



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Monday 9<sup>th</sup> July 2018 7pm –RVS, The Harlington

**Present:** Cllr Schofield  
Cllr Holt  
Cllr Robinson  
Cllr Jasper  
Cllr Wildsmith  
Cllr Hope

**Officers:** Charlotte Benham – Projects and Committee Officer

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|----|---|
| 1  | <b>Apologies</b><br><br>Apologies received from Cllr Pierce   |
| 2  | <b>Declarations of interest to any item on the agenda</b><br><br>None   |
| 3. | <b>Public Session</b><br><br>One member of public present: Colin Gray - FCCS  |
| 4  | <b>Approval of the Minutes</b><br><br>The minutes of the meeting held on the 25 <sup>th</sup> June were accepted as a correct record of the meeting.  |
| 5  | Current Applications to be Considered:<br><br>18/01291/HOU<br>26 Saddleback Way Fleet GU51 2US<br>Change of polycarbonate conservatory roof to an insulated tiled guardian warm roof<br>Comments required by 16 July<br><br>NO OBJECTION<br><br>18/01361/HOU<br>12 Dukes Mead Fleet GU51 4HA<br>Proposed ground floor rear extension with garage conversion<br>Comments required by 18 July |

**OBJECTION**

- Under Hart's standards, a standard parking space is 4.8m long, **the front plot** dimension on the plan shows 9.156m(2 spaces should be 9.6m) so parking is therefore inadequate. A fully dimensioned plan that meets Hart's standards needs to be submitted
- Support HDC tree officer's comments

18/01401/FUL

141-145 Clarence Road Fleet GU51 3RR

Demolition of the existing former red cross building and garage and erection of a new building comprising 8 x 2 bedroom flats with associated parking, cycles and bins

Comments required by 25 July

**OBJECTION**

Previous comments stand:

- Parking is inadequate under Hart's standards - 20 spaces needed (inc visitors)
- Parking arrangement immediately adjacent to the pavement in front of the principal property is out of keeping with street scene
- Concern about safety – cars parked in close proximity perpendicular to the pavement will have a restricted view of public on the pavement. Reversing vehicles will pose a significant hazard.
  
- Bin storage is impractical – large bins will need to be brought to kerbside. Reference to being a management responsibility, but no management, so who will do it? No space identified for glass waste.
- No ridge height given for roof so unsure if it's in keeping with surrounding properties
- No recreation space and some distance to the nearest public park/open space.
- Flats only just meet minimum size under Hart 's proposed standards.
- Parking study promotes on street parking in adjacent roads (Upper Street) but Hart's parking guidance, suggests as a "rule of thumb" that parking spaces should be within 15 metres of the entrance to the property. On street parking is already deemed to be an issue with local residents.
- Double height cycle racks are difficult to operate.

18/01350/HOU

23 Wood Lane Fleet Hampshire GU51 3DX

Proposed treehouse

Comments required by 25 July

**NO OBJECTION**

18/01422/HOU

16 Alton Road Fleet Hampshire GU51 3HL

Erection of a single storey rear extension with integral garage and loft conversion.

Comments required by 25 July

**OBJECTION**

- Parking inadequate – 3 in a row not accepted under Hart's standards,

- plan that meets standards needs to be submitted
- Garage too small to be classed as garage under Hart's standards
- Obscure/high level window needed in bedroom due to overlooking neighbour
- Extension dominating, three storey façade in close proximity to neighbour's boundary and loss of amenity to neighbour through reduced levels of light.

18/00894/HOU

32 Avondale Road Fleet Hampshire GU51 3BS

Proposed two storey front extension and alterations to fenestration.

Comments required by 26 July

**NO OBJECTION**

As long as screening is retained/maintained to reduce visibility of property to Avondale Road.

18/01448/HOU

45 Albany Road Fleet GU51 3PU

First floor and single storey rear extensions and new detached single garage to the front following part demolition of existing rear extension.

Comments required by 27 July

**OBJECTION**

- Breach of URB 16 – is not sympathetic in scale and character to the existing dwelling and surrounding properties, harms street scene, materially detracts from the amenities of adjoining dwellings by virtue of its siting massing, loss of privacy
- Loss of a bungalow – against upcoming Fleet Neighbourhood Plan Policy 11
- Parking on side of plot looks too tight especially being next to a fence, need properly dimensioned car plan
- GEN 1.1 - not in keeping with the local character by virtue scale, design, massing, height, prominence, materials, layout, landscaping, siting and density
- GEN 4 – does not sustain or improve the urban design qualities of town, from layout and form, scale, character or appearance, special features, or the arrangement, scale and design of buildings and spaces.

18/01432/HOU

23 Pondtail Road Fleet Hampshire GU51 3JJ

Single storey rear extension

Comments required by 27 July

**NO OBJECTION**

18/01455/HOU

39 Aldershot Road Fleet Hampshire GU51 3NW

Single storey rear extension following demolition of existing

Comments required by 27 July

**NO OBJECTION**

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|    | <p>18/01467/HOU<br/> 10 Hanover Drive Fleet Hampshire GU51 2TA<br/> Two storey rear extension<br/> Comments required by 30<sup>th</sup> July</p> <p>NO OBJECTION</p> <p>18/01444/HOU<br/> Dray House Broomrigg Road Fleet Hampshire GU51 4LR<br/> Single storey front, side and rear extensions following demolition of existing extensions, removal of front porch, alterations to fenestration, creation of dormer window, three rooflights and loft conversion. Extension of existing driveway and new timber fence<br/> Comments required by 30th July</p> <p>OBJECTION</p> <ul style="list-style-type: none"> <li>• URB 16.1 - not sympathetic in scale and character to the existing dwelling</li> <li>• Out of keeping especially in conversation area</li> </ul> |
| 8  | <p><b>To Note:</b></p> <p><b>Appeals:</b></p> <p>17/02967/HOU<br/> 22 Rochester Grove<br/> Ground and first floor side extension, first floor rear extension<br/> Appeal Dismissed</p> <p>17/00775/FUL<br/> Cherrywood Cottage Reading Road North<br/> Erection of a detached dwellinghouse and extension to driveway<br/> Appeal Dismissed</p> <p><b>Enforcement cases received:</b></p> <p>None received</p> <p><b>Enforcement cases closed:</b></p> <p>18/00007/OPERT3<br/> Address 42 Wellington Avenue Fleet Hampshire GU51 3BF<br/> Complaint Alleged erection of unauthorised Tree House<br/> Conclusion Breach Ceased</p>  |
| 9  | <p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b><br/> 13<sup>th</sup> June 2018</p>  |
| 10 | <p><b>Date of Next Meeting</b></p> <p><b>23<sup>rd</sup> July 2018 – 7pm in the RVS, Harlington</b></p>  |

**The meeting closed at**

**Signed:**.....

**Date:** .....