

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

**13<sup>th</sup> April 2015, 7:00pm**  
**RVS Offices, The Harlington**

**Present: Cllr Schofield**  
**Cllr Pierce**  
**Cllr Hope**

**Officers: Charlotte Benham – Acting Committee Clerk**

1	<p><b>Apologies</b></p> <p>Apologies were received from Councillors Gray, Gotel, Robinson, Holt and Wright.</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>No declarations of interest were expressed.</p>
3.	<p><b>Public Session</b></p> <p>Two members of the public were present:</p> <ul style="list-style-type: none"> <li>• Phil Gower from FCCS</li> <li>• Nigel Blair from Fever Bars who are taking over the lease from Jaxx. Nigel came to speak to the committee regarding application 15/00737/AMCON to adjust the opening hours of the unit</li> </ul>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the meeting held on Monday 23<sup>rd</sup> March 2015 were accepted as a correct record of the meeting.</p>
5	<p><b>Current Applications to be Considered</b></p> <p><b>15/00737/AMCON</b> Jaxx, Upper Street Application Reference Number: HDC/15940. Date of Decision: 06/10/1988 Condition Number(s): 19 Opening hours Conditions(s) Removal: We are seeking to adjust the agreed operating hours of the unit. We wish to have permission to open until 3am on Thursday, Friday and Saturday, on Sundays preceding a Bank holiday Monday and Christmas Eve, New Year's Eve and Boxing Day (if they fall outside of the weekend.) Additionally we would like the opportunity to trade to 3am on up to four nights in any 12 month period should a business opportunity arise Comments required by 23<sup>rd</sup> April</p> <p><b>NO OBJECTION</b> subject to measures being taken to limit/control noise levels on</p>

dispersal of occupants in the early hours of the morning.

**15/00389/HMC**

20 Kenilworth Road

Conversion of bungalow into two storey dwelling house and erection of single storey extension

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

**OBJECTION**

- Poor design (GEN 1 and GEN 4 apply)
- Juliet window overlooks neighbours garden

**15/00532/HOU**

24 Springwoods

Erection of a first floor extension over existing ground floor

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

**NO OBJECTION**

Subject to a suitable parking plan that meets Hart's Standards

**15/00665/PRIO**

Oak House, Harvest Crescent

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 dwelling under Class C3 to form 36 x 1 bedroom units, 8 x 2 bedroom units and 1x3 bedroom units

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

**NO OBJECTION** to conversion but:

- Transport statement is of poor quality
- No provision for pedestrians to cross Ancells Road - we suggest this be looked at by Highways
- Concern the building may be in a Flood Zone – if so a Flood Risk Assessment should be provided

**15/00534/HOU**

76 Greenways

Proposed first floor extension to provide additional living accommodation

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

**NO OBJECTION**

Subject to a suitable parking plan that meets Hart's standards

**15/00619/HOU**

30 Aldershot Road

Construction of two storey rear extension

Comments required by 18<sup>th</sup> April

**NO OBJECTION** subject to:

A suitable parking plan that meets Hart's standards and that demonstrates the ability

to exit the property in a forwards direction

**15/00769/HOU**

19 Shetland Way

Proposed two storey side extension

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

No drawings for First Floor were available - if there is an increase in the number of bedrooms then a suitable parking plan that meets Hart's standards needs to demonstrate that vehicles can be accommodated on site. Local on street parking is already a local problem.

**NO OBJECTION**

Subject to the above condition.

**15/00503/HOU**

81 Avondale Road

Erection of a first floor side extension and single storey rear extension

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

**NO OBJECTION**

**15/00602/HOU**

Badgers Wood , Reading Road North

Partial change of use of garage to ancillary annexe accommodation and changes to roof form from hipped to gable end and erection of attached log store

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

**NO OBJECTION** subject to:

- Clarification that the ancillary annexe will not be classed as a separate dwelling
- Balcony potentially overlooks neighbour's property – a side screen should be added

**15/00616/HOU**

Lyndhurst, Waverley Avenue

Demolition of existing garage and single storey buildings, constructions of double garage with link to main house and new family room, replacement of steel windows with white aluminium small pane units, external wall surfaces rendered white finish

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

**NO OBJECTION** to construction of garage but

**OBJECTION** to rendering.

Property is in a Conservation area - white rendered walls are not accepted. We suggest it is referred to the Architects panel.

<p><b>15/00428/FUL</b>          Birnam, Reading Road North          Retrospective application to retain gate          Comments required by 24th April</p> <p><b>OBJECTION</b>          Gate no longer provides access to Birnam and is therefore redundant.</p> <p>Photographs presented with the application clearly show a 1.8m high close boarded fence separating the original house from the separated plot</p> <ul style="list-style-type: none"> <li>• Under the North Fleet Conservation Area characterisation study– the fence is out of keeping with the recommendations of that study and boundary treatment is highlighted as a vital element of the character of the area</li> <li>• Fence is too high</li> <li>• Fence cuts off access to house.</li> </ul> <p>The Town Council recommend that the application be referred to enforcement for removal of the fence being in contravention of the character of the NFCA.</p> <p><b>15/00581/LDC</b>          102-104 Fleet Road          Change of use from retail to residential as described in attached covering letter and submitted drawings          Comments required by 11th April</p> <p><b>NO OBJECTION</b></p>
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<p><b>The following Applications were submitted to Councillors via Email:</b></p> <p><b>15/00578/HOU</b>          77A Kings Road          Creation of two dormer windows and erection single storey rear extension          Comments required by 11th April</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Parking plan required that meets Hart’s standards of 3.25 spaces.</li> <li>• Better parking layout required so cars can exit site without having to reverse onto the busy Kings Road</li> </ul> <p><b>15/00448/HOU</b>          5 Peatmoor Close          Single flat roof rear extension as plans and wood burning fire to dining room          Comments required by 11th April</p> <p><b>NO OBJECTION</b></p> <p><b>15/00632/HOU</b>          45 Albert Street          Erection of two storey side extension, rear veranda with glazed roof and new porous hard standing to front.          Comments required by 11th April</p>
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	<p><b>OBJECTION</b></p> <p>A parking plan is required that meets Hart's standards</p> <p><b>15/00624/HOU</b>  20 Copse End  Timber framed extension on the back of the house to hold a playroom and a downstairs toilet  Comments required by 12th April</p> <p><b>NO OBJECTION</b></p> <p>However concern that extension wall may impose on neighbour</p> <p><b>15/00595/LDC</b>  181A Fleet Road  Application for a Lawful Development Certificate for the use of land for Class A5 use  Comments required by 12th April</p> <p><b>NO OBJECTION</b></p> <p><b>Amended Plans:</b></p> <p><b>14/03037/HMC</b>  5 Denning Close  Erection of a single storey rear extension with raised terrace.  Comments require by 9<sup>th</sup> April</p> <p>Amendment:  Reduction in size of terrace</p> <p>FTC previous comment 10/02/15 - <b>NO OBJECTION</b></p> <p><b>NO OBJECTION</b></p>
6	<p><b>Noted</b></p> <p>The weekly lists were noted</p>
8	<p><b>To Note:</b></p> <p><b>Enforcement Cases received</b></p> <p><b>No: 15/00062/CONDS</b>  42 Reading Road South  Complainant: PUBLIC  Status: PCO  Complaint: Breach of condition on consent under application in relation to illumination of canopy</p> <p><b>15/00060/UNTIDY</b>  7 Ridley Close  Complainant: PUBLIC</p>

	<p>Status: PCO Complaint: Property abandoned 6 years ago</p> <p><b>15/00061/ENQ</b> 32 Copse End Complainant: PUBLIC Status: PCO Complaint: Has the following have permission; two storey extension, garage extension and chimney</p> <p><b>Enforcement Cases closed</b></p> <p><b>15/00044/OPERAT</b> 23 Hawkley Way Complaint: Unauthorised extension and change of use of land to residential Conclusion: Not a breach of planning control</p> <p><b>15/00010/OPERAT</b> 9 Heckfield Drive Complaint: Earth works changing ground levels Conclusion: Not Expedient to take enforcement action</p>
9	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>29<sup>th</sup> April &amp; 27<sup>th</sup> May 2015</p>
10	<p><b>Date of Next Meeting</b></p> <p>27<sup>th</sup> April – 7pm in the Harlington, RVS Offices</p>

**The meeting closed at 8.20pm**

**Signed:**.....

**Date:** .....