

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE
Monday 26th September
7:00pm – RVS Offices, The Harlington

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

Apologies: Cllr Hope
 Cllr Wright

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies were received from Cllr Wright and Hope.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>Cllr Pierce declared an interest in 16/02421/HOU 8 Frensham Avenue.</p>
3.	<p>Public Session</p> <p>One member of the public were present: 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 Monday 12th September 2016 were accepted as correct records of the meetings.</p>
5	<p>Current Applications to be Considered:</p> <p>16/02454/HOU 28 Springwoods Single Storey Ground Floor Rear and Side with Part Two Storey Rear and Side Extension and Rear Dormer Comments required by 17th October</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Breach of 45 degree rule • Out of keeping with street scene • Overdevelopment • Poor design – extensions are not in keeping with current building

16/02452/HOU

28 Springwoods

Single Storey Ground Floor Rear and Side with Part Two Storey Rear and Side Extension

Comments required by 17th October

OBJECTION

- Breach of 45 degree rule
- Out of keeping with street scene
- Overdevelopment of plot
- Poor design – proposed extensions are not in keeping with current building

16/02449/HOU

28 Springwoods

Single Storey Side and Rear with part Two Storey Rear Extension

Comments required by 17th October

Of the 3 applications for this site, this is the best design. Our only concern is a breach in the 45 degree rule, otherwise there are no objections.

16/02276/HOU

37 Knoll Road

Erection of a single storey side extension to provide additional kitchen area.

Comments required by 17th October

NO OBJECTION

Subject to provisions for bin storage

16/02421/HOU

8 Frensham Avenue

Proposed single storey rear extension together with partial integral garage conversion to form additional habitable accommodation to the existing two storey detached residential dwelling.

Comments required by 14th October

OBJECTION

Parking is inadequate and there is no on street parking available nearby

16/02401/ADV

Zenith House 3 Rye Close

Non-illuminated 'NOKIA' lettering face-fixed to the front elevation stonework, and clear dusted crystal logos applied to the inside of the glazed entrance doors

Comments required by 13th October

NO OBJECTION

16/02398/FUL

Hollydene Upper Street

Demolition of the existing dwelling and erection of 5no. 2 bedroom and 2no. 1 bedroom apartments

Comments required by 13th October

OBJECTION

- Out of keeping with street scene:

- URB 12 - The proposal is not sympathetic in scale, design, massing, height, both in itself and in relation to adjoining buildings
- GEN 1 & GEN 4 – Not in keeping with the local character by scale, design, massing, height, prominence

- Overdevelopment of site
- Parking is inadequate and there is no residents parking nearby – at least 14 spaces should be provided under Hart's standards
- Flats will be very small
- Roof garden will overlook properties opposite resulting in a lack of privacy to residents
- Atrocious design
- Corner of Upper Street is dangerous – cars entering/exiting property will make problem worse

We request that this application go to Harts Planning Meeting

16/02194/HOU

14 Hanover Drive

Two storey side and single storey rear extension

Comments required by 29th September

OBJECTION

- Loss of greenery
- Overdevelopment of plot
- Blank brick wall facing onto pavement will be too dominant and out of keeping with the street scene

16/01893/HOU

2 Dinorben Close

Front porch extension and rear single storey extension.

Comments required by 17th October

NO OBJECTION

But concern over possible breach in 45 degree rule

16/02404/HOU

Tamworth Drive

Proposed ground floor side extension replacing an existing conservatory

Comments required by 12th October

NO OBJECTION

Subject to some landscaping to improve the appearance – suggest trellis or greenery?

16/02400/HOU

Craven Cottage , 53 Albany Road

Front porch & replace existing 2 no. wooden framed bay windows with upvc replacements - with 2no. new replacement roof over 2no. bay windows

Comments required by 29th September

NO OBJECTION

16/02221/HOU

15 Richmond Close

Erection of a single storey rear extension and altering existing detached garage

	<p>Comments required by 29th September</p> <p>NO OBJECTION But concern over breach in 45 degree rule to no. 16</p> <p>16/01338/HOU 5 Osborne Drive Two storey side extension with single storey section to rear Comments required by 29th September Amendments 1 Alterations to roof form including the addition of front and rear dormers.</p> <p>Amendments have taken into account and resolved problems raised by neighbour – design is better than previous application.</p> <p>Due before meeting:</p> <p>15/02916/FUL Vinehurst , St James Road Proposed erection of 4 houses and 1 flat and associated works following demolition of existing dwelling (Amended plans received August 2016 incorporating design and access arrangement changes). Comments required by 23rd September Amendments 1 Changes to design and access arrangement</p> <p>Fleet Town Council Comment Date: Mon 04 Jan 2016 OBJECTION ' Overdevelopment of site ' Out of keeping with street scene in regard to scale design, massing and height (GEN1) ' Extra cars will create a problem with traffic on St James Road. ' Restricted single width access across the front of No37 makes entering and exiting the site problematic. ' Concern about the high percentage of hard surfacing on the site.</p> <p>Previous comments stand</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Enforcement cases received:</p> <p>No cases received</p> <p>Enforcement cases closed:</p> <p>16/00313/OPERT3 29 The Lea Complaint: Erection of fence Conclusion: Not a breach of planning control</p> <p>15/00230/COU</p>

	<p>Fairways Birch Avenue Complaint: The property was originally a single dwelling(house) but it appears that it has been subdivided into a smaller house and separate flat that is now being rented to new tenants Conclusion: Breach Ceased</p> <p>16/00201/UNTDY3 Land Adjacent To 16 Wood Lane Complaint: Untidy Site Conclusion: Breach Ceased</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>12th October</p>
9	<p>Date of Next Meeting</p> <p>Monday 10th October – 7pm in the Harlington, RVS Offices</p>

The meeting closed at 8.05 pm

Signed:.....

Date: