

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

**21st December 2015, directly after Council meeting at 7:00pm
Upstairs Meeting Room, The Harlington**

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

Officers: Charlotte Benham – Planning Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Cllr 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>Two members of the public were present: Phill Gower and Colin Gray from FCCS.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 7th December were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>15/02878/FUL 83A Aldershot Road Erection of bungalow and detached garage to the rear of 83A Aldershot Road. Reduction in size of garage for existing dwelling 83A Aldershot Road Comments required by 30th December 2015</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Back garden development • There are numerous trees on the plot therefore a tree assessment should be provided • Concern that spacing shown on parking plan is not adequate. • Dangerous shared access with front door on side of existing property.

15/02757/HOU

54 Fleet Road

Proposed conservatory to rear

Comments required by 30th December 2015

NO OBJECTION**15/02916/FUL**

Vinehurst, St James Road

Proposed erection of 4 houses and 1 flat and associated works following demolition of existing dwelling

Comments required by 1st January 2016

OBJECTION

- Overdevelopment of site
- Out of keeping with street scene in regard to scale design, massing and height (GEN1)
- Extra cars will create a problem with traffic on St James Road.
- Restricted single width access across the front of No37 makes entering and exiting the site problematic.
- Concern about the high percentage of hard surfacing on the site.

15/02922/ADV

101 - 105 Fleet Road

2 x V Board signs (single sided), 8 x Flags, 7 x Directional Signs, 5 x Hangman Signs, 1 x Corner Sign Board

Comments required by 5th January 2016

OBJECTION

Excessive unnecessary signage. Out of character with local setting - URB 24
Potential adverse impact on traffic distracted by excessive advertising on busy road junction.

15/02935/HOU

15 Westbury Avenue

Single storey side and rear extension, comprising of bathroom, kitchen/diner and master bedroom with en-suite

Comments required by 5th January 2016

NO OBJECTION

- Subject to a parking plan with dimensions being submitted to prove the layout is workable and that car doors can be opened.
- Also concern about possible breach of the 45^o degree rule impacting on neighbouring property.

15/02942/HOU

75 Avondale Road

Proposed first floor side extension over current footprint below to form additional habitable accommodation to existing two storey, detached residential dwelling with integral garage

Comments required by 6th January 2016

NO OBJECTION

But concern about the size of the gap between the roofs (Nos. 75 and 73)

15/02949/PRIOR

Microgen Management Services Ltd, Fleet House, 3 Fleetwood Park, Barley Way
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 form 55 flats (42 x 1 bed and 13 x 2 beds).
Comments required by 6th January 2016

As a permitted development our only comments are that the property lies in flood zone, the rooms are of an inadequate size and the plans are of a poor design.

15/02773/HOU

10 Byron Close

Removal of existing garage, replaced with a ground floor side and rear extension.
Render the entire house. Install a new style of window
Comments required by 6th January 2016

OBJECTION

The proposed elevations will be out of keeping with the street scene – plans are not sympathetic in scale and character to the existing and surrounding properties (URB 16)

15/02961/FUL

Land Adjacent To No. 5 , Alton Road

Erection of a two bedroom dwelling with two parking spaces and bike shed with associated landscaping
Comments required by 6th January 2016

OBJECTION

- Overdevelopment of site
- Current parking provisions are poor
- Support the concern of Hart's Flood Officer, regarding local ground water levels.

15/02820/HOU

11 Westbury Gardens

Erection of single storey side extension, a single storey rear extension and new porch.
Re-position existing conservatory from the side to the rear. Internal alterations
Comments required by 6th January 2016

NO OBJECTION**15/02948/PRIOR**

Technology House, 1 Fleetwood Park, Barley Way

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 form 37 x 1 bed and 12 x 2 bed flats
Comments required by 6th January 2016

As a permitted development our comments are that the property lies in a flood zone and the rooms are of an inadequate size and the plans are of a poor design.

There is serious concern about proximity of development to motorway and impact of noise & air pollution on residents

15/02988/FUL

240 Fleet Road

Erection of a single storey and two storey extension following demolition of existing single storey extension. Use of enlarged ground floor for A1, A2, A3, or D2 (Gym) and associated parking

Comments required by 12th January 2016

NO OBJECTION

Subject to confirmation that enough parking has been provided for staff relative to commercial floor area and a plan to show the ability to exit the site in a forward direction.

Amended Plans:**15/02561/HOU**

10 Hanover Drive

Two storey side and rear extension following demolition of existing conservatory

Comments required by 15th December 2015

Amended plans:

Change of first floor side window to high level window.

Previous Comments 10/11/15

NO OBJECTION**NO OBJECTION****15/02409/HOU**

25 Alton Road

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

Comments required by 17th December 2015

Amended Plans:

Alterations to design of proposed extension

Previous Comments 28/10/15

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

Previous comments still stand**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 17th December 2015

Amended Plans:

- Change to windows adjacent to Clare Court
- 2 600mm extension to car park, and transport note addendum in response to

Highways Officer comments

Previous Comments 29/10/15

OBJECTION

- 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

Previous comments still stand

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 25th December 2015

Amended Plans:

Previous Comments 28/10/15

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

OBJECTION

- Proposed plans are still not sympathetic to existing building – URB 16.

15/02563/HOU

4 Westbury Close

Erection of a single storey side/rear extension

Comments required by 28th December 2015

Amended Plans:

Amended proposed plans to reduce impact on neighbouring property

Previous Comments 10/11/15

OBJECTION

- Parking is inadequate ' under Hart's parking standards 3.25 spaces need to be provided
- Concern over the practicality of the parking ' concern over the ability to open the car doors when parked alongside the house
- Loss of light to neighbouring property

Redesign removes the negative impact on the neighbouring property, but concern remains about adequacy of parking on site GEN 1(vii)

6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Planning Appeals:</p> <p>15/00908/HOU 27 Longdown Loft conversion with dormer windows and 2 storey front extension Appeal Dismissed</p> <p>Enforcement Cases received:</p> <p>15/00392/COU 100 Tamworth Drive Complaint: Flat being used as House of Multiple Occupancy Complainant: PUBLIC Status: PCO</p> <p>15/00395/OPERA Drimpark, Gough Road Complaint: Construction of a fence outside the boundary Complainant: PUBLIC Status: PCO</p> <p>Enforcement Cases closed:</p> <p>15/00318/UNTIDY 21 Clarence Road Complaint: Property being refurbished - builders leaving materials and debris on pavement Conclusion: Not a breach of planning control</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>13th January & 10th February 2016</p>
9	<p>Date of Next Meeting</p> <p>Monday 11th January – 7pm in the Harlington, RVS Offices</p>

The meeting closed at 9.50pm (started 8.50pm)

Signed:.....

Date: