

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

**10<sup>th</sup> August 2015, 7:00pm**  
**RVS Offices, The Harlington**

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

**Officers:** Charlotte Benham – Acting Committee Clerk

1	<p><b>Apologies</b></p> <p>Apologies were received from Councillors Robinson and Wright.</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>Two members of the public were present: Colin Gray and Phil Gower from FCCS.</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the meetings held on Monday 13<sup>th</sup> and Monday 27<sup>th</sup> July were accepted as correct records of the meetings.</p>
5	<p><b>Current Applications to be Considered:</b></p> <p><b>15/01211/FUL</b> 159 Albert Street Erection of a three bedroom chalet and a pair of semi-detached two bedroom houses following demolition of the existing house Comments required by 13<sup>th</sup> August</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Parking is inadequate</li> <li>• Overdevelopment of site</li> <li>• Plot 3's garage is too small to be classed as a garage under Hart's standards</li> </ul>

**15/01697/HOU**

72 Dinorben Close

Loft conversion with rear dormers

Comments required by 15<sup>th</sup> August

**NO OBJECTION**

Subject to a suitable parking plan being submitted – 3 in tandem is not accepted under Hart's Parking Standards and the drawing is incorrect; garage should be towards front of plot.

**15/01541/FUL**

Oak House, Harvest Crescent

Proposed external alterations to the building including new roof lights, balconies, glazed extension and bin store to facilitate conversion permitted under

15/00665/PRIOR

Comments required by 15<sup>th</sup> August

**Application Withdrawn****15/01710/HOU**

40 Church Road

Single storey extension

Comments required by 16<sup>th</sup> August

**NO OBJECTION**

But concern about the 'lantern' being seen from Church Road. It is not shown on the side elevation drawing, and there were no drawings showing the section through the extension. The location of the flat roof is therefore not known and the detail height of the 'lantern'

**15/01792/HOU**

26 Guildford Road

Proposed first floor side extension combined with single storey front extension to attached Garage and partial conversion of extended Garage to form additional habitable accommodation and Garage space

Comments required by 21<sup>st</sup> August

**OBJECTION**

- Parking is inadequate – current plan would be impractical and 3 in tandem is not accepted under Hart's Parking Standards
- Garage is too small to be classed as a garage under Hart's standards
- Concern about the practicality of the proposed columns on the porch above the front door. It is suggested that a cantilevered porch would improve parking and pedestrian access around the park cars.

**15/01711/FUL**

Land Adjacent To 5 , Alton Road

Erection of three bedroom dwelling

Comments required by 21<sup>st</sup> August

**OBJECTION**

- Parking in inadequate
- Overdevelopment of site

**15/01799/LDC**

1 Woodside Gardens

Erection of a single storey rear conservatory

Comments required by 21<sup>st</sup> August

**NO OBJECTION****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 22<sup>nd</sup> August

**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)

**15/01469/HOU**

42 Wellington Avenue

Single and two storey extension

Comments required by 22<sup>nd</sup> August

**NO OBJECTION**

- Concern about Juliet Window and the possibility for the flat roof to be used as a terrace

**15/01489/HOU**

117 Elvetham Road

Erection of a single storey rear extension following demolition of the conservatory

Comments required by 27<sup>th</sup> August

**NO OBJECTION**

- Concern regarding height of chimney and whether it will meet building regulations– it appears to be too low

**Amended Plans****15/01428/FUL**

137 Velmead Road

Construction of a cattery

Comments required by 18<sup>th</sup> August

	<p>Amended Plans:</p> <ul style="list-style-type: none"> <li>Amended site plan drawing to show parking layout and visibility splay, and supporting statement regarding highways and landscaping issues</li> </ul> <p>Previous FTC Comments 14/07/15</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>Concern whether it is acceptable to run business in residential area</li> <li>Concern about access onto a busy road</li> <li>The proposed development backs onto the Canal and so should be screened</li> </ul> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>Line of sight drawing is incorrect – should be 43m on either side</li> <li>Parking is inadequate</li> <li>None of previous issue raised have been answered</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>14/02799/FUL</b>  Land Rear Of Kandy House, Reading Road North  Permission is sought for the proposed development of two detached residential dwellings with parking and associated garden areas.  Appeal Dismissed  Costs Refused</p> <p><b>Enforcement Cases received</b></p> <p>No enforcement cases were received</p> <p><b>Enforcement Cases closed</b></p> <p><b>14/00287/OPERAT</b>  Birnam, Reading Road North  Complaint: Erection of a fence adjacent to the highway that exceeds 1.0m  Conclusion: Planning Application Approved</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>12<sup>th</sup> August &amp; 9<sup>th</sup> September 2015</p>
9	<p><b>Date of Next Meeting</b></p> <p>Monday 24<sup>th</sup> August 2015 – 7pm in the Harlington, RVS Offices</p>

**The meeting closed at 8.00 pm**

**Signed:**.....

**Date:** .....