

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Monday 11<sup>th</sup> September 2017

7:00pm – RVS, The Harlington

**Present:** Cllr Pierce – Chairman  
Cllr Holt  
Cllr Schofield  
Cllr Robinson  
Cllr Gotel

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<p><b>Apologies</b></p> <p>Apologies were received from Cllrs Jasper &amp; Hope?</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>None were declared.</p>
3.	<p><b>Public Session</b></p> <p>No members of the public were present.</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the Development and Control meeting held on Monday 27<sup>th</sup> July were accepted as correct record of the meeting.</p>
5	<p><b>Current Applications to be Considered:</b></p> <p><b>Applications due before meeting:</b></p> <p>17/02008/PRIOR Victoria House, 18-22 Albert Street Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to a dwelling house (Class C3) - Change of use of ground floor from offices to 5 flats (5 x 1 bedroom) comments required by 7<sup>th</sup> September</p> <p><b>OBJECTION</b></p> <p><b>Parking is inadequate:</b></p> <ul style="list-style-type: none"> <li>• The building is outside the 800m walk to the station therefore adequate parking should be provided. 11 proposed spaces is not enough to meet HDC standards</li> </ul>

- **With the correct parking with the other 2 floors it will require 15 car parking spaces and 5 visitor spaces**
- **Parking on Albert Street will increase congestion currently being experienced and walking to the nearest public parking is unrealistic for residents.**
- **Unallocated parking as suggested will only exacerbate the problems.**

17/02011/PRIOR

Victoria House, 18-22 Albert Street

Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to a dwelling house (Class C3) - Change of use of 2nd floor from offices to 2 flats (1 x 1 bedroom and 1 x 2 bedroom)  
comments required by 7th September

**OBJECTION**

**Parking is inadequate:**

- **The building is outside the 800m walk to the station therefore adequate parking should be provided. 11 proposed spaces is not enough to meet HDC standards**
- **With the correct parking with the other 2 floors it will require 18 car parking spaces and 5 visitor spaces**
- **Parking on Albert Street will not easy and walking to the nearest public parking is unrealistic**

17/02009/PRIOR

Victoria House 18-22 Albert Street

Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to a dwelling house (Class C3) - Change of use of ground floor from offices to 4 flats (4 x 2 bedroom)  
comments required by 7th September

**OBJECTION**

**Parking is inadequate:**

- **The building is outside the 800m walk to the station therefore adequate parking should be provided. 11 proposed spaces is not enough to meet HDC standards**
- **With the correct parking with the other 2 floors it will require 18 car parking spaces and 5 visitor spaces**
- **Parking on Albert Street will not easy and walking to the nearest public parking is unrealistic**

17/02010/PRIOR

Victoria House 18-22 Albert Street

Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to a dwelling house (Class C3) - Change of use of 1st floor from offices to 5 flats (5 x 1 bedroom)  
comments required by 7th September

**OBJECTION**

**Parking is inadequate:**

- **The building is outside the 800m walk to the station therefore adequate parking should be provided. 11 proposed spaces is not enough to meet HDC standards**

- **With the correct parking with the other 2 floors it will require 18 car parking spaces and 5 visitor spaces**
- **Parking on Albert Street will not easy and walking to the nearest public parking is unrealistic**

**Applications:**

17/02006/FUL

Seco House, 32 Reading Road South

Proposed second floor to provide one x 2 bedroom apartment with associated bin/ cycle storage and car parking

Comments required by 15<sup>th</sup> September

**OBJECTION**

- Overdevelopment of site
- Out of keeping with street scene – height and shape of roof
- Parking inadequate
- 184 per ha density is totally out of keeping with the character of Fleet
- No storage allocated for bins (only 7 cycle sheds indicated)
- Inadequate waste storage capacity.
- If cars are parked on neighbouring plot can the parking spaces be accessed? Looks too tight. The end spaces should also be larger to accommodate entering/exiting the vehicle on plot boundary. Dimensioned parking plan, together with turning circle should be submitted.. Access onto a narrow road adjacent to a bend should be in the forward direction only.

17/02017/HOU

5 Westbury Close

Proposed new dormer window to front elevation

Comments required by 15<sup>th</sup> September

**NO OBJECTION**

Dormer should be set lower than the main ridge, but as a minimum match the neighbour's dormer for good design.

17/01714/HOU

6 Argente Close

Two storey side and single storey rear extension

Comments required by 12<sup>th</sup> September

**NO OBJECTION**

But tree roots should be protected during construction

17/01899/HOU

14 Wickham Close

Part two storey, part single storey rear extension

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

**NO OBJECTION**

But concern over possible breach in 45 degree rule and loss of light to neighbour

17/01903/FUL  
Ferndale 18 The Lea  
Construction of two new three bedroom semi-detached dwellings  
Comments required by 18<sup>th</sup> September

**OBJECTION**

- No measures to protect tree roots on neighbouring properties
- Parking is inadequate
- Endorse highways officers comments
- 'playground' is just green space
- No bin storage
- Garden on left dwelling is too small – lack of amenity

17/01935/PRIOR  
Public Conveniences Church Road Car Park  
Prior notification application of proposed demolition of toilet block  
Comments required by 14<sup>th</sup> September

**WITHDRAWN**

17/02027/FUL  
18 Church Road  
Conversion of ground floor ancillary accommodation (APP  
16/03259/FUL) into four flats (no changes required to external elevations)  
Comments required by 21<sup>st</sup> September

**OBJECTION**

- Inadequate parking – there's not even 16 spaces for the flats residents let alone visitor parking, staff and customer parking for the shops fronting Fleet Road
- The parking provisions have not been increased since the last planning application even though they are adding four more flats!
- Bin store impractical and potentially inadequate.

Note this is a retrospective application as the developer has already initiated the changes without planning permission.

17/02077/HOU  
50 Aldershot Road  
Proposed ground floor rear extension and extension to front porch  
Comments required by 26<sup>th</sup> September

**NO OBJECTION**

17/02084/HOU  
Chelwood Stockton Avenue  
Demolition of conservatory and lean-to structure; erection of a single storey extension; create loftspace; removal of chimney to rear; replacement of tile hanging; installation of rooflight; create ensuite in first floor bedroom; and

	<p>window replacement Comments required by 28<sup>th</sup> September</p> <p>NO OBJECTION</p> <p>17/02110/HOU 54 Connaught Road Proposed ground floor rear extension Comments required by 29<sup>th</sup> September</p> <p>NO OBJECTION</p>
6	<p><b>Noted:</b></p> <p>The weekly lists were noted</p>
7	<p><b>To Note:</b></p> <p><b>Enforcement cases received:</b></p> <p>17/00203/COND2 <b>Address:</b> 4 Fieldway Fleet Hampshire GU51 4ER <b>Complainant:</b> PUBLIC <b>Complaint</b> Alleged breach of condition 3 of application 11/02189/HOU.</p> <p>17/00212/COU3 <b>Address:</b> 2 Aldershot Road Fleet Hampshire GU51 3NG <b>Complainant:</b> PUBLIC <b>Complaint</b> Possible unauthorised Change of use from A1 to D1</p> <p>17/00211/XPLAN3 <b>Complainant:</b> PARISH <b>Address:</b> 16-18 Kings Road Fleet Hampshire GU51 3AD <b>Complaint</b> Alleged development not in accordance with approved plans</p> <p>17/00222/XPLAN2 <b>Complainant:</b> PUBLIC <b>Address:</b> 24 Chestnut Grove Fleet Hampshire GU51 3LW <b>Complaint</b> Not in accordance with approved plans in relation to 16/01262/HOU</p> <p>17/00219/OPERT <b>Complainant:</b> CLLR <b>Address:</b> WE 333 Fleet Road Fleet Hampshire GU51 3BU <b>Complaint</b> Alleged erection of hoarding at exterior of shops</p> <p><b>Enforcement cases closed:</b></p> <p>17/00219/OPERT3 WE 333 Fleet Road <b>Complaint</b> Alleged erection of hoarding at exterior of shops <b>Conclusion</b> Not a breach of planning control</p> <p><b>Planning Appeals:</b></p> <p>16/03347/FUL Rushgrove And Little Mead, Reading Road North Detached Bungalow and accessway (resubmission)</p>

8	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b> 13th September
9	<b>Date of Next Meeting</b>  Monday 25 <sup>th</sup> September – 7pm in the RVS, Harlington

**The meeting closed at 7.50pm**

**Signed:**.....

**Date:** .....