

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 7th August 2017

7:00pm – RVS, The Harlington

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

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies were received from Cllrs Gotel & Holt.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None were declared.</p>
3.	<p>Public Session</p> <p>One member of the public was present: Colin Gray from FCCS.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 24th July were accepted as correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>17/01343/HOU 1 Sycamore Crescent Proposed detached garage Comments required by 9th August Amended plans: Height of structure reduced</p> <p>OBJECTION Garage is still too big (mass and bulk) and has a significant impact on the street scene Third parking bay does not appear accessible. A turning circle diagram needs to be provided to evidence accessibility. If site geometry inhibits access only a two bay garage should be provided.</p>

17/01465/FUL
Land At B3014 With Becomes Cove Road
Construction of a new freestanding restaurant with associated landscaping and parking
Comments required by 15th August

Application removed

17/01623/HOU
1 Lawrence Road
Single storey rear extension
Comments required by 16th August

NO OBJECTION
Subject to trees being protected during construction

17/01647/FUL
Hartland Park Bramshot Lane
Full planning application for the construction of Information Centre; access; car parking; landscaping; wooden pergola; pathway; fencing; and all other ancillary and enabling works
Comments required by 14th August

OBJECTION

- Planning permission should not be given unless application for actual development (Hartland village) has been approved.
- As it's a temporary structure there should be a time restriction condition
- Hedge obscures round about

Previous comments also stand:

- Number of ads is excessive.
- Illuminated signs in strategic gap which is a no light zone
- Signs will distract cars and make roundabout dangerous
- Haven't got planning permission yet so should not be approved until they do
- Out of keeping with area
- In SPA exclusion (no build) zone
- A previous application for ads for this location was refused
Application breaches the following policies
 - o GEN 1.(i) - not in keeping with the local character
 - o GEN 1.(xiii) the installation of lighting, which is visually damaging to the character of the area should be avoided
 - o CON 19.(ii) diminishes the gap between Fleet & Aldershot
 - o URB 24.(ii) size, siting and illumination has an adverse effect on highway safety
 - o RUR 8(i) not sympathetic to local character
 - o RUR8(ii) visually intrusive
 - o RUR8 adverse effect on road safety

17/01696/HOU
27 Connaught Road
First Floor pitched roof and flat roof side extension.

Comments required by 16th August

NO OBJECTION

- However as the proposed extension is right to the plot boundary a bin store at the front of the property should be provided
- Parking looks tight – size of spaces should be confirmed

17/01747/AMCON

Heron On The Lake 14 Old Cove Road

Change existing approved planning permission from a 2 bedroom chalet bungalow to a two bedroom house

Comments required by 16th August

APPLICATION WITHDRAWN

If we had a comment it is that the original proposal for the 2 bedroom chalet bungalow was in keeping with the character of the area. The proposed two storey house is a retrograde development - OBJECTION

17/01783/FUL

Lorica House Fleet Mill Minley Road

Alterations to existing external fenestration, creation of new openings, doors and windows where required, removal of existing select openings and unblocking of faux openings, recolouring of existing fenestration panels and frames

Comments required by 23rd August

Have taken on board comments about access to flats however does adding additional doors/windows count as a permitted development or is full planning permission required?

17/01784/FUL

Infineon House Fleet Mill Minley Road

Alterations to existing external fenestration of Infineon House creation of new openings, doors and windows where required, removal of existing select openings and unblocking of faux openings, recolouring of existing fenestration panels and frames

Comments required by 23rd August

Have taken on board comments about access to flats however does adding additional doors/windows count as a permitted development or is full planning permission required?

17/01792/EIA

Land At Kennels Lane Kennels Lane

Request for an Environmental Impact Assessment Screening

Opinion under the 2011 EIA Regulations - Land at Kennels Lane, Fleet

Comment required by 11th August

In principle accept that an EIA is not necessary for this development, but

- Concern site may be contaminated from old oily waste treatment plant

Comment -

- SANG land should not have a BMX track, it is supposed to be a natural space that will attract dog walkers away from SPA land

	<p>17/01710/FUL 125 - 147 Fleet Road Erection of 40no. residential apartments with associated parking and landscaping, following the demolition of 2no. office blocks. Comments required by ?</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Too tall/dominating – should be a maximum height of 3 storeys • No visitor parking has been provided • No affordable housing – other recent application for flats have not provided affordable housing either so even more developments will be needed to meet requirements • 20 cycle spaces short • Waste bin provision not adequate • No amenity space <p>17/01604/HOU 31 Elvetham Road Ground and first floor front extensions Comments required by 25th August</p> <p>NO OBJECTION Providing measures are taken to protect trees during construction and extension uses materials to match existing building</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Enforcement cases received:</p> <p>17/00183/UNTDY Complainant: PUBLIC Address: Murco Stop And Shop 51-53 Kings Road Fleet Hampshire GU51 3AF Complaint Condition of land causing injury to amenity Status: PCO</p> <p>17/00184/OPERT Complainant: STAFF Address: 33 Albany Road Fleet Hampshire GU51 3PR Complaint Alleged boundary walls in excess of 1 metre in height Status: PCO</p> <p>17/00185/OPERT Complainant: STAFF Address: 35 Albany Road Fleet Hampshire GU51 3PR Complaint Alleged boundary walls in excess of 1 metre in height Status: PCO</p> <p>17/00186/OPERT Complainant: STAFF Address: Living Accommodation Stockton House Stockton Avenue Fleet GU51 4NS Complaint Potentially unauthorised dwellings.</p>

	<p>Enforcement cases closed:</p> <p>17/00082/OPERT3 Address 125 And 127-147 Fleet Road Fleet Hampshire Complaint Visual impact of disused buildings causing injury to amenity Conclusion Breach Ceased</p> <p>17/00106/XPLAN3 Address 28 Pondtail Gardens Fleet Hampshire GU51 3JP Complaint Not being build in accordance with approved plans - 16/01540/HOU Conclusion Breach Ceased</p> <p>17/00102/UNTDY3 Address 63 Elvetham Road Fleet Hampshire GU51 4HH Complaint Alleged untidy site Conclusion Not Expedient to take enforcement action</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>9th August</p>
9	<p>Date of Next Meeting</p> <p>Monday 21st August – 7pm in the RVS, Harlington</p>

The meeting closed at 7.55pm

Signed:.....

Date: