



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 25th March 2019 –RVS, The Harlington

Present: Cllr Pierce
Cllr Holt
Cllr Robinson
Cllr Jasper
Cllr Schofield

Also present: Cllr Woods

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Cllrs Hope and Wildsmith
2	Declarations of interest to any item on the agenda None declared
3.	Public Session None present
4	Approval of the Minutes The minutes of the development and control meeting on the 11 th March were accepted as a correct record of the meeting.
5	Planning applications 19/00377/HOU Whinrood Victoria Hill Road Fleet GU51 4LG Two storey link extension, first floor/roof extensions to garage and conversion into habitable accommodation, dual pitch carport to front, alterations to fenestration and changes to boundary fences Comments required by 28 March NO OBJECTION <ul style="list-style-type: none">• Subject to condition that property remains as a single dwelling• Plot located in the conservation area - the wire fence should be placed behind the greenery to camouflage it

[19/00456/AMCON](#)

1 Dinorben Avenue Fleet Hampshire GU52 7SG

Variation to conditions 2 and 3 attached to Planning Permission 18/02596/HOU dated 17/01/2019. To vary condition 2 by replacing Dinorben Avenue approved block plan with Dinorben Avenue proposed revised block plan which proposes that the replacement outbuilding be located in a revised position. To vary condition 3 by removing the requirement for an Arboricultural method statement, given that the proposed revised building position is away from the trees and outside the root protection areas.

Comments required by 2 April

NO OBJECTION

Subject to trees being protected during construction – Hart’s tree officer should look at the application

[19/00378/HOU](#)

13 Streamside Fleet Hampshire GU51 3LX

Demolition of existing rear extension and erection of a single storey rear extension

Comments required by 3 April

OBJECTION

- Support neighbours’ concerns regarding drainage and flooding
- Due to increase in roof area and property being located near to a stream and in the flood plain area, the drainage needs looking at. Hart’s flooding officer should look at the application

[19/00311/PRIOR](#)

Zenith House 3 Rye Close Fleet Hampshire GU51 2UY

Notification for Prior Approval for the change of use of offices (Class B1a) to Dwelling/house (Class C3) to form 7 flats

Comments required by 27 March

OBJECTION

- Not clear that this is for an additional 7 flats
- Should be submitted as a separate planning application, not permitted development
- Previous comments stand regarding any excess parking being changed to greenery/amenity space
- 4 storeys and windows in roof are out of keeping
- S106 provision needs to be made
- No affordable housing provision
- No stair/fire escape plan – where is the fire escape for the 4th floor?
- Don’t need more flats

[19/00469/FUL](#)

115 Albert Street Fleet Hampshire GU51 3RN

Single storey side and rear extensions

Comments required by 3 April

NO OBJECTION

[19/00401/FUL](#)

Millets 158 Fleet Road Fleet Hampshire GU51 4BE

Erection of a first and second floor extension with dormer windows to the front and rear to form two 1 bedroom flats

Comments required by 3 April

OBJECTION

- Roof design looks good/in keeping but no parking plan – parking plan that meets Hart’s standards need to be submitted
- Also SANG & SAM provision needs to be made

[19/00458/AMCON](#)

Falkners Close Fleet Hampshire GU51 2XF

Variation of Condition 2 attached to Planning Permission 13/00683/COU dated 23/04/2013 to extend the opening hours from 07:00-19:00 to 07:00-23:00

Comments required by 4 April

OBJECTION

- 11pm seems late for a coffee shop, is it changing to something else? – Noise could be detrimental to flats above – operating hours should be restricted to that of other shops on the parade

[19/00440/HOU](#)

109 Connaught Road Fleet Hampshire GU51 3QX

Proposed single storey ground floor rear conservatory/extension to enhance kitchen and living area

Comments required by 4 April

OBJECTION

Possible breach in 45 degree rule and loss of light to neighbour

[19/00238/FUL](#)

83 Elvetham Road Fleet Hampshire GU51 4HL

Erection of a detached dwelling with associated surface parking and car barn and relocation of existing garage on land adjacent to 83 Elvetham Road

Comments required by 4 April

OBJECTION

Breaches following:

- GEN1 – should be “in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density”
- GEN 4 - proposals do not “sustain or improve the urban design qualities of town...which derives from their layout and form, scale, character or appearance, special features, or the arrangement, scale and design...”
- URB 12(i) - proposal is not “sympathetic in scale, design, massing, height, layout, siting and density in itself and in relation to adjoining building...”
- URB 18 – breaches plot densities in North Fleet Conservation Area
- CON 13 - proposals do not “meet the objectives of conserving or enhancing the

character or appearance of conservation area”

[19/00471/FUL](#)

18 Regent Street Fleet Hampshire GU51 3NR

Erection of a two storey 4 bed dwelling following demolition of existing bungalow and creation of a dropped kerb onto the public highway

Comments required by 4 April

OBJECTION

- Parking plan looks impractical
- Overdevelopment of site
- Out of character in Basingstoke Canal Conservation area
- Loss of a bungalow

[19/00449/HOU](#)

38 Shetland Way Fleet Hampshire GU51 2UD

Single storey extension and rooflights to attic space.

Comments required by 5 April

OBJECTION

- Drawings are not clear
- Breach in 45 degree rule with neighbouring property no.34

[19/00480/OUT](#)

68 Albany Road Fleet Hampshire GU51 3PT

Outline application for the redevelopment of the existing site to incorporate new access road from Albany Road and provision of 10 dwellings as well as the retention of no.68 Albany Road with access and siting for consideration (landscaping, scale and appearance as reserved matters)

Comments required by 5 April

OBJECTION

Previous objections still stand i.e.

- Loss of trees
- Overdevelopment of site
- Drainage needs looking at – increase in hard surfaces on site could cause drainage problems
- SANG & SAM contribution needs to be made
- A recreation donation should be made to the neighbouring Oakley Park

[19/00523/PRIOR](#)

Guidion House Rye Close Fleet Hampshire GU51 2UY

Notification of Prior Approval for the Change of Use from office (class B1(a)) to residential (class C3) to provide 90 flats with associated car and cycle parking and refuse storage

Comments required by ???

OBJECTION

- Don't need more flats
- Near to motorway so residents will be subject to the pollution

	<ul style="list-style-type: none"> • Loss of yet more office space <p>19/00503/HOU 20 Forest Dean Fleet Hampshire GU51 2UQ Erection of a first floor front, single storey side and part single storey part two storey rear Comments required by 11 April</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Tree survey needed and measures to protect trees during construction • concerns about parking and access during construction • overdevelopment – property area being increased from roughly 1500 to 2500 sq feet
	<p>Noted:</p> <p>Weekly List</p>
7	<p>Noted:</p> <p>Planning Enforcement notices</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>10th April</p>
9	<p>Date of Next Meeting</p> <p>Monday 8th April 2019 at 7pm, RVS in The Harlington</p>

The meeting closed at 8.45pm

Signed:.....

Date: