

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

**Monday 23<sup>rd</sup> January**  
**7:00pm – RVS, The Harlington**

**Present:** Cllr Pierce – Chairman  
Cllr Schofield  
Cllr Holt  
Cllr Robinson  
Cllr Gotel

**Officers:** Deborah Kirby – Deputy Clerk

1	<p><b>Apologies</b></p> <p>Apologies were received from Cllrs Jasper and Hope</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>No declarations of interest were declared.</p>
3.	<p><b>Public Session</b></p> <p>Phil Gower and Collin from Fleet and Church Crookham Society were present.</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the Development and Control meeting held on Monday 9<sup>th</sup> January were accepted as a correct record of the meeting.</p>
5	<p><b>Current Applications to be Considered:</b></p> <p><b>16/03413/PRIOR</b> 115 - 123 Fleet Road Change of use of ground floor (part), 1st floor (part) and 2<sup>nd</sup> floor (part) from Use Class B1a offices to 12 flats (8 x 1 bedroom Comments required by 25<sup>th</sup> January</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Unreasonable to split the application into two (see16/03412/),</li> <li>• This appears to be a ploy to limit the number of properties to avoid any contribution towards affordable housing.</li> <li>• Inadequate on-site parking when considered with 16/03412/ below and no on street parking available.             <ul style="list-style-type: none"> <li>• If deemed a separate application no parking allocation identified need a parking plan.-</li> </ul> </li> <li>• Possible breach in 45 degree rule – no details of accommodation provided</li> </ul>

**16/03412/PRIOR**

115 - 123 Fleet Road

Change of use of ground floor (part), 1st floor (part) and 2<sup>nd</sup> floor (part) from Use Class B1a offices to 6 flats (3 x 1 bedroom and 3 x 2 bedroom)

Comments required by 25th January

**OBJECTION**

Unreasonable to split the application into two (see16/03413/),

- This appears to be a ploy to limit the number of properties to avoid any contribution towards affordable housing.
- Inadequate on-site parking when considered with 16/03413/ below and no on street parking available.
  - If deemed a separate application no parking allocation identified – need a parking plan.
- Possible breach in 45 degree rule – no details of accommodation provided

**16/03411/PRIOR**

111 - 113 Fleet Road

Change of use of 1st and 2nd floors from Use Class B1a offices to 12 flats (10 x 1 bedroom and 2 x 2 bedroom)

Comments required by 25th January

**OBJECTION**

Unreasonable to split the application into two (see16/03410/), this is dividing a single property into floors

- This appears to be a ploy to limit the number of properties to avoid any contribution towards affordable housing.
- Inadequate on-site parking when considered with 16/03410/ below and no on street parking available.
  - If deemed a separate application no parking allocation identified - need a parking plan.
- Possible breach in 45 degree rule – no details of accommodation provided

**16/03410/PRIOR**

111 - 113 Fleet Road

Change of use of ground floor from Use Class B1a offices to 4 flats (4 x 2 bedroom)

Comments required by 25th January

**OBJECTION**

Unreasonable to split the application into two (see16/03411/),

- this appears to be a ploy to limit the number of properties to avoid any contribution towards affordable housing.
- Inadequate on-site parking when considered with 16/03411/ above and no on street parking available.
  - If deemed a separate application no parking allocation identified – need a parking plan.
- Possible breach in 45 degree rule – no details of accommodation provided

**16/03387/HOU**

12 Castle Street

Single storey rear extension following demolition of detached garage

Comments required by 3<sup>rd</sup> February

**OBJECTION**

- Extension could be seen as separate dwelling – a condition should be implemented preventing this
- Inadequate on-site parking and on street parking is not safe or practical.

**16/03384/HOU**

11 Richmond Close

Proposed removal of Conservatory, internal alterations, erection of side extension and rear Orangery

Comments required by 31<sup>st</sup> January

NO OBJECTION, but,

- Concern about the poor design and construction of the roof

**16/03369/HOU**

24 Medonte Close

Single storey rear extension and new roof to existing extension

Comments required by 31st January

NO OBJECTION

However roof lights in the extension would improve light in the house

**16/03259/FUL**

18A Church Road

Addition of enclosed ground floor containing ancillary uses for the 10 flats above, to provide laundry, storage and gym facilities for the sole use of residents. Reduction in height of the roof parapet and changes to elevations.

Removal of roof access stairs

Comments required by 3<sup>rd</sup> February

- Query accessibility of parking layout – looks impractical
- Rubbish problem has not been sorted what are the “storage” and “collection” arrangements shown on the plans? Are bins to be delivered to the kerbside via a shared access? Arrangement needs clarification.
- Modifications to the façade only reinforce the previous opinion that the proposed finishes are totally out of keeping with the surrounding area and have a negative impact on street scene.
- Flats totally dominate the adjoining properties
- Access arrangements are totally impractical for the long-term servicing of the apartments – breach of policy GEN1 poor design.

**16/03168/HOU**

7 Darset Avenue

Single storey rear extension in lieu of existing rear detached garage to provide reception and toilet facilities

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

**OBJECTION**

- Parking plan that meets HDC standards needs to be submitted – current one is impractical as bays are not wide enough to open door once parked
- Condition should be made to maintain the fence that the new room will look on to protect the privacy and amenity of the adjoining neighbour.

**17/00015/HOU**

27 Whitewater Road  
Single Storey Rear Extension and Repositioning of Boundary Wall  
Comments required by 7<sup>th</sup> February

Application within Elvetham Heath - no comment

**16/03377/HOU**

12 Oakley Drive  
Proposed new one and a half storey side extension and internal re-ordering.  
Comments required by 3<sup>rd</sup> February

NO OBJECTION

**16/03246/FUL**

109 Crookham Road  
Change of use - Garage into beauty room  
Comments required by 1<sup>st</sup> February

NO OBJECTION

**17/00011/FUL**

Heron On The Lake 14 Old Cove Road  
Erection of a 2 bed house (Plot 3), amendment to application 14/00206/FUL (Erection of 1 x detached unit for pub staff accommodation & 2 x detached private dwellings with associated access & vehicle parking.) to alter proposal from a two bedroom chalet bungalow to two bedroom house  
Comments required by 8<sup>th</sup> February

**OBJECTION**

Original design was more fitting for this setting

**16/03348/HOU**

2C Guildford Road  
Retrospective application for a Children's Wendy house made of wood to original side elevation of property  
Comments required by 9<sup>th</sup> February

NO OBJECTION

**16/03404/HOU**

30 Courtmoor Avenue  
New garage  
Comments required by 9th February

**OBJECTION**

- Mass, bulk and height of the garage will dominate the front of the property and negatively impact on the street scene.
- Garage does not meet Hart's standard, too small.
- Breach of URB 16 – The proposed development is not sympathetic in scale and character to the existing dwelling and surrounding properties

**17/00045/HOU**

Sheepmoor View Elvetham Road

Single storey front extension to form family room

Comments required by 9th February

**NO OBJECTION**

**17/00071/HOU**

27 Williams Way

Single storey rear extension

Comments required by 9th February

**NO OBJECTION**

**17/00073/HOU**

36 Tavistock Road

amend current window sizes

Comments required by 10th February

**NO OBJECTION**

**17/00059/HOU**

17 Little Copse

Single story rear extension of detached bungalow, full width of house, approx 4.8m depth. Crown roof, finished in keeping with existing building

Comments required by 10th February

**NO OBJECTION**

**17/00034/HOU**

11 Copse End

Front single storey porch extension and two storey side extension.

Comments required by 10<sup>th</sup> February

**OBJECTION**

- Question practicality of construction access without impacting on the amenity of neighbours.
- Inadequate on-site or allocated parking
- If minded to approve a Planning Condition should be incorporated that the tree protective fencing should be erected first and inspected and approved by HDC's Tree Officer prior to the commencement of any construction works

Comments due before meeting:

**16/03180/HOU**

18 Fern Drive

Proposed single storey side and rear extensions, together with pitched roof to

	<p>front porch Comments required by 16<sup>th</sup> January</p> <p>An accurate dimensioned car parking drawing should be submitted showing the cars would not overhang the pavement and that car doors could be opened. The new porch should be put on the parking plan</p>
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>17/00003/XPLAN3 28 Pondtail Gardens Complainant: PUBLIC Complaint: Application 16/01540/HOU - 2 bedroom dormer extension with ensuite bathroom. Not being built in accordance with approved plans.</p> <p><b>Enforcement cases closed:</b></p> <p>16/00448/OPERT2 5 Coxheath Road Complaint: Unauthorised works Conclusion: Not a breach of planning control</p> <p>16/00249/COND3 Land Adjacent Roundabout Hitches Lane Complaint - Visual appearance of site due to lack of landscaping/finishing work Conclusion Breach Ceased</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>8th February</p>
9	<p><b>Date of Next Meeting</b></p> <p>Monday 13th February – 7pm in the RVS, Harlington</p>

**The meeting closed at 9pm**

**Signed:**.....

**Date:** .....