

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

**DEVELOPMENT CONTROL COMMITTEE**  
**Monday 7<sup>th</sup> November**  
**7:00pm – RVS Offices, The Harlington**

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

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<p><b>Apologies</b></p> <p>Apologies were received from Cllr Gotel.</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>There were no declarations of interest.</p>
3.	<p><b>Public Session</b></p> <p>No members of the public were present.</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the Development and Control meeting held on Monday 24<sup>th</sup> October 2016 were accepted as correct record of the meeting.</p>
5	<p><b>Current Applications to be Considered:</b></p> <p><b>16/02785/HOU</b> 1 Burnside Single storey side extension to form bedrooms and en-suite. Single storey front extension to form entrance porch. Single storey side extension. Form dropped kerb to new driveway Comments required by 9<sup>th</sup> November Amended plans: Retention of existing garage and amendment to description.</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• <b>Garage too small to be classed as a garage under Hart’s standards</b></li> <li>• <b>Parking inadequate – 3 spaces are required. A parking plan with dimensions should be submitted.</b></li> </ul>

**16/02165/HOU**

98 Clarence Road

Loft conversion including insertion of dormer and roof lights. Single and two storey extensions at rear of property

Comments required by 21<sup>st</sup> November

**OBJECTION**

- **Wardrobe is nearly same size as bedroom so could be counted as an additional bedroom**
- **Parking is inadequate and parking on the street is not feasible as Clarence Road is already busy**
- **Poor design**
- **Velux roof lights are out of keeping with street scene**

**16/02604/FUL**

Whinrood Victoria hill road

Erection of one detached dwelling

Comments required by 23<sup>rd</sup> November

**OBJECTION**

- **Proposed dwelling is too big for the plot**
- **Trees will have to be removed to make an entrance/exit for the property**
- **Issues raised in the two previous appeals have not been addressed and the development will neither preserve nor enhance the character or appearance of the NFCA. It would cause demonstrable harm to the areas special character and visual amenity.**
- **Property is in the North Fleet Conservation area – under 7.1 existing plot density should be maintained and front gardens should be protected and parking areas resisted**

**16 /02618/HOU**

36 Cove Road

Proposed Single Storey and Loft Conversion

Comments required by 23<sup>rd</sup> November

**OBJECTION**

- **Parking is inadequate – parking on road is not accepted as a parking plan. A plan showing the required 3 spaces on the plot should be submitted**
- **Concern of possible breach in 45 degree rule**
- **Juliet balcony is of a poor design**

**16/02685/HOU**

11 Longmead

Proposed part first floor and part two storey rear extension, and retention of garage as living accommodation without compliance with condition 04 of planning permission 98/00858/FUL

Comments required by 19<sup>th</sup> November

**NO OBJECTION**

**16/02714/HOU**

Mymms Corner Stockton Avenue

Erection of an 1800 close boarded fence with concrete posts and gravel boards (retrospective)

Comments required by 16<sup>th</sup> November

**NO OBJECTION**

- **Fence being set back and dense planting is good**
- **Condition be added that they maintain the hedge otherwise when it overgrows it will encroach upon the public footpath**

**16/02784/PRIOR**

110 Fleet Road

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 15 dwellings under Class C3 at 110-116 Fleet Road.

Comments required by 16<sup>th</sup> November

**OBJECTION**

- **Parking is totally inadequate for 17 bedrooms and associated commercial/ retail space. There is no immediate on road parking and so excess parking can only be accommodated in public car parks, reducing the capacity to support local businesses**
- **Overdevelopment of site**
- **No waste collection point has been appointed**
- **Cars leaving/entering this development in addition to the flats directly opposite will cause chaos on the already narrow Church Road**

**16/02838/HOU**

10 Shire Avenue

Two storey side extension

Comments required by 21<sup>st</sup> November

**OBJECTION**

- **Parking is inadequate**
- **the modified garage does not meet Hart's garage specification**

**16/02865/HOU**

32 Tamworth Drive

Proposed rear extension

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

**OBJECTION**

- **Timber frame cladding will be out of keeping**

**16/02879/HOU**

14 Beechwood Close Church Crookham

Erection of a single storey front, side and rear extension

	<p>Comments required by 24<sup>th</sup> November</p> <p><b>NO OBJECTION</b></p> <p><b>16/02194/HOU</b>  14 Hanover Drive  Two storey side and single storey rear extension  Comments required by 11<sup>th</sup> November  Amended Plans:</p> <ul style="list-style-type: none"> <li>• Reduction in width of extension.</li> <li>• Addition of fenestration to side elevation.</li> <li>• Partial inset of fence.</li> </ul> <p>Previous comments  Comment Date: Thu 27 Oct 2016  <b>OBJECTION</b>  ' Loss of greenery  ' Overdevelopment of plot  ' Blank brick wall facing onto pavement will be too dominant and out of keeping with the street scene</p> <p><b>NO OBJECTION to revised drawings</b></p> <p><b>Due before meeting:</b>  <b>16/02506/HOU</b>  11 Connaught Road  Two storey side of ground floor rear extension. Removal of one chimney.  Extend ground floor front roof to form porch  Comments required by 1<sup>st</sup> November  Amended Plans:  Parking plan submitted</p> <p>Previous comments  Comment Date: Tue 18 Oct 2016  <b>NO OBJECTION</b> subject to a parking plan with dimensions being submitted to demonstrate adequate parking under Hart's standards</p>
6	<p><b>Noted:</b></p> <p>The weekly lists were noted</p>
7	<p><b>To Note:</b></p> <p><b>New Appeals:</b></p> <p>15/02915/FUL  329 Fleet Road  Demolition of Nos.329-331 Fleet Road and erection of four storey hotel containing 71 bedrooms with parking for 39 cars</p> <p><b>Appeal Decisions:</b></p> <p>15/03081/FUL</p>

	<p>Sandy Lodge Avenue Road Construction of a new dwelling in the grounds of Sandy Lodge Appeal Dismissed</p> <p><b>Enforcement cases received:</b></p> <p>16/00377/ADV3 Honda Garage 4 Crookham Road Complainant: PUBLIC Complaint Display of 12 teardrop advertising banners Status: PCO</p> <p>16/00378/ADV3 Dominos Pizza 254 - 256 Fleet Road Complainant: PUBLIC Complaint Display of teardrop advertising banners <b>Enforcement cases closed:</b></p> <p>16/00238/COU3 67 The Lea Complaint Alleged operation of car/repair business from dwelling Conclusion Unable to get info to support allegation</p> <p>16/00365/OPERT2 4 Beech Ride Complaint Alleged development not in accordance with submitted plans. Conclusion Not a breach of planning control</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>9th November &amp; 14th December</p>
9	<p><b>Date of Next Meeting</b></p> <p>Monday 21<sup>st</sup> November – 7pm in the Harlington, RVS Offices</p>

**The meeting closed at 7.45pm**

**Signed:**.....

**Date:** .....