

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE
Tuesday 26th January 2016

7:00pm – RVS Offices, The Harlington

Present: Cllr Pierce - Chairman
Cllr Schofield
Cllr Holt
Cllr Robinson
Cllr Wright

Officers: Charlotte Benham – Planning Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Cllr Hope, Gotel and Jasper.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>Cllr Holt declared an interest in application 15/029424/HOU – The Fosse, Pheasant Copse.</p>
3.	<p>Public Session</p> <p>One member of the public was present: Phil Gower from FCCS.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 11th January were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>PLAN/PM/HRE026 (HCC) Calthorpe Park School Retrospective Planning Application for the continued use of three existing double Modular Temporary Classrooms for a further period of 4 years, to continue to provide general teaching accommodation and office space Comments required by 3rd February</p> <p>NO OBJECTION But disappointed that they need to extend the period - the temporary classrooms should only be allowed up until the new facilities are ready.</p> <p>16/00018/HOU 10 Byron Close Proposed ground floor side and rear + house render + front canopy</p>

Comments required by 4th February

NO OBJECTION - subject to:

- the rendering maintaining local character
- a workable parking plan being submitted

16/00024/HOU

119 Reading Road South

Proposed demolition of existing conservation and out building and replaced with a ground floor side and rear extension plus making a side room habitable

Comments required by 5th February

NO OBJECTION

But poor design – the extensions have not been integrated

15/02420/FUL

208 Fleet Road

Erection of a four storey building to provide four one bedroom flats along with associated development

Comments required by 5th February

OBJECTION

- Parking is inadequate – car park is already busy, more cars will result in loss of spaces to those existing property's
- Concern as to the ownership of the carpark
- Loss of amenity to neighbouring flats due to proposed four storey height – GEN 1.(ii)
- Poor design and out of keeping with street scene – GEN1.(i)
- Overdevelopment of site
- Possible breach in building regulations – there is no secondary means of escape and spiral staircase would be impractical for example if ambulance crews had to remove someone from the building.

15/03080/HOU

Branksome House, Branksonewood Road

Conversion of existing roof space to habitable accommodation. Front and rear facing dormer windows with tiled pitched roof over

Comments required by 5th February

OBJECTION

- Poor design within a conservation area
- Proposed plans would be too dominating compared to neighbouring property's
- No dimensions are given on proposals for roof space
- Concern as to whether the conversion of the roof space would meet regulations for a habitable room
- Front facing Velux window out of keeping in Conservation area

15/02924/HOU

The Fosse , Pheasant Copse

Extensions and alterations to existing dwelling

Comments required by 8th February

NO OBJECTION subject to

Materials complying with regulations for those within a conservation area

15/03120/HOU

59 Cranford Avenue
Ground floor extension to rear
Comments required by 8th February

OBJECTION

A parking plan that meets Harts standards should be submitted – 3.25 spaces
A dropped kerb would be to be installed for access to parking
Permeable surface should be used for parking

15/03005/HOU

14 Osborne Drive
Construction of a double garage on the site of an existing single carport
Comments required by 9th February

OBJECTION

- Proposed garage is not big enough under Harts standards to be classed as a garage (6m x 6m)
- Tree T3 has not been labelled as a TPO'd tree – concern it would be damaged during construction, details of no-dig construction to be provided for garage footings.

15/03049/HOU

73 Connaught Road
Front Porch Extension to 71 and 73 Connaught Road
Comments required by 10th February

NO OBJECTION

Good that they have matched proposals to maintain character of building.

15/03108/FUL

144 Clarence Road
Demolition of an existing building and erection of a new building to house 5 no. 2 bedroom units
Comments required by 11th February

OBJECTION

- Out of keeping with local area by design, mass etc... – GEN 1.(i)
- Loss of amenity to neighbouring property's – GEN 1.(iii)
- Parking is inadequate under Hart's standards – GEN 1.(vii)

16/00076/HOU

43 Kings Road
Erection of a first floor extension over garage
Comments required by 11th February

NO OBJECTION**16/00032/PRIOR**

Consort House, 46 - 48 Albert Street
Application for Prior Approval under Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 of Proposed Change of use from B1 to C3
Comments required by 11th February

	<p>OBJECTION</p> <ul style="list-style-type: none"> • Parking is inadequate and consequently • Increased number of cars, parked off site from proposed development would impact traffic – road is already very busy <p>15/03125/HOU 50 Church Road Rear of property - Single storey lowering of roofline and change of material and addition of 2 roof lights. Addition of rear single storey bay window Comments required by 15th February</p> <p>NO OBJECTION</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>Enforcement Cases received:</p> <p>No enforcement cases were received</p> <p>Enforcement Cases closed:</p> <p>15/00395/OPERAT Drimpark, Gough Road Complaint: Construction of a fence outside the boundary Conclusion: Not a breach of planning control</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>10th February & 9th March 2016</p>
9	<p>Date of Next Meeting</p> <p>Monday 8th February – 7pm in the Harlington, RVS Offices</p>

The meeting closed at 8pm

Signed:.....

Date: