

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

**Monday 12<sup>th</sup> February 2018**  
**7pm –RVS, The Harlington**

**Present:** Cllr Pierce - Chairman  
Cllr Jasper  
Cllr Schofield  
Cllr Gotel  
Cllr Hope  
Cllr Holt

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<p><b>Apologies</b></p> <p>Apologies received from Cllr Robinson</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>No interests were declared</p>
3.	<p><b>Public Session</b></p> <p>No members of the public were present</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the meetings held on the 12<sup>th</sup> February were accepted as a correct record of the meeting.</p>
5	<p>17/02400/FUL Chase House , Waverley Avenue The erection of a single detached dwelling, including landscaping and re-instating of access Amended Plans Comments required by 26th February</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• <b>Support conservation officer’s comments</b></li> <li>• <b>Tree officer’s comments should be made public</b></li> <li>• <b>Concern over predominance of trees in subdivided plot - trees may be removed in the future. If application is approved then there should be conditions to protect the trees</b></li> <li>• <b>Garage does not meet 6x6m standards set by HDC</b></li> <li>• <b>Previous comments on the size and mass of the building stand</b></li> </ul>

- **Revised proposal only reduces the total floor area by 3%**

18/00149/HOU

11 Guernsey Drive

Part two storey, part single storey rear extension following demolition of rear conservatory

Comments required by 12th March

**OBJECTION**

- **Breach in 45 degree rule**
- **A dimensioned parking plan is required that meets HDC standards**
- **Concern about construction access – limited space**

18/00204/HOU

Elvetham Bridge House Reading Road North

Replacement of dilapidated garage(s) with new standalone triple garage in same location as current garage(s)

Comments required by 13th March

**OBJECTION**

**While the proposed design is better than the existing garage, concern about the height of the structure at over 5m it is too tall**

18/00231/HOU

22 Fir Tree Way

Proposed single storey rear and side extension after demolition of existing single detached garage

Comments required by 14th March

**OBJECTION**

- **Extension is too tall - GEN 1.1, URB 16**
- **Breach in 45 degree rule which therefore results in a loss of privacy to neighbour - GEN 1.2, URB 16.2**
- **Zinc sheeting is totally out of keeping especially as the dwelling is in the Basingstoke Canal Conservation Area - GEN 4**
- **Overdevelopment - extension is 70% of the size of the current dwelling**
- **Building right to the boundary**
- **Proposed plans would make the street scene look terraced**
- **Dimensioned car parking plan required to meet HDC standards**
- **No bin storage**

18/00278/HOU

21 Adams Drive

Erection of a first floor side and rear extension and upgrading the existing conservatory

Comments required by 5th March

**NO OBJECTION**

18/00281/FUL

Fleetwood Park Barley Way

Construction of two additional floors above existing building to create 35 new

flats (net increase of 26) including associated changes to the external elevations to lower floors  
comments required by 13th March

**OBJECTION**

- **Too tall - 4 storeys, out of keeping with surrounding development**
- **Outside staircase is poor design for residential development**
- **No disabled access i.e. a lift**
- **No affordable housing**
- **Figures given in viability study should be challenged as they don't seem accurate/plausible**
- **Close proximity to motorway. If flat owners want to open their windows it will be noisy, and the air will be polluted**

18/00291/HOU

122A Reading Road South

Proposed first floor side dormer replacing roof windows, proposed obscure glazed side roof window and proposed front porch

Comments required by 7th March

**OBJECTION**

- **Side dormer looks straight into neighbour's garden / bedroom window. The window should be obscured glass or be replaced by a high level window**

18/00353/HOU

50 Aldershot Road

Proposed 2 storey rear extension and front porch

Comments required by 13th March

**NO OBJECTION**

However

- **Drop kerb may be needed for parking**
- **Concern Juliet balcony window is out of keeping and leads to a loss of privacy to neighbours**

18/00355/AMCON

Seco House 32 Reading Road South

Application to vary Condition 5 to allow allocated parking (attached to Planning Permission 17/02006/FUL, dated 19.10.2017)

Comments required by 13th March

**OBJECTION**

- **Inadequate parking - planning permission was granted for unallocated parking. If allocated parking is allowed then additional parking provision is required which is impractical on the restricted site. Flat occupants unable to park have no immediate access to alternative parking.**

18/00356/HOU

44 Guildford Road

Proposed ground floor rear extension following demolition of conservatory

	<p>Comments required by 13th March</p> <p><b>NO OBJECTION</b></p> <p>18/00077/FUL          Birch House Barley Way          New Glazed Entrance Lobby/Canopy &amp; Ramp access to front elevation with new door and window set within the formed lobby. New Roller Shutter door and delivery ramp to rear elevation. New door and window set to existing rear facade bay, providing access to proposed timber raised decking area outside.          Comments required by 15th March</p> <p><b>NO OBJECTION</b>  <b>However as they are losing 10 parking spaces, question adequacy of available parking?</b></p>
	<p><b>To Note:</b></p> <p><b>Planning Appeal:</b></p> <p>17/01180/HOU          22 Beech Ride          Proposed ground and first floor extensions to existing single storey dwelling/house</p> <p><b>Enforcement cases received:</b></p> <p>18/00024/XPLAN2          Complainant: PUBLIC          Address: Land To The Rear Of Heather Hill Reading Road North Fleet Hampshire          Complaint Alleged non-compliance with the approved plans of 16/03018/AMCON, reduced distance between dwellings</p> <p>18/00023/OPERT          Complainant: PUBLIC          Address: 19 Knoll Road Fleet Hampshire GU51 4PR          Complaint Erection of shed within 2 metres of the property boundary</p> <p><b>Enforcement cases closed:</b></p> <p>18/00002/COND2          Address 102 - 104 Fleet Road Fleet Hampshire GU51 4PA          Complaint Breach of condition 7 of application 14/00106/MAJOR, workmen onsite on Boxing Day          Conclusion Breach Ceased</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>14<sup>th</sup> March 2018</p>
8	<p><b>Date of Next Meeting</b></p> <p>12<sup>th</sup> March 2018 – 7pm in the RVS, Harlington</p>

**The meeting closed at 9.35pm**

**Signed:.....**

**Date: .....**