

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE
Monday 27th June
7:00pm – RVS Offices, The Harlington

Present: Cllr Pierce - Chairman
Cllr Schofield
Cllr Jasper
Cllr Gotel
Cllr Wright
Cllr Holt

Officers: Charlotte Benham – Planning Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Cllrs Hope & Robinson.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>There were no declarations of interest.</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>The minutes of the Development and Control meeting held on Monday 13th June was accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>16/01068/HOU 38 Springwoods Erection of a rear conservatory Comments required by 29th June</p> <p>NO OBJECTION</p> <p>16/01343/FUL Nisaba House Waterfront Business Park Installation of two car parking barriers and associated card readers and intercom systems Comments required by 29th June</p> <p>NO OBJECTION</p>

16/01342/FUL

Logic House Waterfront Business Park
parking barrier and associated card reader and intercom system.
Comments required by 29th June

NO OBJECTION

But appearance of site would be improved by a more attractive bike shed or moving it further down the site or round a corner

16/01376/FUL

70 Kings Road
Erection of detached 5 Bedroom detached dwelling with integral garage on land adjacent to existing dwelling at 70 Kings Road
Comments required by 30th June

OBJECTION

- Garage has no dimensions but appears to be too small – a parking plan with dimensions should be submitted
- Out of keeping with street scene
- Over development of site

Previous comments still stand

- Concern drawings are not accurate. The location/block plan and street scene representations do not comply with other drawings in the submission
- The building and the plot appear to be the same size - a dimensional survey should be submitted

16/00976/FUL

Land adjacent to Heron on the Lake
Erection of 2 no. 3 bedroom semi detached houses (Amendment to application ref 14/00206/FUL for the erection of 1 x detached unit for pub staff accommodation & 2 x detached private dwellings with associated access & vehicle parking) Change the existing planning for a four bedroom detached house to two three bedroom semi detached houses
Comments required by 1st July

NO OBJECTION**16/01413/HOU**

2A Glen Road
Erection of a two storey side extension following demolition of existing attached two bay garage block
Comments required by 1st July

NO OBJECTION

But concern about current parking plan and having to reverse onto road

16/01368/HOU

33 Elvetham Road
Erection of a dormer
Comments required by 1st July

NO OBJECTION

But materials should be matching to those in conservation area

16/01298/HOU

19 Burnside
Erection of a single storey side extension following the demolition of a garage and the enlargement of existing dormers
Comments required by 4th July

OBJECTION

- 3 cars in a row is not accepted under Harts standards
- A parking plan with dimensions needs to be submitted

16/01423/HOU

1 Hillcrest
Single storey side extension, dormer to first floor front elevation and canopy to ground floor front elevation
Comments required by 4th July

NO OBJECTION

16/01229/HOU

64A Cove Road
Erection of a first floor side extension and a single storey rear extension following remodelling of an existing conservatory
Comments required by 5th July

OBJECTION

- 3 in a row is not accepted under Harts standards – a new plan with dimensions needs to be submitted
- Cove Road is very busy so a plan needs to be submitted showing the ability to enter and leave the property in a forward direction

16/01441/FUL

Oak House Harvest Crescent
To create 14 new flats on the second floor of Oak House, including external alterations to the roof and elevations (as previously approved under 15/00808/HRA & 15/01857/FUL)
Comments required by 7th July

OBJECTION

- Overdevelopment of site
- Very poor design
- Out of keeping by bulk/mass/design

16/01445/PRIOR

Oak House Harvest Crescent
Prior Notification under Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) of Proposed Change of use from offices (Class B1a) to form 31 apartments.
Comments required by 7th July

NO OBJECTION as permitted development

16/01336/HOU

17 Larchfield Road
Erection of single storey extension to the rear and canopy porch to the front
Comments required by 8th July

OBJECTION

- Parking is inadequate and on street parking is unacceptable – a plan needs to be submitted that meets Harts standards

16/01492/HOU

85 Connaught Road

Loft conversion already approved 16/00731/HOU, this request is to change the rear dormer and add a front dormer.

Comments required by 8th July

OBJECTION

- Proposed plans are out of keeping with street scene
- Poor design, Velux windows on the front of a property
- Loss of a bungalow

16/01468/HOU

15 The Lea

Part single storey and part two storey rear extension

Comments required by 8th July

OBJECTION

- Whole front of property is not shown on elevations
- There is no front storage for bins and there's no room to bring them round side of property
- Flue from wood burner is low level

16/01487/HOU

5 Friesian Close

Construction of timber veranda to rear

Comments required by 8th July

OBJECTION

- Drawings are very poor – more details needed to make decision

16/01529/HOU

17 Queens Road

Erection of a single storey front extension incorporating pitched roof, continued over and replacing existing flat roof of garage

Comments required by 11th July

NO OBJECTION

Subject to a parking plan being submitted that meets Hart's standards

16/01483/HOU

19 Guildford Road

Remove existing garage and construct a 2 storey extension

Comments required by 12th July

OBJECTION

- Extension should be set further back to reduce overall mass of building as proposed plans make it look too bulky – Gen 1, Gen 4
- Out of keeping with street scene
- A parking plan needs to be submitted that meets Hart's standards

16/01395/HOU

	<p>2 Peatmoor Close Erection of a single storey rear extension Comments required by 12th July</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • A parking plan needs to be submitted that meets Hart's standards • Wood burner flue is low level
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>Enforcement Cases received:</p> <p>16/00175/OPERT 159 Albert Street Complaint: Development not in accordance with the approved plans pertaining to 15/02638/FUL in that the levels of the site have been raised resulting in an increase in ridge and slab height of the chalet bungalow and general raising of land levels. No retaining features have been implemented to prevent erosion of land which is conspicuous due to the variation in ground level to adjacent land. The raising of levels has also resulted in impact on retained trees as tree trunks have been buried as a result of increased levels. Complainant: PUBLIC</p> <p>16/00176/XPLAN2 Mymms Corner, Stockton Avenue Complaint: Check that development is being built in accordance with approved plans Complainant: PUBLIC</p> <p>16/00182/TREE2 4 Dinorben Avenue Complaint: Removal of trees Complainant: PUBLIC</p> <p>16/00183/ADV3 Wickham Road Complaint: Erection of unauthorised advertisement Complainant: PUBLIC</p> <p>Enforcement Cases closed:</p> <p>16/00130/OPERAT 68 Aldershot Road Complaint: Alleged erection of a garden structure without the necessary planning permission Conclusion: Not a breach of planning control</p> <p>16/00039/CONDS Sainsbury's 150 - 156 Aldershot Road Complaint: Possible breach of condition 4 of 13/02463/FUL Conclusion: Not Expedient to take enforcement action</p> <p>16/00080/XPLANS Buchanan Mews Complaint: Non-compliance with landscaping approved by planning permission - earth piled up within site along the fence line causing damage to fence Conclusion: Not a breach of planning control</p>

	<p>15/00380/XPLANS 142 Connaught Road Complaint: Building not in accordance with approved plans Conclusion: Not Expedient to take enforcement action</p> <p>15/00398/COU 12 Dinorben Avenue Complaint: Change of use to a storage facility / office for HTS Roofing , Building & Property maintenance company Conclusion: Breach Ceased</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>13th July & 10th August</p>
9	<p>Date of Next Meeting</p> <p>Monday 11th July – 7pm in the Harlington, RVS Offices</p>

The meeting closed at 8pm

Signed:.....

Date: