

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

26th January 2015, 7:00pm
RVS Offices, The Harlington

Present: Cllr Schofield
Cllr Robinson
Cllr Holt
Cllr Pierce

Officers: Janet Stanton – Town Clerk
Charlotte Benham – Acting Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Councillors Gotel, Hope, Gray and Wright.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>No declarations of interest were expressed.</p>
3.	<p>Public Session</p> <p>Seven members of the public were present – Phil Gower, Colin Gray and five residents from Carthona Drive, two of whom spoke on the planning applications for 1 & 2 Carthona Drive.</p> <p>Mr Mark Elrick of 4 Carthona Drive and Mr Gareth Davies of 13 Carthona Drive both strongly objected to the proposed plans on the following grounds:</p> <ul style="list-style-type: none"> • Fail Gen 1 – the design is not in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density. • There is believed to be a covenant on the area • Safety concerns as the area is very congested during nearby schools drop off/pick up times. This would be made worse by workmans' vehicles and vehicles delivering materials during construction – they expressed concern there could be an accident after a number of near misses. • Concern over limited view accessing Reading Road South • Concern that the new houses would block the light of the existing houses – existing houses have not submitted plans for a change in layout to accommodate proposed plans • Concern that new proposal breached previous planning permission for No.2 Carthona Drive which permitted only one access point to the new garage which has now been allocated to the new development.
4	<p>Approval of the Minutes</p> <p>The minutes of the meeting held on Monday 12th January 2015 were accepted as a correct record of the meeting.</p>

Current Applications to be Considered

14/03063/FUL

1 Carthona Drive

New four bedroom detached dwelling in the front curtilage of No. 1 Carthona Drive including detached garage and new driveway entrance.

Comments required by 4th February

OBJECTION

1. Inadequate on site parking.
2. Under the Urban Characterisation and Density Study; Carthona Drive falls within Church Crookham Estate Neighbourhood Area, area H meaning future developments would need to be of a similar scale and materials to existing buildings
3. Fails Gen 1 & Gen 4 - the design is not in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density
4. The proposed development would result in the loss of amenity (both light & parking) for the existing property
5. Concern over traffic flow and the nearby schools – Highways would need to address the situation
6. The plans may breach an existing covenant

14/03059/FUL

2 Carthona Drive

New four bedroom detached dwelling in the front curtilage of no. 2 Carthona Drive incorporating previously approved detached garage and new driveway entrance.

Comments required by 8th February

OBJECTION

1. Inadequate on-site parking
2. Under the Urban Characterisation and Density Study;, Carthona Drive falls within Church Crookham Estate Neighbourhood Area, area H meaning future developments would need to be of a similar scale and materials to existing buildings
3. Fails Gen 1 & Gen 4 - the design is not in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density
4. The proposed development would result in the loss of amenity (both light & parking) for the existing property
5. Concern over traffic flow and the nearby schools – Highways would need to address the situation
6. The plans may breach an existing covenant

14/03064/HMC

31 Fitzroy Road

Loft conversion with rear dormer

Comments required by 29th January

OBJECTION

The front elevation constitutes poor design so fails to comply with GEN4 - the design is not in keeping with the local character. Velux windows on the front elevation are not characteristic of the conservation area.

14/02962/HMC

82 Crookham Road, Church Crookham

Two storey side extension to provide additional living accommodation.

Comments required by 30th January

OBJECTION

- No parking plan was submitted
- Fails Gen 4 - detracts from the existing built design qualities contributing to the attraction and appearance of built up areas, their convenience or their sense of place and identity.
- Fails URB 12 - the design is not sympathetic in scale, design, massing, and height both in itself and in relation to adjoining buildings.
- Fails URB 16 - the proposed development is not sympathetic in scale and character to the existing and surrounding properties.

15/00035/FUL

At Woodlands Estate , Primrose Walk

Construction of Office and Outside WC.

Comments required by 4th February

NO OBJECTION

14/03032/FUL

181 - 183 , Fleet Road

Erection of two storey front extension to commercial units at 181, 181A & 183

Comments required by 5th February

NO OBJECTION

But concern over plans showing rear of property in accordance with earlier planning application - Fleet Town Council's previous comments still stand as of 29 Oct 2014

OBJECTION

- Fleet Town Council supports comments raised by Leaders
- Serious loss of amenity to other tenants
- No space for delivery vehicles
- Loss of two parking spaces
- Contrived design

14/03004/HMC

39 Crookham Road

Two storey rear extension. Convert garage to habitable accommodation

Comments required by 5th February

NO OBJECTION

Subject to

1. A suitable parking plan that allows access and exit from the property in a forward direction and meets the requirements of 3.25 spaces.
2. A condition that the property remains a single residence

14/03042/FUL

182-84 Fleet Road

Change of use to cafe

Comments required by 6th February

OBJECTION

Due to

1. Loss of retail ; Concern it may be in a primary retail area
2. The toilet opens directly onto an eating area which is unacceptable

14/03090/HMC

32 Avondale Road

Ground floor extension, garage and porch following demolition of existing garage

Comments required by 8th February

NO OBJECTION

Subject to a suitable parking plan as under parking standard paragraph 6.25 the garage is too small to qualify as a garage

14/02951/HMC

30 Aldershot Road

Erection of a first floor side extension, a two storey rear extension and two storey side extension

Comments required by 8th February

OBJECTION

1. Fails GEN 1 - the design is not in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density
2. Loss of light to neighbouring property No.28 due to the increase in area of the facing blank wall.

15/00093/HMC

128 Tavistock Road

Erection of two storey side extension and detached garage following demolition of existing single storey area

Comments required by 11th February

NO OBJECTION

Subject to a suitable parking plan and increase the garage size to meet Hart's standards

15/00118/FUL

179 And 179A , Fleet Road

External alterations to include the provision of a door to serve an internal stairwell leading to the first floor flat and the blocking up of windows on the first floor.

Comments required by 11th February

NO OBJECTION

15/00047/FUL

277 Fleet Road

Proposed three storey rear extension following removal of the existing single storey outshot combined with internal alterations and altered shop front entrance to form additional retail and commercial space to the current three storey, semi-detached premises

Comments required by 11th February

OBJECTION

1. The proposed flat roof is not in keeping with the Victorian/Edwardian design of the building and can be seen from Upper Street
2. The shop front should reflect the age and style of the building as it does at present

15/00020/AMCON

87 Elvetham Road

Consultation letter

Application Reference Number: 10/01979/FUL Date of Decision: 14/12/2010 Condition Number(s): Condition 3 Conditions(s) Removal: Water harvesting is not required to archive code of sustainable home; is not currently implemented as condition by the council and current nearby developments do not include for it. The enclosed letter from specialist consultant support further this view.

Any observations FTC wishes to make to be submitted by 1st February

In principle Fleet Town Council supports the Policy, but deems it unfair to impose conditions on some properties but not on others. Reluctantly accept removal of the condition.

Amended Plans

14/02759/HMC

Arisaig, Reading Road North

First floor extension over existing garage to provide dressing room

Comments required by 3rd February

Amended Plans: Heritage statement

	<p>Fleet Town Council's previous comments stand as of 10th Dec 2014</p> <p>NO OBJECTION Subject to the trees being protected during construction.</p>
6	<p>Noted</p> <p>The weekly lists were noted</p>
7	<p>Noted</p> <p>Planning Appeals</p> <p>No planning appeals were received</p>
8	<p>Noted</p> <p>Enforcement Cases received</p> <p>No enforcement cases were received</p> <p>Enforcement Cases closed</p> <p>No enforcement cases were closed</p>
9	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>11th February & 12th March 2015</p>
10	<p>Date of Next Meeting</p> <p>9th February – 7pm in the Harlington, RVS Offices</p>

The meeting closed at 8.30pm

Signed:.....

Date: