

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

13th July 2015, 7:00pm
RVS Offices, The Harlington

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

Officers: Charlotte Benham – Acting Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Councillors Gray, Wright and Schofield.</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>Two members of the public were present: Colin Gray from FCCS and FCCS Chairman David Bentley.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the meeting held on Monday 22nd June 2015 were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>15/01360/HOU 62 Alton Road Erection of a two storey side extension, new roof and fenestration to the existing rear extension Comments required by 15th July</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Garage is too small to be classed as a garage • Car parking is not adequate - a plan needs to be submitted that meets Hart's standards

15/01403/HOU

18 & 20 Wellington Avenue

Erection of a single storey joint rear extension to 18 & 20 Wellington Avenue.

Erection of a single storey side extension to 20 Wellington Avenue.

Comments required by 15th July

NO OBJECTION

Subject to no restriction of light to adjacent property – no site plan was submitted

15/01284/HOU

Farthings, Reading Road North

2no. Single storey rear extensions plus 2no. dormer windows to rear elevation

Comments required by 17th July

NO OBJECTION**15/01436/FUL**

1 -12 Sovereign Court , Victoria Road

The proposal is to replace the existing timber sash windows with new white PVCu casement windows

Comments required by 14th July

NO OBJECTION

However we suggest that windows be at least double glazed to reduce impact of noise from neighbouring Park

15/01407/HOU

16 Longmead

Proposed first floor side extension to form additional habitable accommodation

Comments required by 15th July

NO OBJECTION

However we suggest that cladding be in keeping with street scene

15/01427/FUL

Zenith House , Rye Close

Extension of an existing office building to form a cafe (A3 Use) and new office space (B1 Use) at ground floor level, together with minor internal alterations at ground, first and second floor levels to create 9 office suites.

Comments required by 15th July

NO OBJECTION**15/01421/HOU**

93 Tavistock Road

Rear Extension and roof alteration

Comments required by 15th July

NO OBJECTION

15/01402/HOU

3 The Bourne

Single storey rear extension

Comments required by 15th July

NO OBJECTION

15/01485/HOU

10 Victoria Road

Proposed rear orangery, demolition of small front extension and new windows all round

Comments required by 16th July

OBJECTION

- Due to loss garage, parking is now inadequate – a parking plan needs to be submitted that meets Hart's standards

15/01490/HOU

20 Fitzroy Road

Single storey rear extensions, first floor front extension, part conversion of attached double garage to habitable accommodation, new entrance porch. Extension to existing detached garage

Comments required by 16th July

NO OBJECTION

However measures should be taken to protect trees during construction

15/01390/HOU

34 Chestnut Grove

Single storey side extension, mono pitched roof extension to first floor over existing garage, new front wall and conversion of existing garage to provide addition living accommodation

Comments required by 16th July

OBJECTION

- Wall is out of keeping with existing street scene and its height exceeds Hart's standards.

15/01469/HOU

42 Wellington Avenue

Single and two storey extension

Comments required by 16th July

Due to a lack of clarity on number of bedrooms and no parking plan being submitted we are unable to comment. A Parking plan needs to be submitted that meets Hart's standards.

15/01350/HOU

2 Tavistock Road

Erection of single storey side and rear extensions. Erection of a front boundary wall, to include entrance gates and garage conversion to habitable accommodation

Comments required by 18th July

NO OBJECTION**15/01484/HOU**

7 Brinksway

Proposed single storey rear extension

Comments required by 18th July

NO OBJECTION**15/01534/PRIOR**

Help The Aged, 240 Fleet Road

Application for assessment of requirement for prior approval for change of use of the existing A1 (Retail) to A3 (Restaurants and Cafes) on the ground floor only of 240 Fleet Road

Comments required by 18th July

NO OBJECTION

- We suggest that the mosaic be kept
- Concern about the growing number of Cafés in retail area

15/01528/FUL

181A Fleet Road

Erection of a new shop front & installation of replacement extract system

Comments required by 19th July

NO OBJECTION**15/01313/HOU**

46 Frere Avenue

Loft conversion and single storey extension

Comments required by 19th July

OBJECTION

- 3 in tandem is not accepted under Hart's standards – a parking plan needs to be submitted that meets Hart's standards

15/01359/FUL

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

Comments required by 19th July

OBJECTION

- Overdevelopment of site
- Poor access onto a major road

15/01535/HOU

9 Shetland Way

To erect a conservatory to the rear of the property

Comments required by 22nd July

NO OBJECTION**15/01428/FUL**

137 Velmead Road

Construction of a cattery

Comments required by 22nd July

OBJECTION

- Concern whether it is acceptable to run business in residential area
- Concern about access onto a busy road
- The proposed development backs onto the Canal and so should be screened

15/01423/HOU

24 Fitzroy Road

Partly render the front of the dwelling house

Comments required by 23rd July

NO OBJECTION**15/01331/HOU**

19 Beechwood Close

Two storey rear and side extensions

Comments required by 23rd July

OBJECTION

- Parking plan is not adequate – a plan needs to be submitted that shows individual spaces and dimensions
- Measures would need to be taken to protect neighbours trees during construction

	<p>15/01550/HOU 16 Glen Road Rear single story extension plus internal alterations and alterations to existing rear dormer window Comments required by 24th July</p> <p>NO OBJECTION</p> <p>15/01559/HOU 7 Church Road Demolition of existing garage and erection of single and two storey extensions Comments required by 25th July</p> <p>NO OBJECTION</p> <p>15/01610/FUL Sandy Lodge , Avenue Road Erection of a new dwelling Comments required by 26th July</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Overdevelopment of site • Proposed development would be out of keeping in a conservation area • Concern over long term future of trees
	<p>Applications due before meeting:</p> <p>15/01372/FUL 27 Basingbourne Road Proposed erection of two detached residential dwellings with attached garages and associated driveways following demolition of the existing chalet bungalow and detached garage Comments due by 10th July</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • The proposed development on Plot 1 is of poor design (Gen 1 & Gen 4) - the rear ground floor windows are too close to the boundary and will be deprived of light, a redesign should be considered • Proposed plans for Plot 2 show a tarmac drive over the root zone of T1 – we suggest that a porous medium be used instead • Both plots require a parking plan that meets Hart’s standards. Plot 1 should also demonstrate the ability to exit the site in a forward direction
6	<p>Noted</p> <p>The weekly lists were noted.</p>
7	<p>To Note:</p> <p>Planning Appeals</p>

	<p>14/00504/MAJOR & 14/01223/FUL Land at Watery Lane & Land West of Redfields Lane</p> <p>Outline planning application for up to 300 residential units, land for up to 1,050m2 D1 floorspace for a GP surgery including pharmacy and up to 370m2 A1 retail floorspace for a convenience foodstore and associated access, open space, playing pitches including a sports pavilion, MUGA and car park, landscaping, Suitable Alternative Natural Greenspace (SANG) including car park and improvements to the A287/Redlands Lane junction (means of access into the main site to be considered, all other matters reserved) & Detailed planning application for a signalised access junction on Redfields Lane to the proposed Albany Park development</p> <p>Parish Council: Crookham Village Appeal Decision: Appeal Allowed</p> <p>Enforcement Cases received</p> <p>No Enforcement cases were received</p> <p>Enforcement Cases closed</p> <p>15/00172/XPLANS 2 Carthona Drive Complaint: Not built in accordance with the approved plans of 14/01058/HMC Conclusion: Not a breach of planning control</p> <p>15/00173/OPERAT 12 Frere Avenue Complaint: Loft conversion including a rear dormer Conclusion: Not a breach of planning control</p> <p>15/00060/UNTIDY 7 Ridley Close Complaint: Property Neglected. Property abandoned 6 years ago Conclusion: Breach Ceased</p> <p>13/00213/OPERAT Derrybawn, Gough Road Complaint: Replacement fence at front of property from 3ft to 6ft Conclusion: Breach Ceased</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates 15th July & 12th August 2015</p>
9	<p>Date of Next Meeting</p> <p>Monday 27th July 2015 – 7pm in the Harlington, RVS Offices</p>

The meeting closed at 8.20 pm

Signed:.....

Date: