

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 27th February

7:00pm – RVS, The Harlington

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

Absent: Cllr Wright, Cllr Gotel

Officers: Deborah Kirby – Deputy Clerk

1	<p>Apologies</p> <p>Apologies were received from Cllr Gotel and Cllr Wright.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>No declarations of interest were declared.</p>
3.	<p>Public Session</p> <p>Four members of the public were present – Phil Gower ,Colin Grey, Cllr Forster and Gary Cockayne</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 13th February were accepted as correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>16/03018/AMCON Land To The Rear Of Heather Hill Amendment to Condition 2 (Plans) of 16/01278/FUL to resit the proposed dwellings further away from the side boundaries of the site. (16/01278/FUL – Proposed development of two detached residential dwellings with parking and associated garden areas.) Comments required by 2nd March</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • No new drawings appear to have been submitted with the latest planning application; we challenge the validity of the application.

- We now understand the boundaries of the adjoining properties have been established and that Inaccuracies exist in earlier drawings
- We stand by our previous comment that we see no benefit of moving the proposed properties from their approved locations.
- Major concerns remain over protection of existing trees and roots. as the proposed roads may well permanently damage the roots of protected trees

17/00278/HOU

17 Albany Road

Proposed ground floor rear extension and alterations, comprising of family room and boot room

Comments required by 13th March

NO OBJECTION

17/00139/HOU

2 Greenways

Proposed rear extension and front porch extension

Comments required by 8th March

OBJECTION

- Breach of the 45 degree rule
- It is not clear what the extension is to be used for, if it is for bedrooms it will require a parking plan. Use of the proposed rooms should be indicated on the drawings.

17/00146/HOU

95 Albert Street

Proposed two story extension and alterations to rear elevation, comprising of: Ground floor proposed family room. First floor proposed additional bedroom and form new hall way in existing bedroom 3.

Comments required by 6th March

OBJECTION

- Breach of the 45 degree rule
- The parking plan does not appear to meet district guidelines. A dimensioned plan should be submitted.
- New window proposed in existing room looks directly onto the neighbouring property
- We note that the new room is the same size as bedroom 2. There is no case for reducing the parking provision.

17/00156/HOU

118 Connaught Road

Minor changes to planning consent ref: 16/00309/HOU Demolition of an existing single storey rear extension and erection of a new two storey rear extension and new porch to side of property. The proposed extension will include an additional bedroom, bathroom and living room onto the garden.

Comments required by 6th March

OBJECTION

- Unable to identify what has been revised or modified. This should be highlighted with a cloud and then we can comment.

- Drawings indicate they have been revised, but no details of revisions given.

17/00175/HOU

28 Springwoods

Proposed loft rear dormer with two front rooflights

Comments required by 6th March

OBJECTION

- Over development of the site
- Front facing Velux windows are not a common feature in this area
- The parking plan does not meet District guidelines A dimensioned plan should be submitted.

17/00190/HOU

Sunnyside Cottage Sunnyside

Demolition of an existing side extension to be replaced by a larger single storey extension with an outside veranda space. Demolition of an existing double garage to be replaced with a new double garage with room above.

Comments required by 10th March

OBJECTION

- The garage, over 6m high Interrupts the views within the Conservation Area
- Over development of the plot in the Conservation Area when considered in combination with the oversized garage extension.

17/00191/HOU

58 Aldershot Road

Proposed two storey side + creation of a first floor. Demolition of existing garage.

Comments required by 1st March

OBJECTION

- Breach of 45 degree rule
- Breach of URB 16 the “extension” is not subordinate to the main building
- Concern over the adequacy of the existing foundation
- Why are there windows in the attic?
- It would be more appropriate to submit plans for a new build.
- Loss of building stock for older persons

17/00209/FUL

Club House 17A Crookham Road

Extension to clubhouse, new garage for equipment store

Comments required by 7th March

NO OBJECTION

However there are concerns over the loss of parking

17/00217/ADV

Harvester Cove Road

Replacement signage in keeping with Mitchells & Butlers branding, Miller & Carter

	<p>Comments required by 2nd March</p> <p>NO OBJECTION</p> <p>17/00273/HOU 10 Westbury Close Single storey rear extension following demolition of existing conservatory, raise roof height of rear element and loft conversion with dormers and garage conversion Comments required by 9th March</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Breach of 45 degree rule • Breach of 22m ruling overlooking the property behind • A poor design not in balance with the semidetached neighbour. • Dormers level with the ridge unbalances the elevation. <p>17/00306/HOU 12 Velmead Road Part single storey, part two storey front extension. Part 1st floor, part ground floor rear extension. Comments required by 10th March</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Due to busy road need proof vehicles can exit the property in a forward direction • Detailing of front extension not in keeping with the local vernacular. • Extending bedrooms will result in a greater loss of privacy to the neighbour <p>17/00309/ADV 219-221 Fleet Road 2 no. key line illuminated letters and logo fascia signs 1 no. Internally illuminated projecting roundel sign 1 no. Non illuminated vitreous enamelled branch nameplate Comments required by 13th March</p> <p>NO OBJECTION</p> <p>17/00295/HOU Branksome House Branksomewood Demolition of existing single storey side section and detached garage. Erection of two storey side extension and single storey rear extension Comments required by 15th March</p> <p>NO OBJECTION However, the stairs window should be obscure glass</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p>

	<p>Planning appeals:</p> <p>16/01651/OUT Land North Of Netherhouse Copse Hitches Lane Outline application for up to 423 residential dwellings and a community facility. Associated vehicular, pedestrian and cycle access, drainage and landscape works, including provision of public open space and sports pitches. Provision of country park/SANG as an extension to Edenbrook Country Park. Public Inquiry APP/N1730/W/17/3167135</p> <p>16/01536/FUL Cherrywood Cottage And Kandy House Reading Road North Two detached dwellings and access way Appeal Dismissed</p> <p>Enforcement cases received:</p> <p>17/00036/ENQ Heather Hill Reading Road North Complainant: ANON Complaint Workmen on site with digger, no planning permission in place</p> <p>Enforcement cases closed:</p> <p>None closed</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>8th March</p>
9	<p>Date of Next Meeting</p> <p>Monday 13th March – 7pm in the RVS, Harlington</p>

The meeting closed at 8.30pm

Signed:.....

Date: