

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 26th June 2017

7:00pm – RVS, The Harlington

Present: Cllr Pierce – 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 & Hope.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None were declared.</p>
3.	<p>Public Session</p> <p>No members of the public were present.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 12th June were accepted as correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>17/00824/HOU 78 Basingbourne Road Two storey side extension Comments required by 27th June amended plans</p> <p>1 Increase to size of garage by increase in depth of extension 2 Change to roof form</p> <p>NO OBJECTION, but raise two issues:</p> <ul style="list-style-type: none"> • Possible breach in 45 degree rule • As the development is right to the plot boundary a bin store should be provided at the front of the property

17/01180/HOU

22 Beech Ride

Proposed ground and first floor extensions to existing single storey dwelling
Comments required by 5th July

OBJECTION

- A parking plan that meets HDC standards is required
- Out of keeping with street scene – GEN 1 & 4
- Loss of a bungalow which reduces the stock of properties suitable for older residents
- Essentially a new dwelling rather than an extension
- Garage not big enough to be classed as a garage
- Breach of URB16(i) – the proposed development is NOT sympathetic in scale and character to the existing dwelling and the surrounding properties.

17/01230/FUL

1 Wickham Close

Erection of 3 No. terraced dwellings built over 2-storeys, with associated parking and landscaping

Comments required by 6th July

OBJECTION

- Back garden development
- Overdevelopment – 2 houses on the plot would be acceptable
- Parking is inadequate – should be 9 spaces not 6
- Parking spaces are very close to a junction, the parking plan should therefore demonstrate the ability to enter/exit in a forward direction
- Car spaces seem too small (width wise)
- Bin storage at front of property needs to be provided
- Claiming parts of footpath to allow vehicles to enter/exit property is unacceptable.

17/01320/HOU

Beechwood Reading Road North

Replace existing windows/french doors/garage rear door with white U-PVC Double Glazed Units. Replace existing soffits, fascias and rainwater goods.

Comments required by 10th July

NO OBJECTION

But materials used should be those that are approved for use within the North Fleet Conservation area.

17/01352/HOU

3 Fitzroy Road

Single storey parapet flat roof extension to principal elevation. Single storey outbuilding. Glazed walkway to connect outbuilding to new rear extension.

Comments required by 5th July

OBJECTION

Outbuilding (the bar) not in keeping with current building or character of North Fleet Conservation area

<p>17/01364/FUL The Station 1-3 Fleet Road Proposed porch roof, gateposts, fixed giant umbrella, lighting scheme to the building and landscaping scheme, including improve disabled access. Reduction in parking capacity by three spaces. Comments required by 4th July</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Outdoor heating is a waste of energy • No street scene drawing has been submitted to show what the proposed site would look like • The works have already been done – was planning permission granted? <p>17/01370/FUL 127 Albert Street Change of use from sui generis to Class B8 (Storage or Distribution), together with associated external alterations. Comments required by 4th July</p> <p>NO OBJECTION Provides more employment opportunities for town</p> <p>17/01382/HOU 131 Reading Road South Retrospective planning for a first floor side extension following approval of alterations and single storey extension planning ref: 13/01560/HOU Comments required by 10th July</p> <p>NO OBJECTION Subject to a parking plan showing the ability to enter/exit the property in a forward direction</p> <p>17/01395/HOU 70 Church Road Proposed single storey front and rear extensions following demolition of the detached double garage together with the new front boundary treatment and driveway alteration Comments required by 10th July</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Parking plan that meets HDC standards needs to be submitted also showing the ability to enter/exit the property in a forward direction • Wood burning stove chimney is too low • There should be measures/conditions to protect tree roots, on this plot and the neighbours. <p>17/01427/HOU 77 Crookham Road Dropped Kerb Comments required by 13th July</p> <p>Is this not a HCC Highways matter? Not planning?</p>

	<p>If it is deemed a planning issue then NO OBJECTION</p> <p>17/01442/HOU Beechwood Reading Road North Single storey rear extension Comments required by 13th July</p> <p>NO OBJECTION Providing windows match those on dwelling</p> <p>17/01449/HOU 29 Kings Road Single storey rear extension Comments required by 13th July</p> <p>NO OBJECTION</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Appeals:</p> <p>16/00968/FUL 33 Basingbourne Road Erection of two three-bedroom dwellings Appeal Allowed and Costs Awarded to Appellant</p> <p>Enforcement cases received:</p> <p>17/00134/OPERT 16 Broomhurst Lane Alleged unauthorised erection of front boundary fencing and potential encroachment</p> <p>Enforcement cases closed:</p> <p>17/00134/OPERT3 16 Broomhurst Lane Complaint Alleged unauthorised erection of front boundary fencing and potential encroachment Conclusion Not a breach of planning control</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates 12th July</p>
9	<p>Date of Next Meeting Monday 10th July – 7pm in the RVS, Harlington</p>

The meeting closed at 7.50pm

Signed:.....

Date: