



Committee Members: Gotel, Holt, Hope, Pierce, Robinson, Schofield, Wright, Jasper

Notice is hereby given that there will be a meeting of the

**DEVELOPMENT CONTROL COMMITTEE
Monday 25th April 2016**

Which begins at 7:00pm – RVS Offices, The Harlington

All Committee Members are summoned to attend

Signed:

Town Clerk:

Date:

AGENDA

1	Apologies Schedule 12 of the LGA 1972 requires a record to be kept of members present, and that this record forms part of the minutes of the meeting. A resolution must be passed on whether the reason(s) for a member's absence are acceptable.
2	Declarations of interest to any item on the agenda Under the Local Authorities, The Localism Act 2011, (members must declare any interests and the nature of that interest, which they may have in any of the items under consideration at this meeting. Members are reminded that they must disclose both the existence and the nature of a personal interest that they have in any matter to be considered at this meeting. A personal interest will be considered a prejudicial interest if this is one in which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the members' judgement of the public interest.
3	Public Session An opportunity will be given for members of the public to speak about a planning application for up to 3 minutes or at the discretion of the Chairman. It would help us to arrange the evening if those wishing to speak would contact the Planning Committee Clerk beforehand, but this is not compulsory.
4	Approval of the Minutes To approve the minutes of the Development Control and Planning meetings held on Monday 11 th April.

Current Applications to be Considered:**16/00779/HOU**

6 Castle Street
Single Storey Extension and Internal Alterations
Comments required by 2nd May

16/00631/HOU

2 Rowan Close
Single storey front extension, front dormer, and two storey rear extension
Comments required by 2nd May

16/00513/HOU

16 Glen Road
Front first floor extension
Comments required by 2nd May

16/00367/FUL

16-18 Kings Road
Erection of 4 no 1 Bedroom Flats, provision of car parking and associated external works following demolition of existing ancillary building
Comments required by 28th April

Amended plans:

1 Reduction in footprint to allow for larger parking spaces

Previous comments: 01 April 2016

OBJECTION

- On the plans the bins and access to them are shown located on land that does not belong to the applicant
- Parking is inadequate – bays are only 3.3m in length
- Parking on the road is not suitable and there is a delivery bay opposite
- Proposed building also encroaches on land that does not belong to the applicant at the front of the property

16/00808/HOU

2 Heathland Close
Part garage conversion, external window alterations and internal layout alterations
Comments required by 4th May

16/00796/PRIOR

46 - 48 Albert Street
Application for Prior Approval under Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 of Proposed Change of use from B1 to C3.
Comments required by 5th May

16/00870/HOU

14 Avondale Road
Proposed garage and porch extensions and frontage boundary wall/fencing, refurbishment and replacement incorporating new gates.
Comments required by 5th May

16/00768/FUL

Nisaba House Waterfront Business Park
Enlarged and new air openings to allow for new louvres to be installed which will allow the ventilation system of the building to be upgraded.
Comments required by 9th May

16/00767/FUL

Logic House Waterfront Business Park

Enlarged and new air openings to allow for new louvres to be installed which will allow the ventilation system of the building to be upgraded.

Comments required by 9th May

16/00663/FUL

2 Reading Road South

Applicants Rear extension, external SHOPFRONT alteration and change of use from a restaurant (A3) and office (B1) to create 1 x one bedroom flat and 3 x two bedroom flat

Comments required by 9th May

16/00835/HOU

3 Folly Close

Demolition of Existing Single Storey Garage, Construction of Single Storey Rear Extension and Two Storey Side Extension

Comments required by 9th May

16/00857/EIA

Pale Lane Farm, Pale Lane

Request for a Environmental Impact Assessment Screening Opinion under the 2011 EIA Regulations for a development of approximately 700 dwellings, a 2 form entry primary school, a local community centre, approximately 15ha of Suitable Alternative Natural Greenspace (SANG) along with associated infrastructure such as roads, footpaths and cycle ways, public open space, drainage etc to serve the development.

Comments required by 5th May

Applications due before meeting:**16/00293/FUL**

102-104 Fleet Road

Demolition of part of existing building, use of part ground and part first floor for Use Class A1 or A2, and roof extension accommodating 2 x 2-bedroom residential units, formation of new parking spaces

Comments required by 19th April

Amended plans:

Change to parking layout and justification for lack of parking

Previous comments: Tue 05 Apr 2016

OBJECTION

' Concern that the modified building was never submitted to FTC or HDC for planning permission (supposedly demolished and rebuilt as original building)

' Bulk and mass of the proposed new development, with the loss of a character façade, negative impact on the street scene.

' Parking is totally inadequate for both support of the commercial/retail space and residential use (2 x 1 bedroom units and 2 x 2 bedroom units. Units 102 to 108 have to be considered in combination.

' Car parking spaces are too small, not compliant with HDC's parking standards.

' Car parking space 10 blocks the entrance/exit to the underground carpark to the proposed neighbouring block of flats

16/00437/HOU

26 Albany Road

Single Storey Front Extension

Comments required by 21st April

	<p>Amended Plans: 1 Removal of front part of extension 2 Provision of a parking plan</p> <p>Previous comments: Wed 16 Mar 2016 OBJECTION ' Proposed plans are out of keeping on a building of historic interest ' Parking is inadequate - may be restricted with extension, so a parking plan should be submitted to meet HDC's requirements ' The proposed utility room on the front of the building negatively impacts the design and appearance of the front elevation. The removal of this appendage would render the proposal more acceptable and in-keeping with the existing building.</p>
7	<p>To Note:</p> <p>Review of weekly lists</p>
8	<p>To Note:</p> <p>Planning Appeal:</p> <p>15/02422/FUL 144 Clarence Road Demolition of existing building and erection of a new building to house five two-bedroom units and one bedroom unit</p> <p>Enforcement Cases received:</p> <p>No enforcement cases were received</p> <p>Enforcement Cases closed:</p> <p>15/00367/OPERAT Zaal, 24 Reading Road South Complaint: Added a porch and plastic shed. Also installing a wooden shed Conclusion: Not Expedient to take enforcement action</p> <p>15/00347/CONDS The Old Pumping Station, Hitches Lane Complaint Working outside agreed hours and disturbance to residents Conclusion: Breach Ceased</p> <p>16/00038/COU 17 Wellington Avenue Complaint: Creation of a separate dwelling Conclusion: Not a breach of planning control</p> <p>15/00177/XPLANS 95 Elvetham Road Complaint: Not in accordance to plans Conclusion: Not Expedient to take enforcement action</p>
9	<p>To Note:</p> <p>Hart Planning Meeting Dates</p> <p>25th May & 15th June</p>

Date of Next Meeting

Monday 9th May – 7pm in the Harlington, RVS Offices