

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

14th September 2015, 7:00pm
RVS Offices, The Harlington

Present: Cllr Pierce - Chairman
Cllr Schofield
Cllr Holt
Cllr Robinson
Cllr Gotel

Officers: Charlotte Benham – Acting Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Councillors Gray, Wright and Hope.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>Cllr Holt declared an interest in application 15/01928/HOU.</p>
3.	<p>Public Session</p> <p>One member of the public was present: Phil Gower from FCCS.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the meeting held on Monday 24th August were accepted as correct records of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>15/01914/HOU Penralt , Avenue Road Proposed two storey front extension combined with first floor extension over the existing ground floor side element together with the partial conversion of the enlarged roofspace to form additional habitable accommodation and garage space to the current two storey, detached residential dwelling Comments required by 15th September</p> <p>NO OBJECTION Subject to the trees being protected during construction</p> <p>15/01793/HOU 31A Avondale Road Single storey extension to rear of property to extend kitchen, including pitched roof with skylight windows Comments required by 21st September</p> <p>NO OBJECTION</p>

15/01928/HOU

Arden , Pheasant Copse

Erection of front and rear extensions following demolition of conservatory. Internal alterations and renovation of the exterior

Comments required by 22nd September

OBJECTION

- Proposed external finishes are out of keeping with the North Fleet Conservation Area Management Plan which highlights the prevention of unsympathetic changes to the elevations and details of existing buildings

15/02029/HOU

Brambles, 6 Dinorben Avenue

Conservatory

Comments required by 22nd September

NO OBJECTION

However a tree report is needed

15/01699/HOU

2 Haywood Drive

First floor side extension. Demolition of existing garage and formation of one new off-street parking bay with dropped kerb

Comments required 23rd September

NO OBJECTION

Subject to a suitable parking plan that meets Harts standards

15/02035/HOU

25 Elms Road

Single storey rear extension to link house and garden room

Comments required 23rd September

OBJECTION

Concern that the proposed plans show the potential for extension to be used as a separate dwelling. At present there is limited parking and Elms Road is very busy-an increase in bedroom numbers would require a parking plan that meets Harts Standards.

15/01888/HOU

3 Brookly Gardens

1st floor extension to front and rear dormers

Comments required 23rd September

NO OBJECTION**15/01723/HOU**

30 Forest Dean

Erection of a ground floor rear extension and first floor extension over garage

Comments required 23rd September

OBJECTION

- We support the Tree Officers comments – at present no provisions have been shown to protect a TPO'd tree
- Concern about a possible breach of the 45 degree rule on No.28 Forest Dean

- Extension should be subservient to existing property – proposed extension is too dominating and roofline is higher than existing property (Gen1, Gen4)

15/02083/HOU

60 Upper Mount Street
 Single storey conservatory to the rear
 Comments required by 29th September

This application falls under Elvetham Heath Parish.

15/02090/FUL

240 Fleet Road
 Renewal of application 12/01701/FUL for the erection of single and two storey extensions to existing retail and office building. Erection of new residential block containing four one-bedroom apartments, with associated parking and service areas
 Comments required by 29th September

OBJECTION

- Parking is inadequate – a parking plan needs to be submitted that meets Harts standards
- Our previous comments still stand

15/02099/HOU

38 Fitzroy Road
 Erection of a part-single/part-two storey extension to rear (following demolition of existing rear extension)
 Installation of two velux roof lights to front (to match existing)
 Comments required by 30th September

NO OBJECTION

15/02070/HOU

13 Chestnut Grove
 Erection of two storey and single storey rear extensions
 Comments required by 1st October

NO OBJECTION

15/02119/HOU

Foxway Rise, Avenue Road
 Part single storey, part two storey rear extension
 Comments required by 2nd October

NO OBJECTION

15/01558/FUL

Central House, 2 Kings Road
 Change of use including extensions and alterations of the existing office block (B1) to form 13No. residential apartments (C3) with associated parking and landscaping. Extensions and alterations will provide a fourth storey to the building with a three storey rear extension and a four storey stairwell addition to the main facade, with changes to fenestration, elevation treatments and internal alterations
 Comments required by 18th September

Amended Plans:

	<p>1 Change to elevations (reduction in glazing) 2 Revised site plan drawing incorporating the required visibility splays</p> <p>Previous FTC comments: 10 Aug 2015</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • We fully support the comments raised by the architects panel ' poor design GEN4 • Parking is inadequate ' Under Harts Parking Standards 27 ¼ spaces should be provided GEN1 (vii) • Proposed elevations would dominate street scene ' GEN1(i) scale height and mass <p>OBJECTION</p> <p>Our previous comments still stand:</p> <ul style="list-style-type: none"> • Proposed plans are out of keeping with the local area • Parking is inadequate ' Under Harts Parking Standards 27 ¼ spaces should be provided GEN1 (vii) • Proposed elevations would dominate street scene ' GEN1(i) scale height and mass <p>15/01721/HOU 9 The Mount Minor alterations to front porch and the construction of a pitch roof above the existing flat roof Comments required by 8th October</p> <p>NO OBJECTION</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Planning Appeals:</p> <p>14/01361/FUL 156 - 158 Fleet Road Appellant: London And Cambridge Properties Ltd The erection of an extension above No. 158 to form 2 residential units (2x1 bedroom) and the erection of a block of flats on land to the rear of No 156/158 to form 4 residential units (4x2 bedroom) Appeal Decision: Appeal Dismissed Costs Refused</p> <p>Enforcement Cases received</p> <p>15/00280/ENQ 101 - 105 Fleet Road Complaint: Query about the approved balconies for the McCarthy and Stone development Complainant: Public Status: Closed</p>

	<p>15/00282/XPLAN 18 Pondtail Road Complaint: Non-compliance with the approved plans of application 15/00726/HOU Complainant: Public Status: PCO</p> <p>15/00274/OPERA 38 Crookham Road Complaint: Building to boundary Complainant: Public Status: PCO</p> <p>15/00276/OPERA 12 Highland Drive Complaint: Loft conversion and Juliette balcony Complainant: Public Status: PCO</p> <p>Enforcement Cases closed</p> <p>15/00269/ADVERT 208 Fleet Road Complaint: Signage at the front of shop Conclusion: Not a breach of planning control</p> <p>15/00270/XPLANS Morrisons M Local, 150 - 156 Aldershot Road Complaint: Not in accordance to plans Conclusion: Not a breach of planning control</p> <p>15/00181/COU Unit 7 Bramshot Farm Barns, Bramshot Lane Complaint: Office unit is being used as a gym Conclusion: Breach Ceased</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>14th October 2015 & 11th November 2015</p>
9	<p>Date of Next Meeting</p> <p>Monday 28th September 2015 – 7pm in the Harlington, RVS Offices</p>

The meeting closed at 8:00 pm

Signed:.....

Date: