBJECTION

Well designed

18/00690/HOU

191 Tavistock Road

Erection of single storey rear extension and replacement of garage door with window to facilitate partial conversion of garage to habitable accommodation

Comments required by 22nd May

NO OBJECTION

18/00875/HOU

1 Sycamore Crescent

Two storey side and rear extension

Comments required by 23rd May

NO OBJECTION

18/00791/HOU

The Lake House 1 Attenborough Close

Two storey side extension with integral garage and alterations to fenestration and front porch following demolition of existing detached garage

Comments required by 24th May

OBJECTION

- Overdevelopment of site, proposed development extends from boundary to boundary.
- Extension is over half the area of the current property, will create a terraced effect amongst otherwise detached dwellings
- out of keeping with local character– especially the two storey high windows
- Garage doesn't meet HDC standards and is too small to be classed as a garage

18/00849/HOU
8 Frere Avenue
Proposed first floor rear extension
Comments required by 25th May

NO OBJECTION

18/00757/HOU
57A Elvetham Road
Proposed rear and side extensions following the demolition of the existing ground floor rear extension
Comments required by 29th May

NO OBJECTION

18/00564/HOU
75 Aldershot Road
Alteration of garage door to window to facilitate conversion of garage to habitable accommodation
Comments required by 30th May

NO OBJECTION
Subject to parking plan that meets HDC standards

18/00857/AMCON
Land To The Rear Of Heather Hill Reading Road North
Variation of condition no. 2 - Approved plans (S73 application) of planning permission (ref: 16/02627/FUL) for two detached residential dwellings with parking and associated garden areas, as varied by planning permission (ref: 16/03018/AMCON) granted on 10.03.2017 to resit the proposed dwellings further away from the side boundaries of the site. The proposed amendment consist of: - Re-siting of dwelling in Plot 2 to move away from side boundary of the site.
Comments required by 30th May

NO COMMENT, seeing as previous objections were overruled

18/00696/HOU
Oakwood Pinewood Hill
Two storey side and rear extension to include car port, ground floor rear extension, alterations to fenestration, replacement of fencing with new wall and gate posts and block paving for second access following partial demolition of

existing single storey side extension
 Comments required by 30th May

OBJECTION

- Large extension considerably increases overall area of building. Extension is not subservient to the main building.
- Overdevelopment of site
- Out of keeping with street scene
- Would not approve a 1.8m high fence fronting onto the road

18/00949/HOU
 1 Springfield Lane
 Two storey side/rear and single storey rear and front extensions following demolition of conservatory and partial garage conversion.
 Comments required by 1st June

DEFER TO NEXT MEETING

18/00955/HOU
 18 Glen Road
 Part single, part two storey side extension and alterations to fenestration following demolition of existing garage
 Comments required by 1st June

DEFER TO NEXT MEETING

18/00972/HOU
 40 Minley Road
 Creation of dropped kerb and new driveway entrance off Minley Road with three associated block paved off road parking spaces.
 Comments required by 1st June

DEFER TO NEXT MEETING

8 To Note:

Enforcement cases received:

Case No 18/00082/XPLAN3
Complainant: PUBLIC
Address: 23 Leawood Road Fleet Hampshire GU51 5AN
Complaint Alleged non compliance with the approved plans of application 17/01005/HOU - side extension appears closer to the boundary

Case No 18/00083/COND2
Complainant: PUBLIC
Address: 1 Wickham Close Church Crookham Fleet Hampshire GU52 6NU
Complaint Alleged breach of condition 5 of application 17/01230/FUL

Case No 18/00093/COU3
Complainant: STAFF
Address: Honda Garage 4 Crookham Road Fleet Hampshire GU51 5DR
Complaint Alleged change of use of loft space to residential use

Case No 18/00094/XPLAN3
Complainant: STAFF
Address: Victoria House 18-22 Albert Street Fleet Hampshire GU51 3RJ

	<p>Complaint Bin store not built in accordance with approved plans</p> <p>Enforcement cases closed:</p> <p>18/00083/COND2 Address 1 Wickham Close Church Crookham Fleet Hampshire GU52 6NU Complaint Alleged breach of condition 5 of application 17/01230/FUL Conclusion Breach Ceased</p> <p>18/00073/OPERT3 Address 70 Kings Road Fleet Hampshire GU51 3AP Complaint Advertisements on hoarding Conclusion Not a breach of planning control</p> <p>18/00069/COU3 Address Avondale Business Centre 55 Fleet Road Fleet Hampshire GU51 3PJ Complaint Alleged occupation of business centre/units by multiple occupiers as a residential dwelling/s Conclusion Not a breach of planning control</p>
9	<p>Noted:</p> <p>Hart Planning Meeting Dates 23rd May 2018</p>
10	<p>Date of Next Meeting Tuesday 29th May 2018 – 7pm in the RVS, Harlington</p>

The meeting closed at 8.45pm

Signed:.....

Date: