

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

23rd November 2015, 7:00pm
RVS Offices, The Harlington

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

Officers: Charlotte Benham – Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Councillor Robinson and Wright.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>There were no declarations of interest.</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 9th November were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>15/02596/HOU 15 South Grove First storey extension Comments required by 1st December</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Extension would have a negative impact on the street scene – by bulk/mass • We suggest that a hip roof on the extension would improve its appearance <p>15/02674/HOU 9 The Aloes Remove existing conservatory and replace with a single storey room Comments required by 3rd December</p> <p>NO OBJECTION</p>

15/02638/FUL

159 Albert Street

The erection of a three bedroom chalet bungalow and a three bedroom detached house following demolition of the existing dwelling

Comments required by 3rd December

OBJECTION

- Back garden development
- Concerns over safety – door of property opens straight onto footpath/road
- Concern that due to the slope, parking provisions shown are not practical

Previous comments still stand:

- Parking is inadequate
- Overdevelopment of site
- Plot 3's garage is too small to be classed as a garage under Hart's standards

15/02694/HOU

16 Johnson Way

Reinstate garage

Comments required by 4th December

NO OBJECTION subject to garage meeting Harts standards

15/02708/FUL

Land On The North Side Of, Hitches Lane

Construction of alternative grid connection route for approved Hungerford Solar Farm

Comments required by 7th December

NO OBJECTION**15/02551/HOU**

48 Dinorben Close

Erection of fencing and planting along boundary following removal of conifers

Comments required by 8th December

NO OBJECTION subject to

- Fence height being reduced to 1.8m
- Mature conifer tree being kept
- We suggest some form of greenery be added to fence

15/02690/HOU

21 Wickham Road

Single storey rear/side extension following demolition of existing out building and conservatory and detached garage

Comments required by 8th December

OBJECTION

- Possible breach of 45 degree rule
- Confirmation is needed that the number of bedrooms will not change
- A parking plan needs to be submitted – due to the loss of garage and concern that parking on slope is not practical. Plan should show sweep of cars to enter/exit property

15/02566/FUL

19 Oakley Drive

Replacement dwelling

Comments required by 8th December

OBJECTION

- Support neighbours comments regarding flood risk
- Proposed roof is 3 times the size and so will exacerbate flooding
- We regret that the trees were removed before planning permission and they would have helped reduce flooding
- A detailed flood risk assessment needs to be submitted

15/02739/HOU

20 Fitzroy Road

Erection of an extension to the existing garage with a first floor study/office area over the resultant footprint, including a new roof profile. Amendment to the enlarged garage approved under application 15/01490/HOU

Comments required by 9th December

NO OBJECTION subject to

- Extension not being used as a habitable area (bedroom)
- Trees being protected during construction

15/02709/HOU

54 Award Road

Single storey front extension

Comments required by 10th December

NO OBJECTION**15/02710/FUL**

235 Fleet Road

Application for the change of use from Class A1 (Shops) to Class A5 (Hot Food Takeaway) and external alterations including the installation of ventilation and extraction equipment

Comments required by 11th December

NO OBJECTION

- But concern over impact of noise/smell on residents in flat above
- Regret loss of non-food outlet in prime retail area

15/02692/FUL

27 Basingbourne Road

Proposed erection of detached residential dwelling with attached double garage following demolition of existing bungalow and garage

Comments required by 11th December

NO OBJECTION

- If proposed plans are to scale as shown on block plan
- Drive should be made from a permeable surface

Amended Plans**15/01723/HOU**

30 Forest Dean

Erection of a ground floor rear extension and first floor extension over garage

Comments required by 20th November (24th)

Amended plans:

	<p>Reduction in size of proposed first floor extension</p> <p>Previous comments 22/09/15</p> <p>OBJECTION</p> <ul style="list-style-type: none"> We support the Tree Officers comments ' at present no provisions have been shown to protect a TPO'd tree Concern about a possible breach of the 45 degree rule on No.28 Forest Dean Extension should be subservient to existing property - proposed extension is too dominating and roofline is higher than existing property (Gen1, Gen4) <p>OBJECTION</p> <ul style="list-style-type: none"> While extension design has been improved the tree issues have not been addressed <p>15/02406/HOU 28 Pondtail Gardens Erection of a side extension, to include a loft conversion and rear dormer extension Comments required by 24th November</p> <p>Amended plans:</p> <ul style="list-style-type: none"> Reinstatement of chimney Reduction in size of rear dormer Full gable end proposed <p>Previous comments 28/10/15</p> <p>OBJECTION</p> <ul style="list-style-type: none"> No parking layout ' a plan needs to be submitted that meets Hart's standards Roof is of poor design Plans are out of keeping within the Basingstoke Canal conservation area <p>OBJECTION Previous comments still stand</p> <ul style="list-style-type: none"> No parking layout - a plan needs to be submitted that meets Hart's standards Roof is of poor design Plans are out of keeping within the Basingstoke Canal conservation area
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Planning Appeals:</p> <p>15/01211/FUL 159 Albert Street Erection of a three bedroom chalet and a pair of semi-detached two bedroom houses following demolition of the existing house</p> <p>An appeal has been made to the Secretary of State against the decision of Hart District Council to Refuse Planning Permission. Any representations to be received by the 21st December.</p>

	<p>15/00252/FUL Rushgrove, Reading Road North Detached Bungalow and access way (resubmission) Appeal Dismissed</p> <p>Enforcement Cases received:</p> <p>No enforcement cases were received</p> <p>Enforcement Cases closed:</p> <p>15/00157/UNTIDY Murco Stop And Shop, 51-53 Kings Road Complaint: Untidy site Conclusion: Not a breach of planning control</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>9th December 2015 & 13th January 2016</p>
9	<p>Date of Next Meeting</p> <p>Monday 7th December 2015 – 7pm in the Harlington, RVS Offices</p>

The meeting closed at 8.45 pm

Signed:.....

Date: