



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 10th September 2018 7pm –RVS, The Harlington

Present: Cllr Pierce
Cllr Holt
Cllr Jasper
Cllr Wildsmith
Cllr Hope
Cllr Robinson
Cllr Hope

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Apologies received from Cllr Schofield
2	Declarations of interest to any item on the agenda None were declared.
3.	Public Session Two members of public present: Phil Gower – FCCS, George Woods
4	Approval of the Minutes The minutes of the meeting held on the 28 th August were accepted as a correct record of the meeting.
5	Current Applications to be Considered: 18/01793/REM Land North Of Netherhouse Copse, Hitches Lane Phase 1 reserved matters application for approval of appearance, landscaping, layout and scale of the community building, parking, NEAP and attenuation area Comments required by 17 Sept NO OBJECTION 18/01849/HOU

45 Springwoods

Demolition of garage. Proposed erection of rear and side single storey extension, hip to gable conversion and dormers to the front and rear

Comments required by 18 Sept

OBJECTION

- Loss of garage – is parking still adequate? There's no parking or site plan provided
- Loss bungalow – against policy 11 of upcoming fleet neighbourhood plan
- Possible breach of 45 degree rule
- A juliet window at the rear

18/01688/HOU

72 Aldershot Road

Erection of single storey front and side extensions and extended flat roof over water feature following demolition of existing porch and conservatory, conversion of garage to habitable accommodation, removal of chimney, installation of skylights and alterations to fenestration

Comments required by 18 Sept

OBJECTION

- Cannot have 4 parking spaces in a row under Hart 's standards
- Dimensioned parking plan needed that meets Hart's standards
- Retain tree next to pavement to improve street scene – break up impact of development

18/01664/FUL

264A- Oatsheaf Parade Fleet Road

Change of use of unit 262a Fleet Road from A1 to A3 and extension of Gulshan Restaurant into this unit by means of opening existing party wall. Provision of new flat roof and new external door to rear wall to enclose small existing open yard to rear.

Comments required by 20 Sept

NO OBJECTION

Will improve street scene

18/01814/HOU

14 Bramshot Drive

Proposed loft conversion and rear extension following the demolition of two conservatory's

Comments required by 19 Sept

OBJECTION

- Loss bungalow – against policy 11 of upcoming fleet neighbourhood plan
- Dormers overlook neighbours – loss privacy
- Need dimensioned parking plan – parking looks tight for number of bedrooms

18/01315/ADV

Land Between The Miller And Carter And Travelodge

Proposal for a 9m high Totem Sign for Starbucks next to the Drive-thru lane.

Comments required by 20 Sept

NO OBJECTION

18/01836/FUL

164 Fleet Road

Erection of a 3 storey rear extension, creation of a third floor and alterations to fenestration to allow the conversion existing 3 bedroom flat into 3 x 2-bedroom flats. Erection of a 3 storey building at rear to create 3 x 1-bedroom flats and 1 x 2- bedroom flat.

Comments required by 20 Sept

OBJECTION

- 11 parking spaces needed, not 1 – totally inadequate
- Ground floor should remain commercial not residential – out of keeping
- The four storey high new frontage on Fleet Road is too high and out of keeping with the other buildings beside it.
- Building right to boundary
- Bins located to rear of property so flats at front plot will have to walk down

18/01936/PRIOR

Taylor And Co 101 Clarence Road

Change of use from offices to semi-detached 3 bedroom house

Comments required by 18 Sept

OBJECTION

- Inadequate parking – only one space has been provided for a 3 bed bedroom house.

18/01903/HOU

11 Southby Drive

Erection of attached garage and porch, conversion of existing garage to habitable accommodation and change of exterior wall finish to part brick part Cedral cladding

Comments required by 20 Sept

NO OBJECTION

Subject to

- trees being protected during construction
- Car plan - need to check parking is adequate

18/01847/HOU

12 Beech Ride

Single storey side extension, new bifold door to the rear and conversion of garage

Comments required by 25 Sept

NO OBJECTION

Subject to parking plan that meets Hart's standards – due to loss of garage

18/01924/HOU

2 Loxwood Avenue

Single storey side extension to the eastern side and an openporch to the western side.

Comments required by 25 Sept

NO OBJECTION
Subject to retaining some trees for screening

18/01970/HOU
84 Dinorben Close
Proposed ground floor side and rear extension
Comments required by 26 Sept

NO OBJECTION

18/01967/HOU
19 Cypress Drive
Single and two storey front extension to remodel existing property. Single storey rear extension.
Comments required by 27 Sept

NO OBJECTION

18/01695/HOU
Windmill Cottage Hagley Road
Garage conversion to habitable accommodation and single storey extension to form garage
Comments required by 27 Sept

OBJECTION

- Should be classed as a separate dwelling
 - New garage too narrow
 - Too large / dominates existing building – need drawings/photos of cottage compared to proposed plans
 - Proposed dwelling should match/be in keeping with existing
 - URB 18 –plot sizes in a conservation area
- Developments will only be permitted where they ‘would not result in any demonstrable harm to the character and visual amenity’

8

To note:

Enforcement cases received:

18/00220/OPERT

Address: 35 Highland Drive

Complaint Erection of fence adjacent to highway exceeding 1.0m. Possible enclosure of amenity land

Complainant: PUBLIC

Case No 18/00217/COU3

Address: 20 Elvetham Bridge Fleet Hampshire GU51 1AF

Complaint Alleged unauthorised siting of three caravans on land

Complainant: STAFF

Enforcement cases closed:

18/00209/OPERT3

Address 5 Ayrshire Gardens Fleet Hampshire GU51 2TS

Complaint Alleged unauthorised erection of flagpole

Conclusion Not a breach of planning control

9	<p>Noted:</p> <p>Hart Planning Meeting Dates 12th September 2018</p>
10	<p>Date of Next Meeting</p> <p>24th September – 7pm in the RVS, Harlington</p>

The meeting closed at 8.45pm

Signed:.....

Date: