

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

28th September 2015, 7:00pm
RVS Offices, The Harlington

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

Officers: Charlotte Benham – Acting Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Councillors Gray, Schofield and Hope.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>There were no declarations of interest.</p>
3.	<p>Public Session</p> <p>One member of the public was present: A resident from 86 Crookham Road who came to discuss their objection to application 15/01740/FUL 84 Crookham Road.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control and Planning meetings held on Monday 14th September were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>15/02144/HOU 60 Clarence Road Single storey rear extension following demolition of existing 'lean to' out house. Brick elevations with parapet wall, felted flat roof with roof lantern Comments required by 6th October</p> <p>NO OBJECTION</p> <p>15/01691/HOU 20 Kenilworth Road Erection of a single storey rear extension and conversion of bungalow into two storey dwelling house Comments required by 6th October</p> <p>NO OBJECTION</p>

15/01966/HOU

34 Shire Avenue
Single storey side and rear extensions
Comments required by 8th October

NO OBJECTION**15/01740/FUL**

84 Crookham Road
Proposed 3 no. three bedroom detached houses, new access arrangements and demolition of the existing buildings
Comments required by 12th October

OBJECTION

- Parking is inadequate
- Concern over access to properties on a busy road – plans do not show possibility to exit properties in a forward direction so would therefore be considered dangerous
- No dimensions are shown on plans however the proposed new developments appear to be too close to neighbouring property (no.86), the bedroom windows breaching the 22m rule.
- Two of the houses breach in 45 degree rule
- Overdevelopment of site
- Proposed plans are not in keeping with the current street scene
- Concern proposed developments will exacerbate problems with flooding

15/02161/ADV

Leightons Opticians, 168B Fleet Road
Replacement fascia signs & projecting sign
Comments required by 13th October

NO OBJECTION**15/02169/HOU**

25 Magnolia Way
The proposed development is for a first floor extension, roof extension and installation of velux windows. The development will allow for one additional bedroom on the first floor and for a spacious entrance hallway on the ground floor. The proposed development also proposes to modify an existing dormer in order to match the extension proposed on the other side
Comments required by 15th October

OBJECTION

Drawings provided are inadequate - more detailed drawings need to be provided including a parking plan that meets Hart's standards

15/02261/HOU

Alder House , Florence Road
Convert the garage to a habitable space and erect a single storey rear extension
Comments required by 19th October

OBJECTION

Due to the loss of a the garage a parking plan needs to be provided that meets Hart's standards

15/01863/FUL

Cherrywood Cottage , Reading Road North
Detached dwelling and access way
Comments required by 19th October

OBJECTION

- Inadequate drawings provided
- Overdevelopment of site within a conservation area
- Concern that the proposed plans show only a small area of useable garden and that the trees will limit light to the property so have the potential to be removed at a later date

15/02239/HOU

16 Minley Road
Ground floor rear extension
Comments required by 19th October

NO OBJECTION

But concern about a possible breach of the 45 degree rule

15/01671/HOU

8 Cedar Drive
Erection of a rear extension and loft conversion to include raising the ridge, velux and dormer windows
Comments required by 29th September
Amended plans:

- 1 Removal of first floor extension over garage
- 2 Additional gable end and dormer window to the rear

Previous FTC comments 17/08/15

NO OBJECTION

- Subject to a parking plan being submitted that meets Hart's standards
- Concern that proposed plans will not enhance street scene (GEN1(i), GEN4)

NO OBJECTION**15/01683/FUL**

1 Courtmoor Avenue
Erection of a single storey outbuilding as an extension of the veterinary practice
Comments required by 5th October
Amended plans:

- 1 Reduction in height of proposed building
- 2 Details of air source heat pump

Previous FTC comments 01/09/15

OBJECTION

Proposed outbuilding is too tall and would dominate the adjacent property

OBJECTION

	<ul style="list-style-type: none"> Proposed outbuilding is too tall – our previous comments still stand
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Planning Appeals:</p> <p>15/01190/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</p> <p>Enforcement Cases received:</p> <p>15/00291/ADVER Elliott House, Reading Road North Complainant: PUBLIC Complaint: Advert in the grounds Status: PCO</p> <p>Enforcement Cases closed:</p> <p>15/00117/CONDS 20 Westbury Avenue Complaint: Breach of condition 2 on 14/01099/HMC Conclusion: Planning Application Approved</p> <p>15/00106/CONDS 5 Knoll Close Complaint: Commencement of works before discharge of tree protection condition Conclusion: Not a breach of planning control</p> <p>15/00274/OPERAT 38 Crookham Road Complaint: Building to boundary Conclusion: Not a breach of planning control</p> <p>15/00148/OPERAT Halfacre, Fitzroy Road Complaint: Installation of play equipment Conclusion: Planning Application Approved</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates 14th October 2015 & 11th November 2015</p>
9	<p>Date of Next Meeting Monday 12th October 2015 – 7pm in the Harlington, RVS Offices</p>

The meeting closed at 8:05 pm

Signed:.....

Date: