

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

27th July 2015, 7:00pm
RVS Offices, The Harlington

Present: Cllr Pierce - Chairman
Cllr Schofield
Cllr Wright
Cllr Gray

Officers: Charlotte Benham – Acting Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Councillors Robinson, Hope, Holt and Gotel.</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>Two members of the public were present: Colin Gray and Phil Gower from FCCS.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the meeting held on Monday 13th July will be approved at the next meeting on the 10th August.</p>
5	<p>Current Applications to be Considered:</p> <p>15/01537/HOU 54 Oasthouse Drive Erection of two storey and single storey rear extension. Comments required by 30th July</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • On site parking in inadequate GEN1(vii)– • 3 vehicles in tandem is not acceptable. A parking plan needs to be submitted that meets Hart's standards. • The property is adjacent to a main road junction and on street parking will create a traffic hazard. <p>15/01613/HOU 7 Priory Close Single storey rear extension</p>

Comments required by 30th July

NO OBJECTION

15/01580/HOU

9 Warren Close

Erection of car port

Comments required by 30th July

OBJECTION

- Car port does not meet Hart's Standard Parking dimensions
- Proposed structure would have a negative impact on the street scene GEN1(i), GEN4
- We are concerned about the practicality of entering the structure

15/01620/FUL

144 Clarence Road

Demolition of existing building and erection of a new building to house 6no. 2 bedroom units

Comments required by 31st July

OBJECTION

- Parking is inadequate – Under Hart's Parking Standards 15 spaces should be provided GEN1((vii)
- Proposed plans and in particular parking arrangement would result in a loss of amenity to Hollydene GEN1(ii)
- Proposed plans would have a negative impact on the street scene GEN1(i)

15/01625/FUL

315 Fleet Road

Ground floor rear extension to commercial unit, first floor rear extension to residential unit

Comments required by 6th August

OBJECTION

- Parking inadequate for increased retail space and the increase in number of bedrooms GEN1 (vii)

15/01558/FUL

Central House , 2 Kings Road

Change of use including extensions and alterations of the existing office block (B1) to form 13No. residential apartments (C3) with associated parking and landscaping. Extensions and alterations will provide a fourth storey to the building with a three storey rear extension and a four storey stairwell addition to the main facade, with changes to fenestration, elevation treatments and internal alterations

Comments required by 7th August

OBJECTION

- We fully support the comments raised by the architects panel – poor design

GEN4

- Parking is inadequate – Under Harts Parking Standards 27 ¼ spaces should be provided GEN1 (vii)
- Proposed elevations would dominate street scene – GEN1(i) scale height and mass

15/01510/HOU

Halfacre , Fitzroy Road

Play equipment in garden

Comments required by 7th August

NO OBJECTION

However as a problem with flooding was mentioned, we would like confirmation that a permeable membrane has been used under the play equipment.

15/01045/HOU

7 Dunmow Hill

Demolition of existing rear single storey extension and removal of chimney breast, new single storey front veranda, single/two storey side/rear extensions with inverted roof terrace, raised patio area to rear, replacement double glazed timber frame windows (with Georgian fanlights) and new windows/doors on west elevation

Comments required by 7th August

NO OBJECTION

Subject to putting a screen on the side of the terrace to restrict ability to overlook neighbour

15/01627/HOU

150 Tavistock Road

Proposed porch to the front elevation

Comments required by 8th August

NO OBJECTION

Applications due before meeting:

15/01107/FUL

1 Carthona Drive

New four bedroom detached dwelling in the front curtilage of 1 Carthona Drive including detached garage and shared access with 1 Carthona Drive. Fenestration changes to 1 Carthona Drive

Comments required by 22nd July

Amended Plans:

- Alter parking layout
- Change ground floor plans to existing property 1 Carthona Drive to reflect its current layout

Fleet Town Council's Previous Comments 15/06/15

OBJECTION

- Parking is inadequate, three cars in series does not comply with HDC Parking Standards; fails policy GEN1 (vii)
- Proposed new development is not in keeping with the character of the estate; in breach of policy GEN1 (i)
- FTC contest that proposals should have been submitted as two applications ' one for modifications to existing house and another for proposed new development

15/01106/FUL

2 Carthona Drive

New four bedroom detached dwelling in the front curtilage of 2 Carthona Drive including detached garage and new driveway entrance. Extension and alteration of 2 Carthona Drive- Two storey and single storey extension, alteration to the elevation materials, alteration to driveway (changes to approved 14/01058/HMC)

Comments required by 22nd July

Amended Plans:

- Move new dwelling back on the site by 1 metre.
- Alter parking layout for new dwelling including move garage forwards by 1.3 metres
- Alter driveway to existing dwelling 2 Carthona Drive- extend 1 metre backwards
- Remove box kitchen window from extension to existing dwelling 2 Carthona Drive

Fleet Town Council's Previous Comments 15/06/15

OBJECTION

- Parking is inadequate; relocating the detached garage to the new development leaves insufficient space to accommodate 3.5 cars in the forecourt of the modified building, contrary to policy GEN1 (vii)
- Proposed development is not be in keeping with the area contrary to policy GEN19i)
- FTC contest that the Plans should have been submitted as two applications one for modifications to existing planning permission and another for proposed new development

6

Noted

The weekly lists were noted.

7

To Note:

Enforcement Cases received

15/00230/COU

Fairways, Birch Avenue

Complainant: Public

Complaint: The property was originally a single dwelling(h ouse) but it appears that it has been subdivided into a smaller house ands eparate flat that is now being rented to new tenants

	<p>Status: PCO</p> <p>15/00232/OPERA 4 Harrow Road Complainant: Public Complaint: A shed/summerhouse has been built on their drive in front of one door of their double garage Status: PCO</p> <p>15/00212/HOME 5 Chinnock Close Complainant: Public Complaint: Car Sales from domestic property Status: PCO</p> <p>Enforcement Cases closed</p> <p>No enforcement cases were closed</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>12th August & 9th September 2015</p>
9	<p>Date of Next Meeting</p> <p>Monday 10th August 2015 – 7pm in the Harlington, RVS Offices</p>

The meeting closed at 7.50 pm

Signed:.....

Date: