

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE Monday 21st November 7:00pm – RVS Offices, The Harlington

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

Absent: Cllr Jasper

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>No apologies were received.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>Cllr Schofield declared an interest in 16/03041/HOU 33 Guildford Road.</p>
3.	<p>Public Session</p> <p>No members of the public were present.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 7th November 2016 were accepted as correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>16/02715/HOU 24 Howard Close Conversion of existing garage to enlarge kitchen and single storey extension to form new garage Comments required by 25th November Amended plans: Reduced size of front elevation to allow for adequate parking on driveway Previous comments: Comment Date: Thu 03 Nov 2016 OBJECTION</p>

' Garage is too small to be classed as a garage under Hart's standards
' Dimensions of parking spaces shown on plan do not meet Hart's standards -
Require a suitably dimensioned parking plan to demonstrate onsite parking for
3 vehicles (GEN1(vii))

Previous comments stand

16/02308/PRIOR

Flagship House Reading Road North
Prior Notification under Part 3 of the Town and Country
Planning (General Permitted Development) Order 1995 (as
amended) of Proposed Change of use from office under Class
B1(a) to dwellings under Class C3 - Conversion of existing
offices on ground, first, second and third floors, to one and
two bedroom apartments. Existing parking bays to site to remain.
Comments require by 5th December

NO OBJECTION

- Subject to confirmation that enough car spaces will be made available to residents as some spaces are currently rented out
- Concern about increase of traffic entering Reading Road North in morning peak hour

16/02899/HOU

48B Albany Road
Erection of a brick wall with 5 brick piers along front of house with iron railings,
iron gate on sliding rail and small iron enclosure fence
Comments required by 7th December

OBJECTION

- Wall is higher than Hart's standards permit
- Gates should be set back from pavement so cars do not block the road while waiting for gates to open
- Railings are not in keeping with street scene

16/02916/HOU

28 Grenville Drive
Proposed addition to front dormer + an additional roof window
Comments required by 2nd December

OBJECTION

- Double dormer is very poor design and out of keeping with the main building and similar local properties

16/02921/HOU

24 Fern Drive
Single storey front hall/wc extension to existing dwelling house
Comments required by 30th November

NO OBJECTION

However plans seem to show rainwater pipes feeding into sewer – Thames

water should be notified

16/02980/PRIOR

36 Minley Road

Notification of a Proposed Larger Home Extension for a proposed single storey rear extension.

Comments required by 5th December

WITHDRAWN

16/02995/HOU

59 Elvetham Road

First floor extension, ground floor single storey rear extension and general refurbishment

Comments required by 8th December

NO OBJECTION

Subject to extra trees being added/protected and no further diminution of the character of the NFCA as affected by the neighbouring development

16/02713/HOU

Kantara Reading Road North

Double storey side, single storey rear extension & new Porch design

Comments required by 12th December

OBJECTION

- Overdevelopment of site
- Two storey development goes right up to boundary
- Large paved parking area at front of house is out of keeping with the character of the NFCA
- Garage is too far forwards, and the blank brick wall is visually poor as viewed from the entrance from the road

16/02812/HOU

5 Orchard Fields

Relocation of patio. New french doors.

Comments required by 12th December

NO OBJECTION

Proposed modification is in keeping with the character of the building, but could be further improved with use of concrete framed window to match existing ground floor windows

16/03018/AMCON

Land To The Rear Of Heather Hill Reading Road North

Amendment to Condition 2 (Plans) of 16/01278/FUL to resit the proposed dwellings further away from the side boundaries of the site. (16/01278/FUL - Proposed development of two detached residential dwellings with parking and associated garden areas.)

Comments required by 12th December

OBJECTION

- Question what the need or benefit is to amend plans?
- Proposal removes yet another mature tree in the NFCA
- Being in a conservation area, any compensation planting should be with native species approved by the Tree Officer

16/03023/FUL

Edenbrook Hitches Lane

Change of use from residential dwelling (class C3) to temporary sales and marketing suite (class A2) with associated parking and landscape works. Proposed use for 4 year period.

Comments required by 12th December

NO OBJECTION

- But question whether the other show-houses should be included in the application as they are not immediately available for residential occupation.
- There is very limited parking for neighbouring properties on Edenbrook, question if the 9 spaces made available for the sales office will be retained for long term residential use?

16/03041/HOU

33 Guildford Road

Detached Garage

Comments required by 12th December

OBJECTION

- Garage is too far forward and at 4.95m high it will dominate the street scene and be out of keeping with the local character of the houses in this part of the road which are all well set back from the road.
- Contrary to GEN 1(i) and GEN 4 – not in keeping with local character by virtue of scale, design, massing, height, prominence and siting.

Applications due before meeting:

16/02540/FUL

7 Kings Parade , Kings Road,

Alterations to shop frontage and partial removal of joining wall to 6 Kings Parade

comments required by 15th November

Amended plans:

Amended shop front plan submitted

Comment Date: Tue 18 Oct 2016

OBJECTION

Full window glazing is out of keeping with street scene ' bottom sill should be retained

The revised elevations are acceptable and reflect the local character.

16/02541/FUL

6 Kings Parade , Kings Road,

Modernising of shop front from wooden construction to aluminium construction

Comments required by 15th November

Amended plans:

Revised front evaluation submitted

	<p>Comment Date: Tue 18 Oct 2016</p> <p>OBJECTION</p> <p>Full window glazing is out of keeping with street scene ' bottom sill should be retained</p> <p>The revised elevations are acceptable and reflect the local character.</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Appeal Decisions:</p> <p>15/03099/FUL Rushgrove And Little Mead Reading Road North Detached Bungalow and accessway (resubmission) Appeal Dismissed and Costs Application Refused</p> <p>16/01101/FUL 208 Fleet Road Erection of a three storey building to provide 3No one bedroom flats to the rear court yard parking and garage area. Appeal Dismissed</p> <p>Enforcement cases received:</p> <p>16/00395/OPERT Fleet Honda 42 Reading Road South Complainant: PUBLIC Complaint Alleged reorganisation of site and other related works</p> <p>16/00393/XPLAN2 5 Alton Road Complainant: PUBLIC Complaint: alleged development not in accordance with the approved plans relating to planning permission 15/02961/FUL</p> <p>Enforcement cases closed:</p> <p>16/00377/ADV3 Address Honda Garage 4 Crookham Road Complaint: Display of 12 teardrop advertising banners Conclusion: Breach Ceased</p> <p>16/00378/ADV3 Domino's Pizza 254 - 256 Fleet Road Fleet Hampshire GU51 4BX Complaint Display of teardrop advertising banners Conclusion Breach Ceased</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>14th December</p>

9	Date of Next Meeting Monday 5 th December – 7pm in the Harlington, RVS Offices
---	---

The meeting closed at 8pm

Signed:.....

Date: