

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

**28<sup>th</sup> 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><b>Apologies</b></p> <p>Apologies were received from Councillors Gray, Schofield and Hope.</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>There were no declarations of interest.</p>
3.	<p><b>Public Session</b></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><b>Approval of the Minutes</b></p> <p>The minutes of the Development and Control and Planning meetings held on Monday 14<sup>th</sup> September were accepted as a correct record of the meeting.</p>
5	<p><b>Current Applications to be Considered:</b></p> <p><b>15/02144/HOU</b> 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 6<sup>th</sup> October</p> <p><b>NO OBJECTION</b></p> <p><b>15/01691/HOU</b> 20 Kenilworth Road Erection of a single storey rear extension and conversion of bungalow into two storey dwelling house Comments required by 6<sup>th</sup> October</p> <p><b>NO OBJECTION</b></p>

**15/01966/HOU**

34 Shire Avenue

Single storey side and rear extensions

Comments required by 8<sup>th</sup> 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 12<sup>th</sup> 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 13<sup>th</sup> 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 15<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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 29<sup>th</sup> 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 5<sup>th</sup> 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"> <li>Proposed outbuilding is too tall – our previous comments still stand</li> </ul>
6	<p><b>Noted:</b></p> <p>The weekly lists were noted</p>
7	<p><b>To Note:</b></p> <p><b>Planning Appeals:</b></p> <p><b>15/01190/FUL</b>  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><b>Enforcement Cases received:</b></p> <p><b>15/00291/ADVER</b>  Elliott House, Reading Road North  Complainant: PUBLIC  Complaint: Advert in the grounds  Status: PCO</p> <p><b>Enforcement Cases closed:</b></p> <p><b>15/00117/CONDS</b>  20 Westbury Avenue  Complaint: Breach of condition 2 on 14/01099/HMC  Conclusion: Planning Application Approved</p> <p><b>15/00106/CONDS</b>  5 Knoll Close  Complaint: Commencement of works before discharge of tree protection condition  Conclusion: Not a breach of planning control</p> <p><b>15/00274/OPERAT</b>  38 Crookham Road  Complaint: Building to boundary  Conclusion: Not a breach of planning control</p> <p><b>15/00148/OPERAT</b>  Halfacre, Fitzroy Road  Complaint: Installation of play equipment  Conclusion: Planning Application Approved</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b>  14th October 2015 &amp; 11th November 2015</p>
9	<p><b>Date of Next Meeting</b>  Monday 12th October 2015 – 7pm in the Harlington, RVS Offices</p>

**The meeting closed at 8:05 pm**

**Signed:**.....

**Date:** .....