

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Monday 8<sup>th</sup> August

7:00pm – RVS Offices, The Harlington

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

**Apologies:** Cllr Wright

**Officers:** Deborah Kirby – Deputy Clerk

1	<p><b>Apologies</b></p> <p>Apologies were received from Cllr Wright</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>No interests were declared.</p>
3.	<p><b>Public Session</b></p> <p>One member of the public was present: Colin Gray from FCCS.</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the Development and Control meeting held on Monday 25<sup>th</sup> July were accepted as a correct record of the meeting.</p>
5	<p><b>Current Applications to be Considered:</b></p> <p><b>16/01957/HOU</b> 8 Grenville Drive Single storey rear extension at Comments required by 25<sup>th</sup> August</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• There are concerns over the access to the garage, which was restricted and may not retain the required 2.5m.</li> </ul>

**16/01831/HOU**

Pondside, 55 Avondale Road

Proposed single storey frontage and rear extensions

Comments required by 15<sup>th</sup> August

**OBJECTION**

- The front extension is out of keeping with the neighbourhood
- Possible breach in 45 degree rule
- Vegetation would enhance the appearance

**16/01869/HOU**

92 Tavistock Road

2 storey side extension

Comments required by 22<sup>th</sup> August

**OBJECTION**

- Possible parking issue.
- Request a parking plan with dimensions.
- Concern over the TPO that was overturned to remove the oak tree because of possible structural damage to the garage, which is now to be removed and replaced by an extension!

**16/01877/AMCON**

111 Kings Road

Variation of conditions 6 - restriction on development, 7 - investigation/risk assessment, 8 - remediation scheme, 9 - carrying out of remediation scheme and 10 - finding of contamination

Comments required by 23<sup>th</sup> August

**NO OBJECTION**

But there should be no variation in the conditions only in the sequence of conditions. Once the site is cleared it should be boarded/protected with hording to screen the site as it could take years to decontaminate the area.

**16/01907/HOU**

9 Connaught Road

Two storey rear extension

Comments required by 22<sup>th</sup> August

**OBJECTION**

- Inadequate parking

**16/01940/HOU**

3 Woodgate

Loft Conversion with Rear Dormers

Comments required by 24<sup>th</sup> August

**OBJECTION**

- Over development
- Loss of amenities, overlooking neighbours
- Dominating third storey.
- Parking spaces assumed in front of garages that is not privately owned land

	<p><b>16/01947/HOU</b>  17 Grenville Drive  Partial demolition of existing rear extension and demolition of existing garage. Erection of single storey rear extension, single storey study store and Hip to Gable loft Conversion  Comments required by 26th August</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• 4 cars in a row is not accepted under Hart's standards</li> <li>• A parking plan with dimensions needs to be submitted</li> <li>• Negative impact on the street scene, the use of hip/and gable on the same structure.</li> <li>• Breach in 45 degree rule</li> </ul> <p><b>16/01868/FUL</b>  102-104 Fleet Road  Demolition of part of existing building, use of part ground and part first floor for retail (A1) or financial and professional services (A2), and the creation of a second floor accommodating 2 x 2-bedroom residential units and associated parking  Comments required by 26th August</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Original build was done without consent.</li> <li>• Overbearing bulk and mass</li> <li>• Lack of character</li> <li>• Disagree with the comments on parking. Inadequate parking.</li> </ul> <p><b>16/01523/HOU</b>  44 Guildford Road  Hip to gable roof extensions, addition of rear full width dormer, addition of hipped roof to exiting front extension  Comments required by 24th August  Amended Plans:</p> <ul style="list-style-type: none"> <li>• Alteration of roof form to half hip</li> <li>• Reduction in number of windows in rear elevation</li> <li>• Addition of 3 roof lights in front roof slope</li> </ul> <p>No previous comments found</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• This plan has not been to the committee before</li> <li>• Out of character with the street scene, the roof profile is not in keeping with the area.</li> <li>• Rear dormer is too big and can be seen from the highway in Cypress Drive</li> <li>• Breaks the 22m rule</li> <li>• Has a clear view into neighbouring conservatory.</li> </ul>
6	<p><b>Noted:</b></p> <p>The weekly lists were noted</p>
7	<p><b>New Appeals:</b></p> <p><b>15/03099/FUL</b></p>

	<p>Rushgrove And Little Mead Reading Road North Detached Bungalow and accessway (resubmission)</p> <p><b>Appeal decisions:</b></p> <p>There were no appeal decisions.</p> <p><b>Enforcement cases received:</b></p> <p><b>16/00220/OPERT</b> 114 Tavistock Road Complainant: PUBLIC Complaint: Replacement boundary fence causing visual detriment to adjacent property</p> <p><b>Enforcement cases closed:</b></p> <p><b>16/00204/COND2</b> 150 - 156 Aldershot Road Complaint: Alleged non-compliance with condition 11 of planning permission 13/02463/FUL relating to store deliveries Conclusion: Not a breach of planning control</p> <p><b>16/00196/ADV3</b> Medstead Drive Complaint: Unauthorised display of advertisement Conclusion: Not Expedient to take enforcement action</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>14th September</p>
9	<p><b>Date of Next Meeting</b></p> <p>Monday 22<sup>nd</sup> August – 7pm in the Harlington, RVS Offices</p>

**The meeting closed at 8.35 pm**

**Signed:**.....

**Date:** .....