

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE Monday 23<sup>rd</sup> May

**7:00pm – RVS Offices, The Harlington**

**Present:** Cllr Pierce - Chairman  
 Cllr Schofield  
 Cllr Wright  
 Cllr Hope  
 Cllr Jasper  
 Cllr Gotel  
 Cllr Robinson

**Absent:** Cllr Holt

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

1	<p><b>Apologies</b></p> <p>No apologies were received</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>Kathy Jasper declared an interest in application 16/00367/FUL for 16-18 Kings Road</p>
3.	<p><b>Public Session</b></p> <p>Two Members of the public were present: Phil Gower and Colin Gray from FCCS.</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the Development and Control and Planning meetings held on Monday 9<sup>th</sup> May were accepted as correct records of the meetings.</p>
5	<p><b>Current Applications to be Considered:</b></p> <p><b>16/01185/FUL</b>        Plot 117, Edenbrook, Hitches Lane        Extension of use of plot 117 as a sales and marketing suite - for additional 1 year        Comments required by 1<sup>st</sup> June</p> <p><b>NO OBJECTION</b></p> <p><b>16/00660/HOU</b>        3 Woodgate        Part single storey, part two storey rear extension. Conversion of loft to habitable accommodation with front and rear dormer windows.</p>

Comments required by 1<sup>st</sup> June

**OBJECTION**

- Parking is inadequate
- Concern about access and shared drive being impractical
- Question ownership of land shown on plan within the blue line
- The dormer windows are out of keeping with the street scene and too dominating – GEN1 (i), GEN4

**16/01143/HOU**

121 Kings Road

Part First Floor and Part Single Storey Rear Extension.

Comments required by 6<sup>th</sup> June

**NO OBJECTION**

**16/01044/HOU**

St Claude 73 Victoria Road

Single storey rear extension following demolition of existing conservatory, replace existing timber windows to gable, installation of flue through new flat roof and installation of 2no. sunpipes to side/north-west elevation.

Comments required by 6<sup>th</sup> June

**NO OBJECTION**

But concern about the height of the flue exit near a window , and the flue should be painted to blend into the exterior appearance

**16/01012/HOU**

4 Howes Gardens

Single storey side extension and extension over current single storey on the front elevation

Comments required by 6<sup>th</sup> June

**OBJECTION**

A parking plan with dimensions needs to be submitted that meets Hart's standards as parking on the street is unsuitable

**16/00367/FUL**

16-18 Kings Road

Erection of 4 no 1 Bedroom Flats, provision of car parking and associated external works following demolition of existing ancillary building

Comments required by 23<sup>rd</sup> May

Amended Plans:

1. amended design

Previous comments Fri 06 May 2016

Previous comments have not been adequately addressed

**OBJECTION**

- On the plans the bins and access to them are shown located on land that does not belong to the applicant.
- Proposed building also encroaches on land that does not belong to the applicant at the front of the property
- Side windows are too close to the boundary ,overlooking neighbouring property

**OBJECTION**

- Serious concern about the impracticality of the bin store
- Overdevelopment of site – design is already too compromised
- Poor design
- Limited natural light

**16/01162/HOU**

3 Attenborough Close  
Construction of a single storey side extension  
Comments required by 7<sup>th</sup> June

**NO OBJECTION****16/00961/FUL**

38 Award Road  
Erection of detached 4 bedroom dwelling on land to the rear of existing property, new access, culvert diversion and associated works  
Comments required by 7<sup>th</sup> June

**OBJECTION**

- Concern about practicality of shared drive
- Concern about drainage & flooding – a flood risk assessment should be submitted
- Back garden development
- Trees have been removed prior to application being submitted
- Loss of amenity to neighbouring properties
- Windows on proposed property will overlook neighbours garden

**16/01223/HOU**

165 Tavistock Road  
Single storey rear extension and part conversion of existing garage to habitable accommodation, with pitch tiled roof replacing flat roof area above habitable accommodation  
Comments required by 7<sup>th</sup> June

**NO OBJECTION**

Subject to a Parking plan that meets Harts standards

**16/01101/FUL**

208 Fleet Road  
Erection of a three storey building to provide 3 No one bedroom flats to the rear court yard parking and garage area  
Comments required by 8<sup>th</sup> June

**OBJECTION**

- Poor access – where would the construction vehicles go?
- Poor design
- 7 bins are already located in proposed bin store area so there would not be room for more
- The route shown for the bins to be taken to Fleet Road goes across a neighbour's property.
- Possible breach in 22m rule with existing buildings/flats - overlooking
- Back yard development
- Concern over land ownership - land shown between 208 & 206 Fleet Road belongs to Prezzo
- Parking area is communal
- Development would negatively intrude the space between the rear of the properties and the open car park

**16/00960/HOU**

Pebble Beech Reading Road North  
Single storey side extension

Comments required by 10<sup>th</sup> June

**NO OBJECTION**

**16/01070/FUL**

18 Church Road

Demolition of existing office block at 18 Church Road and erection of 14 apartments and associated access, parking and landscaping including roof alterations to No.179 Fleet Road

Comments required by 9<sup>th</sup> June

**OBJECTION**

- Proposed elevations are too dominating and of a poor design – GEN1 (i), GEN4
- Out of keeping with street scene
- Roof garden would overlook neighbouring properties
- Concern over bin store – waste lorry will not be able to access it so bins will have to be moved onto road each time
- Concern about proximity of entrance/exit of the parking area to the Fleet Road junction – traffic enters this section of Church Road at speed to clear the junction. Matters will be made worse by the taxi rank immediately opposite the junction

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**16/01283/HOU**

29 Aldershot Road

Construction of a single storey rear addition

Comments required by 13<sup>th</sup> June

**NO OBJECTION**

**16/01262/HOU**

24 Chestnut Grove

Single storey side/rear extension

Comments required by 13<sup>th</sup> June

**NO OBJECTION**

But roof is a poor design for an Edwardian building

**16/00164/HOU**

13 Darset Avenue

Two storey rear extension and roof dormer providing additional living accommodation to private residential house

Comments required by 30<sup>th</sup> May

Amended plans

1 A reduction in scale of the proposed development

2 Sun path analysis submitted

Previous comments Wed 16 Mar 2016

**OBJECTION**

' Parking is inadequate ' shared drive cannot be classed as a parking space and suggestion of on street parking is not appropriate therefore requirement for 3.25 spaces is not met ' GEN1. (vii)

' Breach in the 45 degree rule

' Overdevelopment of site ' the proposed development would take up most of the garden

' Out of keeping with street scene ' GEN1 (i)

' Loss of light to neighbouring property ' GEN1. (iii)

' Concern proposals will increase risk of flooding ' the land backing onto the gardens of

	<p>these properties is already waterlogged ' Poor Design ' the worst example of the development of a semi-detached house in Fleet for some time! URB16</p> <p><b>OBJECTION</b></p> <p>Previous comments stand except concern over loss of light:</p> <ul style="list-style-type: none"> <li>• Parking is inadequate - shared drive cannot be classed as a parking space and suggestion of on street parking is not appropriate therefore requirement for 3.25 spaces is not met ' GEN1. (vii)</li> <li>• Breach in the 45 degree rule</li> <li>• Overdevelopment of site - the proposed development would take up most of the garden</li> <li>• Out of keeping with street scene - GEN1 (i) , GEN 4</li> <li>• Concern proposals will increase risk of flooding - the land backing onto the gardens of these properties is already waterlogged</li> <li>• Poor Design - the worst example of the development of a semi-detached house in Fleet for some time! URB16</li> <li>• 16(i) extension is NOT sympathetic in scale of character to the existing dwelling</li> <li>• 16(ii) the proposed extension materially detracts from the amenity of the adjoining dwellings, by virtue of siting and massing</li> <li>• GEN 4 does not sustain or improve the urban environment. Increasing the developed footprint by nearly 100% occupies a large part of the garden and causes loss of amenity to neighbours</li> </ul> <p><b>16/01209/HOU</b> 69 Dukes Mead Erection of a single storey rear extension and replacement of existing garage flat roof from to pitched roof Comments required by 13<sup>th</sup> June</p> <p><b>NO OBJECTION</b></p>
6	<p><b>Noted:</b></p> <p>The weekly lists were noted</p>
7	<p><b>Planning Appeal:</b></p> <p><b>15/01359/FUL</b> Land At 61 - 65 Albert Street Erection of a terrace of two x two-bedroom and one x three-bedroom dwellings on land to the rear of 61- 65 Albert Street, following the demolition of existing substandard workshop buildings, and the removal of the front single storey flat roof extension from the frontage building</p> <p><b>15/02739/HOU</b> 20 Fitzroy Road Erection of an extension to the existing garage with a first floor study/office area over the resultant footprint, including a new roof profile. Amendment to the enlarged garage approved under application 15/01490/HOU Appeal Dismissed</p> <p><b>15/01106/FUL</b> 2 Carthona Drive New four bedroom detached dwelling in the front curtilage of 2 Carthona Drive including detached garage and new driveway entrance. Extension and alteration of 2</p>

	<p>Carthona Drive- Two storey and single storey extension, alteration to the elevation materials, alteration to driveway (changes to approved 14/01058/HMC) Appeal Dismissed</p> <p><b>15/01107/FUL</b> 1 Carthona Drive New four bedroom detached dwelling in the front curtilage of 1 Carthona Drive including detached garage and shared access with 1 Carthona Drive. Fenestration changes to 1 Carthona Drive Appeal Dismissed</p> <p><b>Enforcement Cases received:</b></p> <p><b>16/00135/XPLAN</b> 23 Stockbridge Road Complainant: CLLR Complaint: Alleged development not in accordance with approved plans pursuant to planning permission 15/02966/HOU (Loft conversion incorporating 5 velux windows on the front roof slope and 2 velux windows on the rear)</p> <p><b>Enforcement Cases closed:</b></p> <p><b>16/00099/CONDS</b> Central House 2 Kings Road Fleet Hampshire GU51 3AD Complaint: Alleged breach of condition 10 of planning permission 15/01558/FUL working on site on both Good Friday and Bank Holiday Monday. Conclusion: Breach Ceased</p> <p><b>16/00018/CONDS</b> 2 Carthona Drive Complaint: Breach of Planning Conditions - 14/01058/HMC Conclusion: Not a breach of planning control</p> <p><b>16/00106/COU</b> 1 Dinorben Avenue Complaint: Alleged use of premises/storage of builders materials and waste Conclusion: Not a breach of planning control</p> <p><b>16/00015/UNTIDY</b> Land Adjacent To 16 Wood Lane Complaint: Untidy site and storage of abandoned building materials. Conclusion: Not a breach of planning control</p> <p><b>16/00135/XPLANS</b> 23 Stockbridge Road Complaint: Alleged development not in accordance with approved plans pursuant to planning permission 15/02966/HOU (Loft conversion incorporating 5 velux windows on the front roof slope and 2 velux windows on the rear) Conclusion: Not a breach of planning control</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>25th May &amp; 15th June</p>
9	<p><b>Date of Next Meeting</b></p> <p>Monday 13th June– 7pm in the Harlington, RVS Offices</p>

**The meeting closed at 8pm.**

**Signed:.....**

**Date: .....**