

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 27th March

7:00pm – RVS, The Harlington

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

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies were received from Cllr Holt</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>No declarations of interest 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 13th March were accepted as correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>16/03315/FUL Honda Garage 4 Crookham Road Erection of a single storey extension and change of flat roof to pitched to provide loft space for office Comments required by 4th April</p> <p>NO OBJECTION</p> <ul style="list-style-type: none"> • Moving the washing inside the building solves the problem with water splashing people as they pass by due to removal of screen • Okay as long as there is adequate drainage put in • The waiting area design could be improved to enhance the street scene

17/00125/HOU

18 Linkway Erection of new boundary wall and fence - full height of 2.25m at its lowest point (north end of the boundary) and 2.55m at its highest point (south end of the boundary)
comments required by 11th April

OBJECTIONH

- Fence is too high – under HDC standards, the limit is 1.8m

17/00466/FUL

Garages Adjacent To Parsons Close
Erection of a single garage unit
Comments required by 6th April

NO OBJECTION

But query land ownership as new garage is bigger than existing plot?

17/00503/HOU

7 Abbots Close
Proposed roof and dormer alterations and first floor side extension
Comments required by 3rd April

NO OBJECTION

But some greenery should be retained

17/00520/HOU

70A Aldershot Road
Garage conversion with roof alterations and creation of front porch
Comments required by 6th April

NO OBJECTION

But concern that the loss of garage means cars will park at the front of the property – query whether cars would be able to enter/exit in forward direction. As Aldershot road is busy reversing out would be dangerous

17/00521/HOU

18 Cypress Drive
Double & Single storey front extensions with internal alterations.
Comments required by 7th April

OBJECTION

Out of keeping with street scene

17/00552/HOU

14 Darset Avenue
Single storey pitched roof porch extension
Comments required by 11th April

NO OBJECTION

But for safety the door should be moved so it doesn't open onto a shared drive

17/00576/HOU

Mulberry House Reading Road North
New vehicular access

Comments required by 11th April

OBJECTION

- Should go to HCC for approval as it's a highway & will also require a drop kerb
- There's no tree plan – tree roots would need to be protected. A tree plan should be submitted

17/00567/HOU

11 Spruce Way

Proposed front porch extension

Comments required by 11th April

NO OBJECTION

But cherry tree should be protected during construction

17/00471/OUT

Hartland Park

Hybrid Planning Application (part full, part outline) for a residential-led mixed use redevelopment comprising:

1. Outline Planning Application with means of access (in part) to be determined (all other matters reserved for subsequent approval), for the erection of up to 1,500 dwellings (Use Class C3); a local centre including residential (Use Class C3 within the up to 1,500 dwellings) and up to 2,655m² (GEA) of retail, commercial and/or community floorspace (Use Classes A1 to A5, B1, D1 and D2); a primary school (Use Class D1); drainage works including balancing ponds; on and off-site SANG mitigation; creation of landscaping, open space and ecological habitats; car and cycle parking; demolition of existing buildings; site clearance; earthworks; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works.
2. Full Planning Application for the erection of 189 dwellings (Use Class C3); access; drainage works including balancing ponds; creation of landscaping, open space and ecological habitats; car and cycle parking; earthworks; demolition of existing buildings; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling work

Comments required by 12th April

Deferred until next meeting

- Schools/doctors/amenities/shops lacking
- Pond will go stagnant as not natural or on water course
- School not big enough – needs to be 3 form
- If school built in phase 2/3 where do they go in meantime?
- Traffic impact assessments inaccurate, shouldn't split traffic into 3 directions
- Roads can't cope with extra traffic
- Bus doesn't come into site
- Few local jobs so will have to commute – station already busy
- Cutting through pond to get to station will cause damage
- Site density too high
- Breaches rules on strategic gap

- Building on old treatment site – contamination needs to be dealt with
- Moving substation to edge – will they try pass this off as s106?
- Affordable housing is underprovided for
- No viability report
- Previous buildings were collapsed into basements - cannot build on top of pits of rubble, would need filling which will be difficult/expensive
- No open spaces/play areas
- Refuse collection won't be able to get down some roads
- Overdevelopment of site
- If site was designed with less houses would be better
- Other developments of lower density have been refused so this one should not be allowed!
- HDC cllrs not in fleet will vote for it to keep development out of their towns

17/00571/HOU

101 Tavistock Road
Proposed Single Storey Side Extension.
Comments required by 13th April

OBJECTION

If the front fence is to be removed the small windows facing the road will look wrong and out of keeping with the street scene. If the fence is to be retained there is no problem.

17/00609/FUL

Greenacre House 107 Elvetham Road
Demolition of the existing dwelling and carport. 1 x Proposed detached family home, detached double garage with ancillary accommodation over
Comments required by 13th April

OBJECTION

- In north fleet conservation area, white render and timber cladding is not accepted
- Trees need to be protected during construction

17/00608/HOU

16 Chestnut Grove
Two Storey Rear & Side Extension
Comments required by 13th April

OBJECTION

- The two storey extension above the garage is very close to boundary and the neighbouring property.
- Trees and shrubs will have to be protecting during building
- Street scene will end up looking terraced

16/02713/HOU

Kantara , Reading Road North
Double storey side, single storey rear extension & new Porch design amended plans:
1 First floor element brought away from the boundary,

	<p>2 garage size reduced and orientation changed, 3 reduction in ridge height. Comments required by 31st March</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Overdevelopment of site • Two storey development goes right up to boundary • Large paved parking area at front of house is out of keeping with the character of the NFCA • Garage is too far forwards, and the blank brick wall is visually poor as viewed from the entrance from the road <p>NO OBJECTION – have taken on board previous comments</p> <p>17/00534/HOU 7 Dunmow Hill New front entrance gate and wall Comments required by 14th April</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Visually out of keeping with the street scene • Dunmow Hill is identified as a special area by characterisation study – new wall/gate would be out of keeping • Gates would block road when opening/closing
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Planning appeals:</p> <p>16/02714/HOU Mymms Corner Stockton Avenue Erection of an 1800 close boarded fence with concrete posts and gravel boards (retrospective) Appeal Allowed</p> <p>Enforcement cases received:</p> <p>17/00064/COU3 87 Reading Road Complainant: PUBLIC Complaint Alleged change of use of dwelling and advertisement of business.</p> <p>17/00062/TREE1 Heron On The Lake 14 Old Cove Road Complainant: CLLR Complaint Alleged works not in accordance with tree protection methods associated with planning permission 14/00206/HOU and breach of condition 5</p> <p>Enforcement cases closed:</p> <p>17/00019/OPERT2 1 Rowan Close Complaint: Alleged unauthorised engineering operations Conclusion: Not a breach of planning control</p>

8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>13th April</p>
9	<p>Date of Next Meeting</p> <p>Monday 10th April – 7pm in the RVS, Harlington</p>

The meeting closed at 7.30pm

Signed:.....

Date: