

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

**DEVELOPMENT CONTROL COMMITTEE**  
**Tuesday 29<sup>th</sup> March 2016**

**7:00pm – RVS Offices, The Harlington**

**Present:** Cllr Pierce - Chairman  
Cllr Schofield  
Cllr Wright  
Cllr Jasper

**Officers:** Charlotte Benham – Planning Committee Clerk

1	<p><b>Apologies</b></p> <p>Apologies were received from Cllrs Gotel, Holt, Hope and Robinson.</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>Cllr Jasper declared an interest in 16/00367/FUL.</p>
3.	<p><b>Public Session</b></p> <p>Two members of the public were present: Colin Gray and Phil Gower from FCCS.</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the Development and Control meeting held on Monday 14<sup>th</sup> March were accepted as a correct record of the meeting.</p>
5	<p><b>Current Applications to be Considered:</b></p> <p><b>16/00367/FUL</b> 16-18 Kings Road Erection of 4 no 1 Bedroom Flats, provision of car parking and associated external works following demolition of existing ancillary building Comments required by 15<sup>th</sup> April</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• On the plans the bins and access to them are shown located on land that does not belong to the applicant</li> <li>• Parking is inadequate – bays are only 3.3m in length</li> <li>• Parking on the road is not suitable and there is a delivery bay opposite</li> <li>• Proposed building also encroaches on land that does not belong to the applicant at the front of the property</li> </ul>

**16/00654/HOU**

24 Linkway

Erection of a rear extension to provide additional living accommodation.

Comments required by 14<sup>th</sup> April

**NO OBJECTION****16/00600/HOU**

8 Pondtail Gardens

Single storey rear extension with attached side store. Front entrance porch

Comments required by 14<sup>th</sup> April

**NO OBJECTION**

But concern on parking – on street parking is not appropriate in a small cul-de-sac

**16/00309/HOU**

118 Connaught Road

Erection of a two storey rear extension and single storey side porch following demolition of existing single storey extension

Comments required by 11<sup>th</sup> April

**OBJECTION**

- Onsite parking is not adequate and there are parking restrictions on the road
- Overdevelopment of site

**16/00548/FUL**

HDC Car Park Victoria Road

Change of use of grass verge for the siting of a permanent storage container

Comments required by 8<sup>th</sup> April

- The container is only a temporary structure so we would query why it needs full planning permission?
- Proposed location would be an eyesore to those using the Park opposite
- If it is approved it will required screening
- Concern a Harlington fire escape is close to the container

**16/00601/HOU**

12 Monks Rise

Proposed second storey side extension and alterations to ground floor

Comments required by 7<sup>th</sup> April

**NO OBJECTION**

But a parking plan should be submitted to confirm parking is adequate

**16/00515/FUL**

Central House, Kings Road

Part retrospective: Change of use incorporating extensions and alterations to the existing commercial building to provide 14No. residential apartments with associated car parking (amendment to previously approved planning application reference 15/01558/FUL to provide an additional apartment)

Comments required by 7<sup>th</sup> April

**OBJECTION**

- We support the comments from the Street care Officer in regards to the waste collection
- Parking is inadequate – parking is at least 6 bays short, 4 of the bays are reduced in size by columns and there is no on street parking in the immediate vicinity

- Dispute the comment about 'excellent transport links'

**16/00410/HOU**

50 Fir Tree Way

For a single storey garage extension- to build a 10ft by 20ft single storey structure, set back from the house to the left hand side of the property

Comments required by 6<sup>th</sup> April

**NO OBJECTION**

**15/03107/FUL**

Cherrywood Cottage And Kandy House, Reading Road North

Two detached dwellings and access way

Comments required by 4<sup>th</sup> April

**OBJECTION**

- Previous comments stand
- Overdevelopment of site/back garden development
- Concern access to properties and onto Reading Road North is dangerous with 3 houses sharing one drive

**16/00273/FUL**

84 Crookham Road

Proposed front extension to existing bungalow and detached garage and new detached 3 bedroom dwelling

Comments required by 4<sup>th</sup> April

**OBJECTION**

- Overdevelopment of site
- Drive should be a no-dig zone to protect the trees
- We support the street care officers comments regarding waste collection

**16/00550/FUL**

127-147 Fleet Road

Erection of 14No. residential apartments with associated parking and landscaping, following the demolition of the existing office block

Comments required by 4<sup>th</sup> April

**OBJECTION**

- No amenity space has been provided
- Parking is inadequate and there is no provision for visitor parking
- The proposed plans for this building and its neighbour combined will be too dominating
- Poor design
- Bins are too remote at the back on the property
- Apartments will look over the houses opposite
- The windows on the side wall will look directly into the building beside them

**16/00226/FUL**

Westminster House, 125 Fleet Road

Erection of 14No. residential apartments with associated parking and landscaping, following the demolition of the existing office block

Comments required by 4<sup>th</sup> April

**OBJECTION**

- No amenity space has been provided
- Parking is inadequate and there is no provision for visitor parking

- The proposed plans for this building and its neighbour combined will be too dominating
- Poor design
- Bins are too remote at the back on the property
- Apartments will look over the houses opposite
  - The windows on the side wall will look directly into the building beside them

**16/00699/HOU**

35 Springwoods

Proposed two storey side and rear extension

Comments required by 18<sup>th</sup> April

**OBJECTION**

- Car parking is inadequate and on street parking is not available
- Proposed plans are not in keeping with street scene

**16/00701/HOU**

40 Victoria Road

Internal re-modelling, Part garage conversion, Re-glaze an existing glazed roof

Comments required by 18<sup>th</sup> April

**NO OBJECTION**

But a parking plans should be submitted to confirm parking in adequate

**16/00505/HOU**

196 Clarence Road

Erection of a first floor and ground floor rear extension.

Comments required by 18<sup>th</sup> April

**NO OBJECTION**

Amended Plans:

**16/00164/HOU**

13 Darset Avenue

Two storey rear extension and roof dormer providing additional living accommodation to private residential house

Amended plans:

1 Removed front dormer and reduced size of rear dormer

2 Reduced scale of rear element of the design

Comments required by 30<sup>th</sup> March

Previous Comments: 16 Mar 2016

**OBJECTION**

- Parking is inadequate ' shared drive cannot be classed as a parking space and suggestion of on street parking is not appropriate therefore requirement for 3.25 spaces is not met ' GEN1. (vii)
- Breach in the 45 degree rule
- Overdevelopment of site ' the proposed development would take up most of the garden
- Out of keeping with street scene ' GEN1 (i)
- Loss of light to neighbouring property ' GEN1. (iii)
- Concern proposals will increase risk of flooding ' the land backing onto the gardens of these properties is already waterlogged
- Poor Design ' the worst example of the development of a semi-detached house in Fleet for some time! URB16

	<p><b>OBJECTION</b> While we welcome the reduction in height of the roof dormer, none of the other comments have been addressed so previous comments still stand</p>
6	<p><b>Noted:</b> The weekly lists were noted</p>
7	<p><b>Enforcement Cases received:</b></p> <p><b>16/00080/XPLAN</b> Buchanan Mews Complainant: PUBLIC Complaint: Non-compliance with landscaping approved by planning permission - earth piled up within site along the fence line causing damage to fence</p> <p><b>16/00082/XPLAN</b> 10 Waleron Road Complainant: CLLR Complaint: Development not in accordance with approved plans of 15/01232/HOU</p> <p><b>Enforcement Cases closed:</b></p> <p><b>16/00071/XPLANS</b> 12 Wickham Close Complaint: Compliance check development in accordance with approved plans Conclusion: Not a breach of planning control</p> <p><b>15/00322/CONDS</b> Albany Court, Albany Road Complaint: Possible breach of condition 4 of 13/02298/MAJOR - Trees are dead/dying in need of replacement Conclusion: Breach Ceased</p> <p><b>15/00065/UNTIDY</b> Former Sewage Works, Bramshot Lane Complaint: Untidy Site Conclusion: Time Given for Compliance</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>13<sup>th</sup> April 2016</p>
9	<p><b>Date of Next Meeting</b></p> <p>Monday 11th April– 7pm in the Harlington, RVS Offices</p>

**The meeting closed at 8.20pm**

**Signed:**.....

**Date:** .....