

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE Monday 9th May

7:00pm – RVS Offices, The Harlington

Present: Cllr Pierce - Chairman
Cllr Schofield
Cllr Wright
Cllr Hope
Cllr Jasper
Cllr Gotel
Cllr Robinson

Officers: Charlotte Benham – Planning Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Cllr Holt</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>No declarations of interest were declared</p>
3.	<p>Public Session</p> <p>HDC Cllrs James Radley & Tony Clarke, FTC Cllr Alex Gray, George Woods & Chris Axam from Community Campaign Hart, and Phil Gower from FCCS.</p> <p>6 or 7 members of Carter Jonas were also present to give a presentation on their proposed project ‘Elvetham Chase’ which will be going to public consultation in July. Councillors raised several issues including a need for facilities such as schools/doctors, traffic, parking and the proposed location.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control and Planning meetings held on Monday 25th April were accepted as correct records of the meetings.</p>
5	<p>Current Applications to be Considered:</p> <p>16/00674/FUL Fyfe House St James Road Installation of pitched roof to create office space. Comments required by 16th May</p> <p>OBJECTION</p>

- Parking is inadequate under Hart's standards and there is no immediate street parking available
- Out of keeping with street scene
- Concern about privacy - proposed development overlooking properties opposite

16/00954/PRIOR

250-252 Oatsheaf Parade

Application for assessment of requirement for prior approval for change of use of the existing A1 (retail) to A3 (restaurants and cafes)

Comments required by 16th May

NO OBJECTION

But the loss of retail is regretted

16/00877/HOU

2 Burnside

Erection of a side extension to existing bungalow to form study, hall, bedroom.

Comments required by 18th May

OBJECTION

- Concern about staircase leading into roof with velux windows provided - possibility to be used as additional bedroom?
- A detailed block plan with parking, access and dimensions should be submitted, as there is concern the extension will restrict access to the garage.

16/00968/FUL

33 Basingbourne

Erection of two three-bedroom dwellings.

Comments required by 19th May

OBJECTION

- Overdevelopment of site
- One drive as access to several properties is impractical and unsafe

16/00777/HOU

10 Pondtail Close

Erection of a single storey front extension

Comments required by 20th May

NO OBJECTION

But concern about access being restricted

16/01007/HOU

8 Velmead Road

Proposed combined single/two storey side and rear extension to replace the existing single storey rear outshot to form additional habitable accommodation to the current two storey detached residential dwelling

Comments required by 24th May

NO OBJECTION

16/00926/HOU

32 Woodcote Green

Erection of single and first storey extensions

Comments required by 26th May

NO OBJECTION

but concern about privacy with bedroom windows being located on the side of the property

16/01022/FUL

235 Fleet Road

Installation of new shopfront and external fabric canopy

Comments required by 26th May

NO OBJECTION

16/01003/HOU

40 Church Road

Erection of single, two storey rear/side extensions with associated alterations

Comments required by 27th May

NO OBJECTION

But as property is in a conservation area materials used should be in keeping and follow set guidelines

16/00797/FUL

141-145 Clarence Road

Demolition of existing buildings and erection of 2 no. semidetached 2 bedroom houses and 3 no. 2 bedroom terraced houses with associated parking, garden, refuse and cycle storage

Comments required by 27th May

OBJECTION

- Parking is inadequate under Harts standards
- Out of keeping with street scene
- Concern about privacy – public view from the pavement
- Bin storage is unpractical and unsightly – an impression of a view of the site from the pavement should be submitted

Apps due before meeting:

16/00367/FUL

16-18 Kings Road

Erection of 4 no 1 Bedroom Flats, provision of car parking and associated external works following demolition of existing ancillary building

Comments required by 5th May

Amended plans:

- New plans submitted to address issues with overlooking

Previous comments 26/04/16

OBJECTION

-On the plans the bins and access to them are shown located on land that does not belong to the applicant.

-Proposed building also encroaches on land that does not belong to the applicant at the front of the property

-Side windows are too close to the boundary ,overlooking neighbouring property

Amended plans had not been uploaded to Harts website therefore we could not comment

16/00857/EIA

Pale Lane Farm Pale Lane

	<p>Environmental Impact Assessment Scoping Report under Regulation 13 the 2011 EIA Regulations (as amended 2015) for a development of approximately 700 dwellings, a 2 form entry primary school, a local community centre, approximately 15ha of Suitable Alternative Natural Greenspace (SANG) along with associated infrastructure such as roads, footpaths and cycle ways, public open space, drainage etc to serve the development.</p> <p>Comments required by 9th May</p> <p>Previous comments 26/04/16 Our only comment is to ensure the Socio Economic assessment covers health and education</p> <p>Previous comments stand</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>Planning Appeal:</p> <p>15/03081/FUL Sandy Lodge, Avenue Road Construction of a new dwelling in the grounds of Sandy Lodge</p> <p>15/02739/HOU 20 Fitzroy Road Erection of an extension to the existing garage with a first floor study/office area over the resultant footprint, including a new roof profile. Amendment to the enlarged garage approved under application 15/01490/HOU Appeal dismissed</p> <p>Enforcement Cases received:</p> <p>16/00127/XPLAN 159 Albert Street Complainant: PUBLIC Complaint Alleged development not in accordance with approved plans relating to 15/02638 and commencement of work in breach of the provisions of condition 4.</p> <p>16/00130/OPERA 68 Aldershot Road Complainant: PUBLIC Complaint: Alleged erection of a garden structure without the necessary planning permission</p> <p>Enforcement Cases closed:</p> <p>15/00338/COU 1 Sycamore Crescent Complaint: Concerned with regards to road safety following the erection of a fenced area on the property. Clarification on if the building of the fence was approved is required. Conclusion: Planning Application Approved</p> <p>16/00120/OPERAT 117 Kings Road Complaint: Alleged erection of unauthorised garage building Conclusion: Not a breach of planning control</p>

8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>25th May & 15th June</p>
9	<p>Date of Next Meeting</p> <p>Monday 23rd May – 7pm in the Harlington, RVS Offices</p>

The meeting closed at 9.40pm

Signed:.....

Date: