

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE
Monday 5th December
7:00pm – RVS Offices, The Harlington

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

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies were received from Cllrs Hope & Wright.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>Cllr Schofield declared an interest in 16/03041/HOU 33 Guildford Road.</p>
3.	<p>Public Session</p> <p>One member of the public was present – Phil Gower from FCCS.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the Development and Control meeting held on Monday 21st November 2016 were accepted as correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>16/03041/HOU 33 Guildford Road Comments required by 12th December Amended plans: 1 Reduction in height of proposed garage (refer to the revised elevations) 2 Amended positioning of proposed garage to set it back further from the highway (refer to the revised block plan)</p> <p>Previous comments stand – garage is still too tall and too dominating</p> <p>16/02759/FUL Campbell Place Reading Road North Conversion of existing office, staff room and staff ancillary accommodation into 1 no. 1 bed flat, resulting in no external alterations</p>

comments required by 15th December

NO OBJECTION

16/02915/FUL

59 Elvetham Road

Application to vary the layout and appearance of one of the new detached houses approved under planning permission 15/02236/FUL. The design to be varied is the plot noted as "Homewood" on the approved drawings.

Comments required by 20th December

OBJECTION

- On the plans 'existing foliage is not shown for clarity' because there is no foliage, it has all been removed
- There is no bathroom for the 5th bedroom on the top floor, all the others are en-suite
- Overdevelopment – being located in a conservation area the houses are too close together

16/03060/HOU

7 Bramshot Drive

Erection of single storey side extension following demolition of existing conservatory

Comments required by 15th December

NO OBJECTION

But a parking plan for 3 cars needs to be submitted that meets Harts standards

16/03078/HOU

14 Parsons Close

Single storey to the front of existing house.

Comments required by 16th December

OBJECTION

- Extension is too dominating
- Porch takes up parking space therefore a parking plan needs to be submitted

16/03080/HOU

10 Galloway Close

Single storey rear and front extensions and garage conversion following demolition of conservatory

Comments required by 16th December

OBJECTION

- Parking is inadequate – under harts standards car spaces need to be 4.8m in length therefore two cars will not fit on the front of the property

16/03097/HOU

36 Minley Road

Single storey flat roof rear extension with lantern

Comments required by 15th December

OBJECTION

- The extra bedroom means a parking plan that meets Harts standards should be submitted

16/03118/HOU

14 Blackthorns

Single storey side extension

Comments required by 16th December

OBJECTION

- How will access be gained for construction?
- On the front elevation the design would be improved if the door on the extension was changed to a window

16/03127/FUL

160 Fleet Road

Erection of a ground floor rear extension to existing retail unit at No.160 Fleet Road, following demolition of existing storage/garage buildings.

Comments required by 22nd December

NO OBJECTION

But materials should match that of the existing building

16/03129/OUT

Pale Lane Farm Pale Lane

Outline application for the development of up to 700 residential dwellings, site for primary school and local centre, together with associated vehicular, pedestrian and cycle access, drainage, landscape works and provision of general open space. Full details for the provision of Suitable Alternative Natural Greenspace and means of access.

Comments required by 22nd December

Refer to next meeting on 19th Dec to allow more detailed comments to be formed

16/03151/HOU

12 Forest End

Single storey rear extension.

Comments required by 21st December

OBJECTION

- Is there a misprint on the plans? On the existing plans the bedrooms are labelled 1 + 2 but on the proposed plans the bedrooms are labelled 2 + 3....
- Possible breach in 45 degree rule
- Parking plan needs to be submitted

	<p>16/03180/HOU 18 Fern Drive Proposed single storey side and rear extensions, together with pitched roof to front porch Comments required by 23rd December</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Parking is inadequate and parking on the road is not feasible due to being on a curve • If the side extension was moved to the back of the property there would be more room for parking <p>16/03182/HOU 22 Minley Road Single Storey Rear Orangery & Ground Floor Utility Room and First Floor Rear Extension to bedroom Comments required by 26th December</p> <p>NO OBJECTION However parking on Minley road is not suitable</p> <p>Applications due before meeting:</p> <p>16/02773/ADV Harvester Replacement signage in keeping with Mitchell's & Butlers branding. Comments required by 30th November Amendments: To reduce the height and repositioning of Sign D</p> <p>Agree with highway officers comments</p>
6	<p>Noted:</p> <p>The weekly lists were noted</p>
7	<p>To Note:</p> <p>Appeals:</p> <p>16/01536/FUL Cherrywood Cottage And Kandy House Two detached dwellings and access way</p> <p>Enforcement cases received:</p> <p>16/00411/OPERT 2C Guildford Road Complaint Erection of outbuilding to the front of the property Complainant: PUBLIC</p> <p>16/00407/OPERT 37 Elvetham Road</p>

	Complainant: PUBLIC Complaint Erection of fence on the boundary with Stockton Avenue Enforcement cases closed: No cases were closed
8	Noted: Hart Planning Meeting Dates 14th December
9	Date of Next Meeting Monday 19 th December – 7pm in the Harlington, room TBC

The meeting closed at 8.50pm

Signed:.....

Date: