

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

26th October 2015, 7:00pm
RVS Offices, The Harlington

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

Absent: Cllr Gray
Cllr Gotel

Officers: Charlotte Benham – Acting Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Councillors Wright and Hope.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>There were no declarations of interest.</p>
3.	<p>Public Session</p> <p>Two members of the public were present: Phil Gower and Colin Gray from FCCS.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 28th September were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>15/02225/FUL 32 Reading Road South Conversion of existing B2 premises to 6 apartments with associated bin/cycle storage and car parking Comments required by 20th October</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Parking is inadequate • Overdevelopment of site • Proposed plans would have a negative impact on the street scene • Proposed plans would result in domestic dwellings within a row of commercial properties

15/02147/HOU

78 Connaught Road

Erection of part two storey and single storey rear extension following demolition of existing ground floor bathroom and porch

Comments required by 22nd October

OBJECTION

- Parking is inadequate – 3 in a row is not acceptable under Harts Parking Standards
- On proposed plans the drive does not appear wide enough for a standard car
- Proposed plans show the potential for the property to be used as two dwellings

15/01307/FUL

38 Albany Road

Proposed erection of a replacement detached residential dwelling with attached garage following demolition of the existing chalet bungalow

Comments required by 13th October

Amended Plans:

- 1 Flood risk and drainage strategy submitted.
- 2 Amended plans and elevations with minor alterations in response to the FRA

Previous FTC comments 24/05/15

NO OBJECTION**OBJECTION**

- A parking plan with dimensions needs to be submitted
- Bringing property closer to road would have negative impact on street scene

15/02247/HOU

50 Fir Tree Way

Single storey extension and part utilisation of existing garage structure

Comments required by 28th October

NO OBJECTION

- Subject to a suitable parking plan with dimensions being submitted

15/02020/S106

Little Bramshot Farm, Cove Road

Request under S106A of the Town and Country Planning Act 1990 to have the planning obligation discharged

Comments required by 30th October

No Comment**15/02362/ADV**

L & N Prichard, 3 Linkway Parade

Provision of 800mm (h) a 1100mm (w) aluminium fascia sign with trough lighting, finished in dark grey and yellow, with Nisa Local logo

Comments required by 2nd November

NO OBJECTION

But concern that none of the other signs on the parade are illuminated – can they be turned off at night so they do not affect residents?

15/02360/FUL

L & N Prichard, 3 Linkway Parade

Installation of new shop front to 2 and 3 Linkway Parade following removal of brick faced pier between unit 2 and 3 and its replacement with a structural steel column and cantilevered structural beam and simulated brickwork using 7mm brick slips

Comments required by 2nd November

NO OBJECTION**15/02361/FUL**

L & N Prichard, 3 Linkway Parade

Extension of the retail units into the two rear yard storage areas through the provision of a new mono-pitched roof, following demolition of the party fence wall between units 2 and 3, bricking up of the existing double gates on the unit 3 side and the creation of a new single security door opening on unit 3 side where the existing WC is and to replace existing double gates on unit 2 side with panic push fire exit doors together with the installation of a split Franchille SP pack with the compressors to be located in the stock room and fans on the two existing concrete roofs and the installation and location of freezer and air-conditioning motors on the existing concrete flat roofs

Comments required by 2nd November

NO OBJECTION

But concern about possible noise from the fans on the roof disturbing residents

15/01834/HOU

12 Shaldons Way

Erection of a two storey side extension to form a Granny Annexe, a two storey front extension and a single storey side extension following the demolition of existing garage and lobby

Comments required by 2nd November

NO OBJECTION

- Concern that 'Granny Annexes' are typically all on one floor and proposed plans show the possibility for the property to be used as two dwellings
- Parking layout is not appropriate for 5 cars, however only 4 are required. If the property is used as two dwellings then parking is inadequate

15/02235/ADV

Travis Perkins , Fleet Road

New corporate image signs

Comments required by 3rd November

NO OBJECTION**15/02332/HOU**

11 Connaught Road

Two storey side extension

Comments required by 3rd November

NO OBJECTION**15/01739/HOU**

2 Albany Road

Erection of front dormer extension

	<p>Comments required by 3rd November</p> <p>NO OBJECTION</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Enforcement Cases received:</p> <p>15/00307/COU 27 Avondale Road Complaint: Possible house in multiple occupation and removal of front gate and hedge Complainant: PUBLIC Status: PCO</p> <p>15/00308/OPERA 23 Hanover Drive Complaint: Construction of a dormer window Complainant: PUBLIC Status: PCO</p> <p>Enforcement Cases closed:</p> <p>15/00125/XPLANS 17 Dunmow Hill Complaint: Not in accordance with plans Conclusion: Application Complied With</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 26th October 2015 – 7pm in the Harlington, RVS Offices</p>

The meeting closed at 7:40 pm

Signed:.....

Date: