

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 11th 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>Apologies</p> <p>Apologies were received from Cllrs Jasper & Hope?</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None were declared.</p>
3.	<p>Public Session</p> <p>No members of the public were present.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 27th July were accepted as correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>Applications due before meeting:</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 7th September</p> <p>OBJECTION</p> <p>Parking is inadequate:</p> <ul style="list-style-type: none"> • 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 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 15th 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 15th 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 12th 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 18th 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 18th 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 14th 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 21st 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 26th 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 28th September</p> <p>NO OBJECTION</p> <p>17/02110/HOU 54 Connaught Road Proposed ground floor rear extension Comments required by 29th September</p> <p>NO OBJECTION</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Enforcement cases received:</p> <p>17/00203/COND2 Address: 4 Fieldway Fleet Hampshire GU51 4ER Complainant: PUBLIC Complaint Alleged breach of condition 3 of application 11/02189/HOU.</p> <p>17/00212/COU3 Address: 2 Aldershot Road Fleet Hampshire GU51 3NG Complainant: PUBLIC Complaint Possible unauthorised Change of use from A1 to D1</p> <p>17/00211/XPLAN3 Complainant: PARISH Address: 16-18 Kings Road Fleet Hampshire GU51 3AD Complaint Alleged development not in accordance with approved plans</p> <p>17/00222/XPLAN2 Complainant: PUBLIC Address: 24 Chestnut Grove Fleet Hampshire GU51 3LW Complaint Not in accordance with approved plans in relation to 16/01262/HOU</p> <p>17/00219/OPERT Complainant: CLLR Address: WE 333 Fleet Road Fleet Hampshire GU51 3BU Complaint Alleged erection of hoarding at exterior of shops</p> <p>Enforcement cases closed:</p> <p>17/00219/OPERT3 WE 333 Fleet Road Complaint Alleged erection of hoarding at exterior of shops Conclusion Not a breach of planning control</p> <p>Planning Appeals:</p> <p>16/03347/FUL Rushgrove And Little Mead, Reading Road North Detached Bungalow and accessway (resubmission)</p>

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

The meeting closed at 7.50pm

Signed:.....

Date: