

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 11th July

7:00pm –Function Room, The Harlington

Present: Cllr Pierce - Chairman
 Cllr Schofield
 Cllr Jasper
 Cllr Gotel
 Cllr Wright
 Cllr Holt
 Cllr Robinson

Officers: Charlotte Benham – Planning Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Cllr Hope.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>Cllr Pierce declared an interest in 16/01502/HOU.</p>
3.	<p>Public Session</p> <p>4 members of the public were present: Colin Gray and Phil Gower from FCCS. Also in attendance were HDC councillor Steve Forster & Mr Cockayne (resident at West Hill House) who came to speak to the committee in regards to application 16/01278/FUL.</p> <p>Mr Cockayne as the neighbour of Heather Hill house raised the following concerns over the application:</p> <ul style="list-style-type: none"> • That the drawings were incorrect – the tree and gate are shown in the wrong location on submitted plans • a large number of tpo'd trees have been cut down without permission which are also in a conservation area • a shingle type drive has recently been laid down without planning permission which is currently smothering the roots of the remaining trees • a fence has been erected with a stake through the roots of a mature tree, the result of this will be that the tree dies • the drive is narrow and is shared access • developer plans to buy property next door and cut down even more trees <p>HDC Cllr Steve Forster said he had visited the site, supported these comments, will raising the issue with the HDC Planning Committee and will request they visit the site visit (also request that FTC be invited on this site visit)</p>

4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 27th June were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>16/01536/FUL Cherrywood Cottage And Kandy House , Reading Road North Two detached dwellings and access way Comments required by 15th July</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • tree report is flawed/biased • tpo'd trees have been removed in a conservation area • back garden development uncharacteristic of the conservation area proposed plans are detrimental to conservation area. This part of the NFCA has a continuous green belt separating RRN and Fitzroy Road from Herbert Road almost up to Hitches Lane. It is vitally important to keep/ maintain green corridors for the conservation of flora and fauna characteristic of the conservation area. • serious concern over dangers of concentrating the access for 4 large properties at the same point. • parking is inadequate for 6 bedroom property – games room has shower. so could be classed as another bedroom. <p>16/01278/FUL Land To The Rear Of Heather Hill Reading Road North Permission is sought for the proposed development of two detached residential dwellings with parking and associated garden areas Comments required by 18th July</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • drawings are incorrect – a significant specimen tree and access gate are shown in the wrong location on the submitted plans • The committee is absolutely disgusted that a large number of tpo'd trees have been cut down without permission, especially as the property is located in the in the North Fleet Conservation Area. Cutting down tpo'd trees carry's a fine which should be enforced. • a shingle type drive has recently been laid down without planning permission – this will smother the roots of the remaining trees causing them to die • a fence has been erected with a stake through the roots of a mature tree, the result of this will be that the tree dies • concern over dangers of concentrating the access to 4 large properties into a single point of access/exit. • garage is too small to be classed as a garage under Hart's standards • back garden development uncharacteristic of this element of the conservation area • the progressive erosion of the North Fleet Conservation Area, by sub-division of plots is destroying the basic sylvan character of the area. <p>Fleet Town Council will be writing a formal letter to Hart in regards to their lack of enforcement on protected trees being cut down in conservation areas.</p> <p>16/01470/HOU 15 Loxwood Avenue Single and first storey extention Comments required by 27th July</p>

OBJECTION

- parking in a row is not accepted under Hart's standards – a new plan needs to be submitted
- hip and gable roof on neighbouring semi-detached properties constitutes poor design contrary to GEN4.
- out of keeping with street scene GEN1
- possible breach in 45 degree rule

16/01502/HOU

14 Guildford Road

Double storey side extension and fencing along part of boundary

Comments required by 26th July

OBJECTION

- extension although sympathetic to the main building produces a development that resembles a row of terraced houses, totally out of keeping with the surrounding area. Previous removal of trees makes the property readily visible from the adjacent highway. GEN!(i), GEN4, URB16(i) and (iii)
- Although a 6ft high fence to protect the privacy of the rear garden is acceptable the remainder of the existing and proposed fencing is too high
- long stretches of fence without any greenery or landscaping is poor design and out of keeping with the character of the area. An acceptable solution would be a 1m high fence with continuous green hedging to soften the boundary treatment and be compatible with the local area character.
- Numerous trees have been removed from this site over the years – remaining trees have TPO protection. Should the Planning Authority be minded to approve such a development it should be a condition of the approval that the tree protection measures MUST be in place and approved by the Council's Tree Officer before the commencement of any construction work.

16/01540/HOU

28 Pondtail Gardens

2 bedroom dormer extension with ensuite bathroom

Comments required by 20th July

OBJECTION

- out of keeping in Basingstoke Canal Conservation area as rear of property can be seen from canal path
- hip and gable roofs on neighbouring semi-detached properties is poor design

16/01565/PRIOR

115 - 123 Fleet Road

Change of use from Use Class B1(a) offices to 18 flats (1 x studio, 9 x 1 bedroom and 8 x 2 bedroom)

Comments required by 19th July

OBJECTION

- over 15 flats so question the allocation for affordable housing and SANG provision
- parking is inadequate, only one space per flat has been provided, adjacent on street parking is not practical.
- drawings are poor
- bins will not be accessible to HDC waste lorry

16/01567/PRIOR

111 - 113 Fleet Road

Change of use from Use Class B1(a) offices to 16 flats (11 x 1 bedroom and 5 x 2 bedroom)

Comments required by 19th July

OBJECTION

- new windows are shown on the plan – they would need planning permission
- over 15 flats so question the allocation for affordable housing and SANG provision
- parking is inadequate, only one space per flat has been provided, adjacent on street parking is not practical.
- drawings are poor
- bins will not be accessible to HDC waste lorry

16/01578/HOU

49 Elms Road

Erection of single storey side extension, side dormer and alterations to porch

Comments required by 21st July

NO OBJECTION**16/01586/HOU**

2 Cypress Drive

Single storey rear extension following demolition of existing conservatory

Comments required by 19th July

NO OBJECTION**16/01592/HOU**

30 Westover Road

Single storey rear extension

Comments required by 20th July

NO OBJECTION

As long as it does not breach the 45 degree rule

16/01595/HOU

6 Fairland Close

Ground floor rear extension, part ground floor part 1st floor front extension and front dormer window

Comments required by 29th July

OBJECTION

- a parking plan with dimensions needs to be submitted
- out of keeping with street scene in an area of bungalows GEN!(i)

16/01604/HOU

40 Leawood Road

Proposed ground floor rear extension, proposed garage conversion, proposed re-modelling of the front elevation

Comments required by 28th July

NO OBJECTION

As long as there is a change in materials to match those in area – there are no cedar boarded houses in the area, only brick/tile/render

16/01647/HOU

21 Angora Way
Erection of orangery to rear elevation
Comments required by 28th July

NO OBJECTION**16/00631/HOU**

2 Rowan Close
Single storey front extension, front dormer, and two storey rear extension.
Comments required by 25th July
Amended plans

- Amended plan submitted with trees plotted
- Alterations to roof design
- Alterations to location of fenestration

Previous comments Mon 09 May 2016

OBJECTION

- Demonstrate a parking plan that meets Hart's standards
- Measures need to be presented to demonstrate protection of TPO'd trees during construction
- Concern the proposed development breaches the regulations for distances between bedroom windows ' overlooking

OBJECTION

- Tpo'd trees are no shown on amended plans but there are still no provisions for their protection
- Parking appears inadequate– a plan with dimensions should be submitted that's meets HDS's standards. Local on-street parking is impractical and will cause of local amenity.

16/01070/FUL

18 Church Road
Demolition of existing office block at 18 Church Road and erection of 14 apartments and associated access, parking and landscaping including roof alterations to No.179 Fleet Road
Comments required by 18th July
Revised location of bin store

Previous comments Fri 01 Jul 2016

OBJECTION

- Proposed elevations are too dominating and of a poor design ' GEN1 (i), GEN4
- Out of keeping with street scene
- Roof garden would overlook neighbouring properties
- Concern over bin store ' waste lorry will not be able to access it so bins will have to be moved onto road each time
- Concern about proximity of entrance/exit of the parking area to the Fleet Road junction ' traffic enters this section of Church Road at speed to clear the junction. Matters will be made worse by the taxi rank immediately opposite the junction

Applications due before meeting:

OBJECTION

	<ul style="list-style-type: none"> Proposed elevations are too dominating and of a poor design ' GEN1 (i), GEN4 Out of keeping with street scene Roof garden would overlook neighbouring properties Concern bin store is not large enough to meet needs of proposed dwellings Concern about proximity of entrance/exit of the parking area to the Fleet Road junction ' traffic enters this section of Church Road at speed to clear the junction. Matters will be made worse by the taxi rank immediately opposite the junction Question as to why sang fee has been calculated for only 4 apartments when there are 14 <p>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 10th July Amended plans Change to roof designs</p> <p>Previous comments Wed 18 May 2016 OBJECTION</p> <ul style="list-style-type: none"> Gates will have to be set far enough back so that they do not disrupt traffic flow when opened We suggest electronic gates might be better as otherwise cars will have to park on the pavement/road to open the gates New garage is out of keeping with the existing property Gates/wall are too high and have a negative/dominating impact on the street scene <p>Previous comments stand</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>Enforcement Cases received:</p> <p>16/00194/COU2 166 Fleet Road Complainant: PUBLIC Complaint: Change of use of store room to residential accommodation</p> <p>Enforcement Cases closed:</p> <p>16/00183/ADV3 Wickham Road Complaint: Erection of unauthorised advertisement Conclusion: Breach Ceased</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>13th July & 10th August</p>
9	<p>Date of Next Meeting</p>

The meeting closed at 8.45pm

Signed:.....

Date:

To note: another email has been sent to HDC chasing a response in regards to the removal of trees at 61 Elvetham Road. If no response is received a question will be submitted to the next HDC planning meeting