

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 23rd October 2017

7:00pm – RVS, The Harlington

Present: Cllr Pierce – Chairman
Cllr Holt
Cllr Hope
Cllr Robinson
Cllr Gotel
Cllr Schofield

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies were received from Cllr Jasper</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None were declared.</p>
3.	<p>Public Session</p> <p>Two members of public were present – Phil Gower & Colin Gray from FCCS</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 9th October was accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>17/02120/HOU 113 Connaught Road Erection of a two storey rear extension following demolition of the existing conservatory Comments required by 7th November</p> <p>NO OBJECTION But concern over possible breach in 45 degree rule</p> <p>17/02147/HOU Windmill Cottage Hagley Road Garage conversion to habitable accommodation and single storey extension to form garage</p>

Comments required by 2nd November

OBJECTION

- Extension and conversion of garage to habitable accommodation could be classed as an independent dwelling.
- The plot may be divided down the middle in the future - heritage statement mentioned plot densities being maintained despite the two buildings.
- The plot should be retained as a single curtilage.
- The proposals are stated to be sympathetic to the architecture of the existing building and main dwelling however there are no plans/photos for current dwelling to prove this is the case

17/02174/HOU

44 Brookly Gardens

Two storey side extension

Comments required by 30th October

NO OBJECTION

17/02206/HOU

17 Velmead Road

Removal of Laurel hedges at the front and side of property and erection of maximum 2 metre high brick wall to front and gates at the driveway entrance

Comments required by 30th October

OBJECTION

- Gate should be set back 5m so vehicles accessing the site can pull off the main road
- Tree roots should be protected during construction
- Out of keeping with street scene.GEN4
- Fence is too high under HDC standards
- Existing hedge can be managed and maintained to provide 1.8m high front screen

17/02300/HOU

59 Elvetham Road

Proposed garage

Comments required by 6th November

OBJECTION

- Out of keeping with street scene
- Design of garage should match existing building
- Condition to protect trees during construction should be added
- Garage used to be located to rear of property – this would improve street scene and be more acceptable

17/02311/PRIOR

Branksome Chambers Branksomewood Road

Prior Notification under Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) of Proposed Change of use from office under Class B1(a) to dwelling under Class C3- 5 x 2-bedroom units

Comments required by 27th October

OBJECTION

*Inadequate parking in accordance with HDC's own parking guidance
7 parking spaces aren't shown on the plan – if these are used then parking plan can be reconfigured so all parking spaces are accessible
* Parking plan should be reconfigured and resubmitted

17/02316/HOU
145 Tavistock Road
Proposed ground floor side extension
Comments required by 30th October

NO OBJECTION

However front elevation would look better with the addition of a window to mirror the main building

17/02352/HOU
16 Bramshot Drive
Ground floor rear infill extension
Comments required by 31st October

NO OBJECTION

- However as the extra rooms could be used as bedrooms in the future is parking adequate?
- Need a dimensioned parking plan.

17/02357/FUL
141-145 Clarence Road
Full planning permission is sought for the demolition of existing former red cross building and garage and erection of a new building housing 8 self-contained flats with associated parking, cycles and bins
Comments required by 8th November

OBJECTION

- Overdevelopment
- Out of keeping with street scene
- Parking is inadequate – 8 spaces for 8 two bedroomed flats is not enough
- Parking inadequacy should not be ignored, residents have commented on the lack of on-street parking.
- Bin storage is inadequate for number of flats
- Tree should be TPO'd
- Garden to rear is not as big as shown on photos, lack of amenity space.

17/02370/HOU
32 Crookham Road
Provide a dropped kerb to allow mobility vehicle to access existing hardstanding
Comments required by 1st November

NO OBJECTION

- Subject to oak tree on the pavement being protected during works
- Is planning permission required? Hampshire Highways usually approve drop kerb applications?

17/02378/ADV
The Oatsheaf 2 Crookham Road
Standard car park signage around the car park
Comments required by 7th November

NO OBJECTION

- As long as there are not too many signs
- Suggest provision made for overnight parking to accommodate a customer over the drink limit and safer to leave their car behind?

17/02381/FUL
The Oatsheaf 2 Crookham Road
Remote smoking shelter
Comments required by 7th November

NO OBJECTION

17/02379/HOU
30 Courtmoor Avenue
Proposed garage conversion, front door and window alterations and additional front storage room
Comments required by 2nd November

NO OBJECTION

However design would be improved with addition of a window (on plain wall)

17/02402/HOU
12 Broadacres
Demolish existing garage and side extension and replace with two storey side extension
Comments required by 7th November

NO OBJECTION

to extension however fence is too high – 2.4m is over HDC standards, 1.8m is the max height

17/02419/HOU
3 Medonte Close
New Cloakroom and Front Porch
Comments required by 8th November

NO OBJECTION

- Subject to submission of a dimensioned parking plan that meets HDC standards

17/02423/HOU
5 Brookly Gardens
Single storey rear extension
Comments required by 6th November

NO OBJECTION

But, use of brick rather than render would improve design/appearance

17/02437/HOU

19 Colbred Corner

Single storey rear extension

Comments required by 9th November

OBJECTION

- 4m deep extension will breach the 45° rule
- Will take significant amount of light from No20 – loss of amenity

17/02400/FUL

Chase House Waverley Avenue

The erection of a single detached dwelling, including landscaping and re-instating of access

Comments required by 9th November

OBJECTION

- Plot is located in North Fleet Conservation area – dividing the plot does not enhance or protect the area
- A smaller house may be more acceptable
- Tree report outlines extensive measures to be taken to protect trees during construction – should HDC be minded to approve this application then the measure to protect tree roots should be made a condition of approval and be inspected regularly by HDC at each phase of construction

17/02451/FUL

38 Award Road

Erection of detached dwelling on land to rear with new access and associated parking

Comments required by 9th November

OBJECTION

- Back garden development
- Culvert should be straight not dog-legged it will inhibit hydraulic capacity and be prone to clogging with debris
- No measures identified to protect trees during construction
- Plans show large area of hard standing increasing surface water run off into stream which could exacerbate downstream flooding.
- Loss amenity/privacy to neighbouring property due to overlooking
- Concern that the new access road may lead to developing of other back gardens in the road.

6

Noted:

The weekly lists were noted

7	<p>To Note:</p> <p>Appeals:</p> <p>Mymms Corner Stockton Avenue Erection of an 1800 close boarded fence with concrete posts and gravel boards (retrospective) APPLICATION REFERENCE: BWAL/16/02714/HOU APPEAL REFERENCE: APP/N1730/D/17/316644</p> <p>Enforcement cases received:</p> <p>None received</p> <p>Enforcement cases closed:</p> <p>17/00197/ADV3 Address 111 - 113 Fleet Road Fleet Hampshire GU51 3PD Complaint Unauthorised proliferation of for sale signs. Conclusion Breach Ceased</p> <p>16/00395/OPERT3 Address Fleet Honda 42 Reading Road South Fleet Hampshire GU51 3QP Complaint Alleged reorganisation of site and other related works Conclusion Planning Application Approved</p> <p>17/00183/UNTDY3 Address Murco Stop And Shop 51-53 Kings Road Fleet Hampshire GU51 3AF Complaint Condition of land causing injury to amenity Conclusion NFA at this time Site to be Monitored</p> <p>17/00109/OPERT3 Address 38 Shetland Way Fleet Hampshire GU51 2UD Complaint Alleged erection of workshop and change of use of residential garden to builders yard Conclusion Planning Application Approved</p> <p>17/00180/UNTDY3 Address Land Adjacent To 16 Wood Lane Fleet Hampshire Complaint Untidy site Conclusion Breach Ceased</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates 8th November</p>
9	<p>Date of Next Meeting</p> <p>Monday 13th November – 7pm in the RVS, Harlington</p>

The meeting closed at 8.25pm

Signed:.....

Date: