

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 8th May

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 Hope, Jasper and Wright</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None were declared</p>
3.	<p>Public Session</p> <p>One member of the public was present – Colin Gray from FCCS</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 24th April were accepted as correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>17/00875/HOU 48 Springwoods Proposed ground floor rear and side extension replacing an existing garage Comments required by 16th May</p> <p>NO OBJECTION Subject to a parking plan that meets HDC standards and the provision of a bin storage area</p> <p>17/00888/FUL Logic House Waterfront Business Park Reconfiguration of the existing car park to provide an additional 17 parking spaces Comments required by 18th May</p>

NO OBJECTION

17/00908/HOU

24 Shire Avenue

Single storey rear extension to enhance living area.

Comments required by 19th May

NO OBJECTION

17/00953/FUL

Vinehurst St James Road

Erection of 5 dwellings and associated works following demolition of existing house

Comments required by 19th May

OBJECTION

- Breach in 45 degree rule for plot 4 & 6
- Overdevelopment of site
- The site has a significant proportion of hard standing, will the drainage be able to cope?
- Parking is inadequate
- Waste bin collection is impractical
- Car swept path plan is overly complex and totally impractical.
- Three storey buildings are out of character with the area.
- Additional traffic on St James Road and the immediate junction is an increased hazard.

17/00902/HOU

15 Loxwood Avenue

We are applying to make a change to our existing planning consent: 16/01470/HOU We would like to change the gable end of our single storey extension from the accepted sloped roof to a vertical gable end as the attached drawings.

Comments required by 22nd May

NO OBJECTION

17/00779/HOU

22 Highland Drive

Garage converted into a living space suitable for a bedroom/Gym, also a change of use to an adjacent room into a bathroom.

Comments required by 22nd May

NO OBJECTION

- Subject to a parking plan that meets HDC standards due to the loss of a garage & an extra bedroom
- A proper site plan is required.

17/00950/FUL

Land On The West Side Of 56 Albany Road

Proposed new detached dwelling.

Comments required by 22nd May

NO OBJECTION

but the drawing has the dimension reversed on the plan

17/00499/AMCON

16-18 Kings Road

Application Reference Number: 16/00884/AMCON Date of

Decision: 25/11/2016 Condition Number(s): Condition 10

Conditions(s) Variation- Amended drawings In place of Location Plan, please

see PL-01 LOCATION PLAN In place of Elevations Existing & Proposed

260904 D , Elevations Existing 260906 D, Elevations Existing & Proposed

260905 E, please see PL-06 PROPOSED ELEVATIONS In place of Floor

plans Proposed 260903 E, Floor Plans Proposed 260902 E, please see PL-05

PROPOSED FLOOR PLANS In place of Site-Block Plan 260901 G, please see

PL-02 EXISTING BLOCK PLAN/PL-03 PROPOSED BLOCK PLAN

Comments required by 22nd May

OBJECTION

- The drawings are poor – they do not highlight the changes
- Bin store not workable
- Parking is inadequate
- No provision of a cycle store.

17/00760/HOU

Ashdowne Crookham Road

To erect a 2 metre high timber fence, to replace an existing 1.2 metre high timber fence at the property's front/east perimeter boundary

Comments required by 24th May

OBJECTION

- Fence is too tall under HDC standards
- It's a front garden so does not need the height for privacy
- Out of keeping with street scene

17/00963/HOU

44 Kenilworth Road

Erection of log cabin in rear garden

Comments required by 24th May

NO OBJECTION

17/00948/FUL

2 Reading Road South

Rear external staircase, external shopfront alteration and change of use from a restaurant (A3) and office (B1) to create 2 x one bedroom flat and 2 x two bedroom flat (re-submission of application ref:16/00663/FUL)

Comments required by 24th May

OBJECTION

- Out of keeping with the surrounding area:
"Area F3 (as defined on the Fleet Town Centre Insert Map) is considered suitable for retail (A1). Financial and professional (A2), Catering (A3) or leisure uses at ground floor level, with residential financial and

	<p>professional (A2), catering (A3), leisure or business (B1) uses above.</p> <ul style="list-style-type: none"> • This would result in residential development at ground level. • Parking totally inadequate <p>17/00976/HOU 15 Albany Close Erection of a single storey side extension and new pitched roof front porch extending over the existing bay window Comments required by 25th May</p> <p>NO OBJECTION</p> <p>17/00763/FUL The Station 1-3 Fleet Road Proposed porch roof, gateposts and flanking walls, fixed giant umbrella, lighting scheme including to trees and to the building and landscaping scheme, including works to existing trees. Reduction in parking capacity by three spaces Comments required by 25th May</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Lighting may have negative impact on surrounding residential properties • Gate is too tall and out of keeping with the residual boundary treatment • Parking layout is impractical – if the spaces were confined to the sides of the plot boundary only it would work better and possibly fit in more spaces. <p>17/00947/PRIOR Zenith House 3 Rye Close Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to Dwelling/house (Class C3). Comments required by 18th May</p> <p>NO OBJECTION Subject to area being provide for bin storage</p> <p>17/00975/EIA General, Cove Road Request for an Environmental Impact Assessment Screening Opinion under the 2011 EIA Regulations. Proposed water mains from Cove Road Fleet to Greywell Pumping Station Comments required by 25th May</p> <p>NO OBJECTION Good they are improving infrastructure A thorough environmental assessment has been developed.</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note</p> <p>Enforcement cases received:</p> <p>17/00096/COU3</p>

	<p>42 Westover Road Complainant: PARISH Complaint Mobile home placed in rear garden</p> <p>17/00102/UNTDY 63 Elvetham Road Complainant: PUBLIC Complaint Alleged untidy site</p> <p>Enforcement cases closed: 17/00068/TREE1 59 Elvetham Road Complaint Removal of hedge and trees in Conservation Area Conclusion Breach Ceased</p> <p>17/00043/XPLAN3 19 Oakley Drive Complaint Non compliance with the approved plans of 15/02566/FUL – changes to vehicular access Conclusion Not Expedient to take enforcement action</p> <p>16/00429/COND3 102 Reading Road South Complaint Commencement of development without discharge of conditions 2 and 5 of planning permission 16/00217/HOU Conclusion Not Expedient to take enforcement action</p> <p>16/00407/OPERT3 37 Elvetham Road Complaint Erection of fence on the boundary with Stockton Avenue Conclusion Not Expedient to take enforcement action</p> <p>16/00176/XPLAN2 Mymms Corner Stockton Avenue Complaint Check that development is being built in accordance with approved plans and that no trees have been damaged (as per arboricultural report) Conclusion Appeal Allowed</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>10th May</p>
9	<p>Date of Next Meeting Tuesday 23rd May – 7pm in the RVS, Harlington</p>

The meeting closed at 8pm

Signed:.....

Date: