

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 13th March

7:00pm – RVS, The Harlington

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

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies were received from Cllr Wright</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>Four members of the public were present – Phil Gower from FCCS, Matthew Turpin from Renaissance Retirement (came to give an update on application 17/00330/FUL) and Mr/Mrs Burton from a property neighbouring The Bailey who came to speak against the application:</p> <ul style="list-style-type: none"> • Development is overlooking them • Application says it's a development of a similar size to previous but it's not • Glass atrium are tall and out of keeping • Out keeping in North Fleet Conservation area • Can still be seen from road even with screening measures <p>Resident commented that there was no compelling reason to demolish an inhabitable character dwelling, that significantly contribute to the character of the NFCA.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 13th February were accepted as correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>HCC/2017/0138 Heatherside Infant School Installation of a single temporary modular classroom building at Heatherside Infant School Comments required by 30th March 2017</p>

NO OBJECTION

However Hampshire should provide for the number of pupils and not rely on temporary classrooms. Concern about extra cars during drop/off collection times. HCC should take more responsibility for dealing with local traffic problems related to schools.

17/00372/FUL

Edenbrook, Hitches Lane Phase 3-7) Full application for the provision of 141 dwellings (9x 1-bed, 32x 2-bed, 59x 3-bed, 33x 4-bed, 8x 5- bed), including 24 affordable, with associated access, parking and landscaping works (including works to Hitches Lane Country Park)
comments required by 28th March

OBJECTION

- Provision of affordable housing is poor – should be providing for younger people and not using a care home to make the numbers. A care home in the middle of a development with no nearby amenities is a poor idea
- Lack of infrastructure – local schools/doctors already full, no shops nearby, no buses etc..
- Waste lorries cannot get to all the properties and would have to resort to reversing round estate roads which with parked cars is both impractical and dangerous
- Poor design
- Sang space is on a flood plain so is unusable most of the year
- Housing mix is very family orientated
- Overdevelopment of site with the addition of 59 dwellings unacceptably increasing overall density.
- The police comments should be taken into account.

17/00148/FUL

Fleet Honda 42 Reading Road South
Reinstating former showroom from prep bays and wash bay to vehicle display area for the sale of vehicles
Comments required by 21st March

NO OBJECTION

Showroom is acceptable providing the valeting area planning application is approved.

17/00159/HOU

9 Gorseway
Construction of a single storey side extension
Comments required by 21st March

NO OBJECTION

Support tree comments – should be a planning condition that trees are protected during works

17/00330/FUL

The Bailey Branksomewood Road
Demolition & redevelopment to form 14 sheltered apartments for the elderly, including communal facilities, access, car parking, and landscaping

Comments required by 30th March

OBJECTION

- Development, especially the Glass atriums are out of keeping with the character of the NFCA and will have a negative impact on the street scene
- Development is too big for the site.
- Scale of development and provision of balconies will create issues with overlooking.
- There are already several care homes on this road and introduction of flats will erode the boundary of the NFCA.
- Support the independent consultants comments.
- Out of keeping in North Fleet Conservation area – granting this application would create an unacceptable precedent
- Lack of visitor parking means overall parking provision is inadequate.
- The significant impact on the NFCA should ensure this application goes to HDC's planning meeting

17/00349/HOU

38 Award Road

Single/two storey front/rear extensions and remodeling of existing house (amendment to planning permission reference 16/02589/HOU)

Comments required by 23rd March

NO OBJECTION

- But concern over possible breach in 45 degree rule
- Not clear what the amendments are, they should be highlighted better. This is a recurring complaint against re-submissions. Applicants should be required to highlight amendments with use of "clouds" or clear identification of the changes.

17/00356/PRIOR

262A Oatsheaf Parade

Prior approval application for the change of use of the unit from the existing A1 Retail Use to A3 Restaurants and Café Use on the ground floor only of 262A, Oatsheaf Parade

Comments required by 13th March

NO OBJECTION

However we really don't need another takeaway/restaurant in this area.

17/00365/HOU

43 Albert Street

Erection of part two storey part first floor side extension

Comments required by 20th March

NO OBJECTION

However concern over parking – reversing on/off drive on a busy road, especially one near Travis Perkins where vans/lorries come/go is unsafe

17/00367/ADV

The Station 1 - 3 Fleet Road

2 No Externally illuminated post signs; 2 No Externally illuminated sets of letters; 1 No Non illuminated post sign; 1 No Externally illuminated display sign; and 1 No Non illuminated area of signwriting
Comments required by 21st March

NO OBJECTION

However we believe sign 3 should be relocated, It could be dangerous as it may distract drivers on a busy roundabout.

17/00370/FUL

Fleetwood Lodge Reading Road North
Demolition of Existing Care Home to Provide a New 60 Bed
Comments required by 23rd March

OBJECTION

- Too tall, overshadows adjacent residential scale housing
- Parking totally inadequate – works out to around 1 space per 3 flats, where do visitors and staff park, there's none nearby on-street parking
- Overdevelopment of site
- Too close to road
- Increase in traffic on Reading Road North unacceptable and is already chaotic during peak times
- Out of keeping with street scene, extends the urban character of Fleet too far into the residential area of Reading Road North.

17/00371/FUL

Land Adjacent The Heron On The Lake
Single storey conservatory to rear elevation
Comments required by 20th March

NO OBJECTION

As long as trees are protected during works

17/00394/HOU

Foxwood House Reading Road North
Demolition of existing single storey side extension & rear conservatory.
Erection of a two storey side extension and single storey rear extensions.
Comments required by 28th March

OBJECTION

- Proposed development is too big, bulk and mass immediately adjacent to the property boundary
- Concern over breach in 45 degree rule.
- Potential loss of amenity to neighbour with expansive blank wall immediately adjacent to neighbouring property

17/00426/PRIOR

Guidion House Rye Close
Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to form 75 apartments.
Comments required by 20th March

NO OBJECTION

	<p>However flats are quite small</p> <p>17/00431/HOU 48 Springwoods Proposed ground floor rear and side extension replacing an existing garage Comments required by 28th March</p> <p>NO OBJECTION Concern over breach in 45 degree rule to neighbouring property – No. 46</p> <p>17/00433/HOU Stanton Lodge South 20 Crookham Road Single storey front porch extension and part single storey part two storey side extension comments required by 31st March</p> <p>NO OBJECTION However materials on extension should match those of existing building</p> <p>17/00460/HOU 22 Oasthouse Drive Single storey rear extension and loft conversion over garage Comments required by 31st March</p> <p>NO OBJECTION But concern over possible breach in 45 degree rule</p> <p>17/00475/PRIOR Infineon House Fleet Mill Minley Road Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to form 20 apartments. Comments required by 24th March</p> <p>NO OBJECTION But concerns as follows:</p> <ul style="list-style-type: none"> • Appears there is no access to some flats, unless corridors aren't shown? • No natural light in the accommodation on the second floor, the old plantroom. The kitchen located above the lift will give unwanted noise. • Building above plant room <p>17/00477/PRIOR Lorica Consulting Ltd Lorica House Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to form 18 apartments. Comments required by 24th March</p> <p>NO OBJECTION But concerns as follows:</p> <ul style="list-style-type: none"> • Appears there is no access to some flats, unless corridors aren't shown? • No natural light in the accommodation on the second floor, the old plantroom.
6	Noted:

	The weekly lists were noted
7	<p>To Note:</p> <p>Enforcement cases received:</p> <p>17/00043/XPLAN3 19 Oakley Drive Complaint Noncompliance with the approved plans of 15/02566/FUL - changes to vehicular access</p> <p>17/00048/XPLAN3 14 Marlborough Close Complaint Potential noncompliance with the approved plans of application 12/01148/LDCP - Extension registered as annexe by C/Tax based on advice of occupant.</p> <p>Enforcement cases closed:</p> <p>17/00033/XPLAN2 5 Alton Road Complaint Alleged roof not in accordance with approved plans due to size and bulk 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 27th March – 7pm in the RVS, Harlington</p>

The meeting closed at 8.50pm

Signed:.....

Date: