

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 25th September 2017

7:00pm – RVS, The Harlington

Present: Cllr Holt – acting chairman
Cllr Gotel
Cllr Jasper
Cllr Robinson
Cllr Schofield

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies were received from Cllrs Hope & Pierce</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None 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>Minutes to be signed at next meeting on 9th October</p>
5	<p>Current Applications to be Considered:</p> <p>17/02055/FUL Calthorpe Park School Hitches Lane Sports Hall for Calthorpe Park School To replace sports use in to be demolished Harts Sports Centre (relocated) Comments required by 4th October</p> <p>No comment</p> <p>17/02081/REM Edenbrook Hitches Lane Reserved Matters Application for the provision of 50 Extra Care Apartments Comments required by 5th October</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Poor design – looks like a barrack block/prison • Original design was better

- HAPPI design conditions supported by government – direct there should be plenty of light and storage. Campbell Place is a good example of a well designed facility
- 50 parking spaces for 53 flats (1&2 bed) is inadequate. There's no identified staff parking provision.
- This is not a good site for an extra care home, Edenbrook has no local facilities i.e. shops etc..

17/02085/HOU

9 Priors Keep

Two storey side extension

Comments required by 10th October

NO OBJECTION

But concern about possible breach in 45 degree rule

17/02101/ADV

Dimension Data House 2 Waterfront Business Park

We are planning to remove the current two illuminated signs on the front aspect of the building outside the main reception entrance and replacing this with 1 illuminated 3D company logo sign as shown in the photograph mock ups attached. Also we will be removing the current signage on the side of the building which overlooks the railway line with a sign of the same size the reason for this change is due to our company colour palette changing.

Note existing signage is in place on other walls of the building that will be removed as part of these works and replaced with this new sign above the main entrance of the building Note the illumination for the reception signage and the railway side is 5400 lumens / 5486 candelas with apex angle of 65deg. Comments required by 3rd October

NO OBJECTION

Proposed signage looks much better.

17/02116/PRIOR

Zenith House 3 Rye Close

Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to Dwellinghouse (Class C3) for 9 flats

Comments required by 28th September

OBJECTION

As it's one building (36 flats), one planning application should be submitted not 3 separate ones to avoid providing affordable housing

17/02117/PRIOR

Zenith House 3 Rye Close

Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to Dwellinghouse (Class C3) for 4 flats

Comments required by 28th September

OBJECTION

As it's one building (36 flats), one planning application should be submitted not 3 separate ones to avoid providing affordable housing

17/02118/PRIOR

Zenith House 3 Rye Close

Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to Dwellinghouse (Class C3) for 23 dwellinghouses

Comments required by 28th September

OBJECTION

As it's one building (36 flats), one planning application should be submitted not 3 separate ones to avoid providing affordable housing

17/02189/HOU

8 Lestock Way

Proposed Single storey rear extensions

Comments required by 11th October

NO OBJECTION

17/02131/HOU

2 Elvetham Road Fleet Hampshire GU51 4QB Two storey side extension to east side, single storey side extension to west side, porch extension to south side and first floor extension to north side following demolition of existing extension to east side and existing conservatory to west side. Formation of new crossover to Elvetham Road

Comments required by 16th October

OBJECTION

- Detailed parking plan needs to be submitted showing 3 spaces + 1 visitor and ability for cars to turn on property and exit in a forward direction onto Elvetham Road

17/02155/FUL

Fleet Honda 42 Reading Road South

Proposed Wash & Valet Bay Unit, including storage for the substitution of the current temporary use for a storage container

Comments required by 13th October

OBJECTION

- Fire exit opens up onto plot boundary; fire escape should open onto an adequately sized space to facilitate easy egress.
- Increasing the safety exit will move the facility closer to No.37 Glen Road
- Acceptable noise levels only apply if roller shutter doors are kept shut. It is very likely that doors will not be closed and therefore noise modelling under this condition needs to be tested.

17/02151/HOU

12 Pondtail Gardens

Demolition of Existing Timber Conservatory and Entrance

Porch and to construct a Single Storey Extension

Comments required by 13th October

NO OBJECTION

	<p>17/02135/HOU 14 Frere Avenue Single storey rear extension. Loft conversion Comments required by 13th October</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Parking plan that meets HDC standards needs to be submitted • Garage is too small to be classed as a garage
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Enforcement cases received:</p> <p>17/00228/ADV3 Address: The Oatsheaf 2 Crookham Road Fleet Hampshire GU51 5DR Complainant: PUBLIC Complaint Alleged erection of unauthorised advert</p> <p>Enforcement cases closed:</p> <p>17/00212/COU3 Address 2 Aldershot Road Fleet Hampshire GU51 3NG Complaint Possible unauthorised Change of use from A1 to D1 Conclusion Not a breach of planning control</p> <p>17/00172/OPERT3 Address 16 Tavistock Road Fleet Hampshire GU51 4EH Complaint erection of tree house. Conclusion Not Expedient to take enforcement action</p> <p>Appeals:</p> <p>17/00696/FUL 242 Oatsheaf Parade Change of Use of 242-246 Oatsheaf Parade from Yoga Centre (D2) to create six residential units, comprises 4 x one bedroom flats and 2 x two bedroom flats. Associated cycle and bin storage and parking to rear for 11 cars. Refuse Planning Permission</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates 11th October</p>
9	<p>Date of Next Meeting</p> <p>9th October – 7pm in the RVS, Harlington</p>

The meeting closed at 8pm

Signed:.....

Date: