

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 12th February 2018
7pm –RVS, The Harlington

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

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>No apologies received</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>Cllr Schofield declared an interest in 19 Guildford Road</p>
3.	<p>Public Session</p> <p>One member of the public was present – Phill Gower from FCCS</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the meetings held on the 22nd January were accepted as correct records of the meetings.</p>
5	<p>Comments due before meeting:</p> <p>17/02878/HOU St Gennys , Pines Road Erection of a porch; erection of a first floor extension above the existing garage; replace existing rear bay windows with square bay windows; Replace existing windows + external alterations Amended plans: Reduction in eaves height and creation of a catslide roof above garage Comments required by 5th February</p> <p>Previous comments remain:-</p> <p>No objection Concern that the extension may be too dominating</p>

18/00026/FUL
2 Aldershot Road
Change of use of ground floor unit to Podiatry / Chiropody / Physiotherapy
Clinic under Use Class D1, with associated signage
Comments required by 12th February

No objection
Subject to:

- A dimensioned car parking plan being submitted as parking for 4 cars seems optimistic
- A drawing being submitted showing how the cars can be turned around to allow them to leave the site safely in a forward direction as Aldershot Road is a busy road and the exit is close to the junction

17/02966/FUL
Logic House Waterfront Business Park
Installation of 1no new generator with new concrete slab. Installation of new timber fence around the new generator
Section of the kerb to be adjusted
Comments required by 20th February

No proposed view of fence or details of its height but
NO OBJECTION

18/00063/HOU
12 Grantley Drive
Erection of domestic outbuilding
Comments required by 20th February

NO OBJECTION subject to:

- Approved method of protection of trees during construction
- Confirmation that the building is not for living accommodation?

18/00086/FUL
67 Fleet Road
Erection of 12 no. one bedroom flats with associated parking and landscaping
Comments required by 20th February

OBJECTION

- Overdevelopment of site
- Adequate parking provided for flats however that only leaves 5 spaces for solicitors' practice staff & visitors and there's no other parking available nearby
- Would add to existing rush hour traffic problems on Fleet road
- Agree with HDC's comments re protection of trees
- Third floor overlooks gardens/properties behind – 2 storeys would be more acceptable
- Inadequate amenity land for 12 flats
- Tarmac road to enter flats negatively impacts on the heritage value of

the estate office, one of the few historical buildings left in Fleet –site layout should be amended so that the road is not directly next to the office.

- Not easy for bin collection vehicles to enter/exit site.

18/00092/HOU

15 Chinnock Close

Single storey rear and front extensions

Comments required by 13th February

NO OBJECTION subject to:

- trees being protected during construction

18/00093/HOU

Inglewood Branksomewood Road

Extension to rear of existing detached garage and conversion of loft to form an annex

Comments required by 13th February

NO OBJECTION to the designs but:

OBJECTION to the fact it is not attached to the main dwelling. In accordance with URB17 an annex should be connected to the main dwelling and not have a separate access, if this application is approved then it should be classed as a single curtilage and not be sold as an independent dwelling at a later stage.

Trees should also be protected during construction.

18/00101/HOU

Hamwell Waverley Avenue

Erection of first floor side extension

Comments required by 14th February

NO OBJECTION subject to the condition that:

- The extension materials match that of the existing dwelling

18/00109/FUL

Oaklands Reading Road North

Change of use of existing B1 office use to D1 use as an Orthodontic practice.

No external alterations proposed

Comments required by 19th February

NO OBJECTION subject to:

- The submission of a parking strategy; there is inadequate parking on site for staff & customers

18/00113/HOU

Wishanger Reading Road North

Proposed single storey side extension

Comments required by 22nd February

OBJECTION

Poor design contrary to policy GEN4 and URB16(i)

- Extension should have a window in the front elevation, rather than a blank wall, which is out of keeping with the principal building.
- Roof is poor design as it obscures an upstairs window
- Extension should be set back slightly from existing dwelling to reduce mass of frontage.

18/00114/FUL

Telephone Exchange Church Road

Install 2no ventilation louvres within first floor window openings and replace

2no existing louvres with 2no cowls

Comments required by 26th February

NO OBJECTION

18/00142/HOU

19 Guildford Road

Retain existing garage structure and construct a single storey extension on the north west and north east elevations in line with the outer garage wall

Comments required by 22nd February

OBJECTION

- Loss of amenity to neighbour – a wall the length of the adjoining property right on the boundary to the south of No.21. The reduced width of separation between blank walls makes the development overbearing.
- Original planning approval was subject to building 0.5m off the boundary; this increased separation makes the development more in keeping with the local area and more acceptable.
- Original comment that the extension should be set back from the face of the principal building stands. To reduce the impact of terracing.
- TPO'd tree has not been adequately protected – metal stakes and netting provides inadequate protection. Method of protection to be submitted and approved before the commencement of work.

18/00182/HOU

17 Forest End

17 Forest End: Single storey rear extension (linking current garage to the bungalow) with flat roof and roof lights; garage conversion; carport beside bungalow on driveway. 19 Forest End: Single Storey Rear extension with flat roof and roof lights; garage conversion to storage and utility; covered walkway between extension and garage

Comments required by 27th February

NO OBJECTION

18/00217/HOU

6 Basingbourne Close

Proposed removal of existing conservatory & new ground floor rear and front extension

Comments required by 27th February

<p>Part of extension does touch the boundary however NO OBJECTION</p> <p>18/00180/FUL 20 Westover Road Demolition of existing garage and erection of a 2 new semi detached 4 bedroom dwellings with associated parking. Comments required by 28th February</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • 3 storeys is too high and out of keeping with street scene – GEN1 & GEN4 • Poor design out of keeping with local character; white render, wood cladding) • Overdevelopment of site • Balcony overlooks neighbours – loss of amenity • Support flood comments by Environment Agency <p>18/00112/HOU 17 The Lea Erection of a front porch, ground floor and two storey rear extensions following demolition of rear porch, insertion of one window in side elevation and one window in rear elevation and internal alterations Comments required by 1st March</p> <p>NO OBJECTION But question whether 45 degree rule has been breached in regards to neighbouring property</p> <p>18/00261/HOU 28 Osborne Drive Single storey side extension Comments required by 2nd March</p> <p>NO OBJECTION</p> <p>To note:</p> <p>18/00147/OUT Gurkha Square Car Park, Fleet Road Construction of a multi-functional theatre (350 seating capacity) and associated facilities, independent multipurpose dance/studio area and ancillary office space; alterations to car parking layout and footpaths Comments required by 27th February</p>	<p>To Note:</p> <p>Enforcement cases received:</p> <p>18/00011/OPERT Address: 38 Shetland Way Fleet Hampshire GU51 2UD Complainant: PUBLIC Complaint Alleged erection of outbuilding in residential garden</p>
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	<p>Enforcement cases closed:</p> <p>18/00003/OPERT3 Address 26 The Lea Fleet Hampshire GU51 5AU Complaint Creation of hardstanding to front of property. Conclusion Not a breach of planning control</p> <p>17/00203/COND2 Address 4 Fieldway Fleet Hampshire GU51 4ER Complaint Alleged breach of condition 3 of application 11/02189/HOU. Conclusion Breach Ceased</p> <p>18/00011/OPERT3 Address 38 Shetland Way Fleet Hampshire GU51 2UD Complaint Alleged erection of outbuilding in residential garden Conclusion Not a breach of planning control</p> <p>18/00010/UNTDY3 Address 27 Avondale Road Fleet Hampshire GU51 3LE Complaint Alleged untidy site arising from storage of builders waste at residential dwelling Conclusion Not Expedient to take enforcement action</p> <p>18/00003/OPERT3 The Lea Fleet Hampshire GU51 5AU Complaint Creation of hardstanding to front of property. Conclusion Not a breach of planning control</p> <p>17/00203/COND2 Address 4 Fieldway Fleet Hampshire GU51 4ER Complaint Alleged breach of condition 3 of application 11/02189/HOU. Conclusion Breach Ceased</p> <p>18/00010/UNTDY3 Address 27 Avondale Road Fleet Hampshire GU51 3LE Complaint Alleged untidy site arising from storage of builders waste at residential dwelling Conclusion Not Expedient to take enforcement action</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates 14th February 2018</p>
8	<p>Date of Next Meeting</p> <p>26th February 2018 – 7pm in the RVS, Harlington</p>

The meeting closed at 8.45pm

Signed:.....

Date: