

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Tuesday 23rd May

7:00pm – RVS, The Harlington

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

Officers: Charlotte Benham – Projects and Committee Officer

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| 1 | <p>Apologies</p> <p>Apologies were received from Cllr Robinson</p> |
| 2 | <p>Declarations of interest to any item on the agenda</p> <p>Dai - 17/00956/HOU 198 Clarence Road</p> |
| 3. | <p>Public Session</p> <p>Three members of the public were present – Colin Gray & Phil Gower from FCCS and John Pearson</p> |
| 4 | <p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 8th May were accepted as correct record of the meeting.</p> |
| 5 | <p>Current Applications to be Considered:</p> <p>17/01073/PRIOR Hartland Park Prior notification application for the demolition of '442 Fuel and Laboratory' and '416 Storage Shed' with associated structures (including hardstanding) contained within the former National Gas Turbine Establishment (known as Pyestock) Comments required by 30th May</p> <p>NO OBJECTION</p> <p>17/00824/HOU 78 Basingbourne Road Two storey side extension Comments required by 6th June</p> |

OBJECTION

- Breach in 45 degree rule
- Garage too small to be classed as a garage under Hart's standards
- The drawings indicate a staircase penetrating the inside of the garage – it cannot be used as a garage.
- Car parking plan needs dimensions
- Roof on extension should match roof on the other end of the semi-detached building. Poor design GEN4, negative impact on the street scene.
- Waste bin storage needs to be detailed, to show bins can be moved from the back to the front of the house.
- Bedroom window on the side elevation faces into neighbours garden – loss of privacy to neighbour.

17/00889/HOU

13 Pondtail Gardens

Single storey rear extension and hip to gable Loft conversion

Comments required by 2nd June

NO OBJECTION

Car parking plan needs dimensions.

Parking on the pavement is not acceptable and should not be shown on the plan

17/00956/HOU

198 Clarence Road

Build gable end on rear of house and convert loft

Comments required by 1st June

NO OBJECTION

But a car plan with dimensions needs to be submitted

17/00964/HOU

42 Westover Road

Two storey side extension and single storey rear extension

Comments required by 6th June

OBJECTION

- Dimensioned car parking plan needs submitting, as at present there is no off street car parking
- Loss of light to neighbour
- Building is right on the plot boundary, so the windows look directly into the neighbour's land and can the windows therefore be maintained?
- There appears to be no bathroom besides the en-suite? – poor design

17/01005/HOU

23 Leawood Road

Proposed ground floor extensions + garage conversion

Comments required by 5th June

NO OBJECTION

However one plan shows the building right on the plot boundary whereas the other has more space?

17/01015/HOU

149 Albert Street

Single storey front porch extension to replace existing
Comments required by 1st June

NO OBJECTION

17/01019/FUL

Elvetham Bridge House Reading Road North

Application for full planning permission to construct a new detached dwelling with separate garage adjacent to Elvetham Bridge house accessed via Glendale Park

Comments required by 2nd June

OBJECTION

- Poor design.
- Another incursion into the North Fleet Conservation area, progressively eroding the character of the area; loss of trees and undergrowth further eroding the very nature of the conservation area.
- Middle property has poor accessibility
- Proposed new house is facing a different way to its neighbours, meaning vehicle access to the property will bring noise, light and pollution adjacent to the rear of the adjoining properties causing a significant loss of amenities to neighbours.
- New property rear garden will be flanked by the access drives to the adjacent properties causing an equal loss of amenity to the new property.
- The orientation of the new property is completely uncharacteristic of this part of the NFCA.

17/01026/FUL

70 Kings Road

Erection of detached 5 Bedroom detached dwelling with integral garage on land adjacent to existing dwelling at 70 Kings Road

Comments required by 5th June

OBJECTION

- The bedroom window on the top floor overlooks neighbours garden – loss of privacy
- Out of keeping with street scene
- Overdevelopment of site
- Cars should be able to enter/exit property in a forward direction, reversing onto a busy round is dangerous. The swept path diagram of a car backing out of the garage and turning does not seem workable.

17/01036/HOU

44 Brookly Gardens

First floor extension

Comments required by 5th June

NO OBJECTION

17/01055/HOU

162 Tavistock

Front porch extension (single storey)

Comments required by 2nd June

NO OBJECTION

17/01071/HOU

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| | <p>12 Orchard Fields Single storey rear extension following demolition of existing Conservatories Comments required by 8th June</p> <p>NO OBJECTION Possible breach in 45 degree rule</p> <p>17/01082/HOU 16 George Road Proposed two storey side extension Comments required by 8th June</p> <p>NO OBJECTION</p> <p>17/01066/HOU 20 George Road Two storey side and single storey rear extensions after demolition of existing conservatory. Front porch Comments required by 8th June</p> <p>NO OBJECTION Providing - The front wall is set back by 9 inches reduces the apparent mass of the extension and improves the street scene. - Bin storage has been provided. The side access should be dimensioned to show bins can be moved from the rear to the front of the property - a dimensioned parking plan be submitted</p> <p>17/01039/FUL 144 Clarence Road Demolition of an existing building and erection of a new building to house 5 no. 2 bedroom units pursuant to consent reference: 15/03108/FUL Comments required by 8th June</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Parking is totally inadequate, no adequate adjacent on street parking or public car park– public transport argument is invalid • Poor design <ul style="list-style-type: none"> ○ Out of keeping with street scene ○ Too tall/dominating • No Tree protection plan or method statement concerning foundation treatment within the root zone as highlighted in the Arboreal Report. |
| 6 | <p>Noted:</p> <p>The weekly lists were noted</p> |
| 7 | <p>To Note</p> <p>Planning Appeals:</p> <p>16/01518/FUL 28 Albany Road Conversion and extension to form ground floor unit for disabled persons with family accommodation with three bedroom flat at first floor and one bedroom flat at second floor</p> |

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| | <p>16/02604/FUL Whinrood Victoria Hill Road Erection of one detached dwelling</p> <p>Enforcement cases received:</p> <p>17/00107/COU3 Complainant: STAFF Address: Vinehurst St James Road Fleet Hampshire GU51 3YX Complaint Alleged unauthorised change of use of single dwelling house to two independent dwellings</p> <p>17/00109/OPERT Complainant: PUBLIC Address: 38 Shetland Way Fleet Hampshire GU51 2UD Complaint Alleged erection of workshop and change of use of residential garden to builders yard</p> <p>17/00106/XPLAN3 Complainant: STAFF Address: 28 Pondtail Gardens Fleet Hampshire GU51 3JP Complaint Not being build in accordance with approved plans - 16/01540/HOU</p> <p>Enforcement cases closed:</p> <p>No cases were closed</p> |
| 8 | <p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>14th June</p> |
| 9 | <p>Date of Next Meeting</p> <p>12th June – 7pm in the RVS, Harlington</p> |

The meeting closed at 9.25pm

Signed:.....

Date: