

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Tuesday 23rd May

7:00pm – RVS, The Harlington

Present: Cllr Hope – Vice Chairman
Cllr Holt
Cllr Schofield
Cllr Gotel
Cllr Robinson

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies were received from Cllr Jasper & Pierce.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None were declared</p>
3.	<p>Public Session</p> <p>Two members of the public were present – Colin Gray & Phil Gower from FCCS</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control and Planning meetings held on Tuesday 23rd May were accepted as correct records of the meetings.</p>
5	<p>Current Applications to be Considered:</p> <p>17/01064/PRIOR 156 Fleet Road Change of use of 1st and 2nd floors from B1 (office) to C3(residential) to form 2 residential flats Comments required by 7th June</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Further loss of commercial space in the Town Centre • Support highways officer's comments – there is no parking plan. A dimensioned parking plan needs to be submitted indicating location of residential parking within the shared use area. <p>17/01141/HOU Alder House Florence Road</p>

First floor extension over existing garage
Comments required by 15th June

OBJECTION

Garage has been converted to residential accommodation so vehicles will have to park to the front of property. As the property is close to a dangerous corner, a parking plan should be submitted to show that vehicles can enter/exit the property in a forward direction.

17/01148/HOU

25 Magnolia Way

Ground floor side and rear extension, first floor extension, roof extension with velux windows, a front porch, garage conversion and modification of existing dormer. New windows.

Comments required by 16th June

OBJECTION

- The planning application form details an increase in the number of bedrooms which is inconsistent with the submitted plans.
- Do they have permission to use the property for a cake business? - Rebecca Joanne Cake Design
- Overdevelopment of site
- Dimensioned parking plan needs to be submitted
- No room to get bins round side of property – a bin store at front of property should be provided.
- Support tree officer's comments re tree protection measures being approved before construction can start
- Two TPO'd trees have already been cut down

17/01164/HOU

26 Highland Drive

Rear kitchen dining room extension. Side first storey roof extension over garage to provide hobby room.

Comments required by 14th June

NO OBJECTION

- Subject to trees being protected during construction
- Question whether the garage still meets HDC standards as a consequence of the internal staircase located within the garage?

17/01172/HOU

30 Courtmoor Avenue

New garage

Comments required by 14th June

OBJECTION

- Garage does not meet HDC standards for internal dimensions.
- Too tall and dominating
- Out of keeping with the character of the area– negative impact on street scene
- Should be set back away from the boundary
- Fails GEN 1 & 4

17/00775/FUL

Cherrywood Cottage Reading Road North
Erection of a detached dwellinghouse and extension to driveway
Comments required by 19th June

OBJECTION

- Totally out of keeping with the character and materials defined for the North Fleet Conservation Area
- Back garden development.
- Does not improve biodiversity.
- It does not meet the sustainability criteria of NPPF paragraph 9.

17/00760/HOU

Ashdowne , Crookham Road

To erect a 1.8 metre high timber fence, to replace an existing 1.2 metre high timber fence at the property's front/east perimeter boundary

Comments required by 13th June

Amended plan:

Proposed fence height reduced to 1.8m

OBJECTION

- Fence still too high for one at front of property.
- Screening of a fence with an evergreen hedge would be more acceptable
- No amendments shown on the drawings

17/01147/HOU

15 The Lea

A front porch extension

Comments required by 22nd June

NO OBJECTION

17/01056/HOU

Fern Cottage 135 Reading Road South

Construction of detached double garage with storage in roof space and new gravel drive and turning area

Comments required by 22nd June

OBJECTION

- Garage is too tall at over 5m high.
- Negative impact on street scene due to bulk mass and height
- Parking plan to be submitted with swept path turning circles to show the ability to enter/exit the property in a forward direction.
- Reading Road South is a very busy main road.

17/01299/FUL

Rohde & Schwarz (UK) Ltd Harvest Crescent

Replacement of existing aluminium double glazed windows and doors and replacement with new aluminium double glazed windows and doors

Comments required by 27th June

NO OBJECTION

17/01016/HOU

154 Connaught Road

Proposed extensions and alterations (including additional storey) following the demolition of the existing garage.

Comments required by 28th June

OBJECTION

- Breach of URB16(i) – the proposed development is NOT sympathetic in scale and character to the existing dwelling and the surrounding properties.
- In breach of GEN4 -development does not sustain or improve the urban design quality.
- . It is fundamentally a new dwelling and should therefore reasonably contribute to s106 charges – GEN1(xii)
- Loss of a bungalow which reduces the stock of properties suitable for older residents.

16/03332/FUL

3 Fleet House Fleetwood Park

Create a second floor providing for 14 new flats

Comments required by 15th June

amended plans:

Amended parking plan submitted alongside additional information regarding Highways

OBJECTION

- Waste requirements not met – development needs 16 x 1100 l. waste bins and 9 x 240 l glass ones.
- Support waste officer's concern about accessibility of refuse vehicle
 - Can waste lorry enter/exit site?
- This is being proposed as a split development to avoid Affordable Housing provision. A 52 flat development is required to provide 20 affordable units
- Parking inadequate

17/01343/HOU

1 Sycamore Crescent

proposed detached garage

Comments required by 29th June

OBJECTION

- Garage as large as an independent new dwelling
- Out of keeping with street scene by virtue of scale, design, mass, height prominence, materials and siting contrary to GEN1(i)
- Trees should be protected during construction need arboreal plan.
- Access to proposed garage is not practical / accessible.

	<p>17/01330/HOU 1D Westover Road Rear extension (Alternative design following grant of planning consent 16/03265/HOU) Comments required by 30th June</p> <p>NO OBJECTION</p> <p>17/01357/HOU 6 Greenways Erection of a front porch, insertion of one velux window and extension to existing garage Comments required by 30th June</p> <p>NO OBJECTION subject to:</p> <ul style="list-style-type: none"> • there being no loss of the garage <ul style="list-style-type: none"> ◦ If so then a dimensioned parking plan needs to be submitted • There should be a condition the garage/summerhouse is non habitable
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Enforcement cases received:</p> <p>None received</p> <p>Enforcement cases closed:</p> <p>17/00105/TREE1 Address 1 Glen Road Fleet Hampshire GU51 3QS Complaint Felling of tree in Conservation Area Conclusion Not Expedient to take enforcement action</p> <p>17/00064/COU3 87 Reading Road South Complaint - Alleged change of use of dwelling and advertisement of business Conclusion - Not a breach of planning control</p> <p>17/00092/OPERT2 42 Cove Road Complaint - Rear extension under construction, 16/03359/PRIOR refused Conclusion - Not a breach of planning control</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>14th June</p>
9	<p>Date of Next Meeting</p> <p>26th June – 7pm in the RVS, Harlington</p>

The meeting closed at 8pm

Signed:.....

Date: