



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 27th August 2019 – RVS, The Harlington

Present: Cllr Pierce
Cllr Wildsmith
Cllr Holt
Cllr Robinson
Cllr Schofield
Cllr Hope
Cllr Carpenter

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Cllr Jasper
2	Declarations of interest to any item on the agenda None declared
3.	Public Session Two members of FCCS present
4	Approval of the Minutes The minutes of the development and control meeting on the 12 th August were accepted as a correct record of the meeting.
5	Planning applications 19/01514/HOU 40 Forest Dean Fleet Hampshire GU51 2UQ Erection of a two storey rear extension Comments required by 26 August NO OBJECTION 19/01567/HOU Firethorn Sunnyside Fleet GU51 4LF Erection of fence to front boundary Comments required by 26 August NO OBJECTION in principle but support Conservation & Highways Officer's comments

[19/01612/HOU](#)

5 The Bourne Fleet GU52 6TL

Demolition of existing rear extension, erection of single storey rear extension and alterations to fenestration. Replace existing dormer with first floor side extension
Comments required by 27 August

NO OBJECTION subject to the extension being in keeping with existing house – currently brick. Exclude timber cladding

[19/01379/HOU](#)

66 Westover Road Fleet GU51 3DF

Erection of part two storey and part single storey front extension. Demolition of existing detached garage and erection of single storey rear extension and extend lean to on the side

Comments required by 28 August

NO OBJECTION but with the following concerns:

- 2 garages at front of property is unusual and out of character with the immediate area.
- The storage of vehicles should be for personal use only
- Tree at front of property should be retained and protected during construction work.

[19/01650/FUL](#)

285 Fleet Road Fleet Hampshire GU51 3BT

Change of use from A1 Retail to A3 Coffee Shop

Comments required by 28 August

NO OBJECTION - subject to the Condition that adequate ventilation is provided, if food is being cooked on the premises so flats above are not affected.

[19/01651/HOU](#)

9 Westover Road Fleet GU51 3DG

Erection of a single storey rear extension and insertion of ground floor window to side (north-east) elevation

Comments required by 28 August

NO OBJECTION subject to a check whether the 45 degree rule is breached or not

[19/01610/LDC](#)

22 Beech Ride Fleet Hampshire GU52 7XQ

Application for a Lawful Development Certificate for Existing single storey side and rear extensions, alterations to roof and creation of dormer windows to allow the conversion of the loft space to habitable accommodation.

Comments required by 29 August

OBJECTION

- Question whether all works can be done in combination under permitted development rights.
- Previous Planning Application on the same proposal was refused.

[19/01606/HOU](#)

36 Wellington Avenue Fleet Hampshire GU51 3BF

Proposed two-storey rear extension, single-storey rear extension, loft conversion and alterations

Comments required by 30 August

NO OBJECTION subject to the following Conditions:

- Materials should be changed from cedar cladding to brick/tile to be more in keeping with host building-URB16 Extensions
- On-site parking is adequate - GEN1
- Protection of trees during construction

[19/01687/HOU](#)

19 Westbury Close Fleet Hampshire GU51 3HR

Demolition of existing conservatory and erection of a single storey side and rear extensions. Garage conversion and alterations to fenestration

Comments required by 4 September

NO OBJECTION

[19/01644/HOU](#)

1 Byron Close Fleet Hampshire GU51 3XD

Demolition of existing conservatory, erection of single storey side extension and alterations to fenestration

Comments required by 4 September

NO OBJECTION

[19/01698/HOU](#)

8 Pondtail Close Fleet Hampshire GU51 3J

Proposed conversion of existing loft space to create habitable accommodation, the erection of flat roof dormer to rear and insertion of 2 no. rooflights to front

Comments required by 6 September

NO OBJECTION subject to

- Dimensioned parking plan being submitted that meets Hart's standards

[19/01599/ADV](#)

The Oatsheaf 2 Crookham Road Fleet GU51 5DR

1 x non illuminated fascia sign, 1 externally illuminated post sign and 2 x externally illuminated fascia signs

Comments required by 9 September

NO OBJECTION

[19/01503/HOU](#)

46 Springwoods, Fleet, Hampshire, GU52 7SX

Loft conversion with hip to gable, front dormer, front rooflights and replacement of front window with door and window and side door with window

Amended plans

1 Change to description to include the erection of a front dormer

2 Reduction in depth of rear dormer.

Comments required by 27 August

OBJECTION

Previous comments still stand

' Large window should be frosted glass as neighbour concerned about overlooking

' Breaches GEN 1 (i) ' not "in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density"'

' Breaches GEN 4 - development proposals do not "sustain or improve the urban design qualities of town"

[19/01794/HOU](#)

11 Queens Road Fleet Hampshire GU52 7LA

Proposed ground floor rear extension, loft conversion with raised ridge and fenestration alterations

Comments required by 12 September

OBJECTION

- Dressing room window should be frosted to prevent overlooking
- Juliet balcony unnecessary and would create issue of overlooking neighbour
- Poor design
- Bungalow basically being converted into a house (contrary to Fleet Neighbourhood Plan Policy 11)

[19/01701/HOU](#)

4 Russetts Drive Fleet GU51 3XE

Erection of a single storey front extension to replace existing covered porch and alterations to front door, blocking up of ground floor side door, single storey side and rear extensions and conversion of garage to habitable accommodation

Comments required by 12 September

NO OBJECTION

Subject to a dimensioned parking plan being submitted to show they can access/egress (paragraph 6.1 Parking Interim Guidance 2008) the vehicles - parking plan looks tight.

[19/00750/HOU](#)

17 Tamworth Drive Fleet Hampshire GU51 2UW

Erection of a single storey rear extension

Comments required by 12 September

NO OBJECTION

Subject to Condition that construction parking be controlled during construction so neighbours do not suffer access issues

[19/01788/ADV](#)

156 Fleet Road Fleet GU51 4BE

Display of one internally illuminated fascia sign and one internally illuminated projecting sign

Comments required by 12 September

OBJECT

See response to 19/01787/FUL Proposed location is prime retail area. – It should be classed A3 rather than A1 and therefore loss of retail unit in Primary Shopping area.

[19/01782/FUL](#)

25 The Hart Centre Fleet Road Fleet GU51 3LA

Change of use from retail to a Clip and Climb facility with a small cafe serving refreshments for Clip and Climb customers

Comments required by 13 September

NO OBJECTION in principle great idea for space to finally be used – Query what finishes will be applied to the public facing frontages? Need details of external finishes.

[19/01730/FUL](#)

The Cottage Branksomewood Road Fleet GU51 4JU

Erection of a detached 5 bedroom house following demolition of existing bungalow

Comments required by 13 September

OBJECTION

- In North Fleet Conservation Area - Breaches "North Fleet Conservation Area Character Appraisal and Management Proposals" Section 7 Issues:
 - 7.1 *New Development – the most important issues to be addressed*
 - *The preservation of existing dwellings, particularly those built before the 1940s and their protection from demolition and redevelopment.*
 - 7.2 *Maintaining the existing buildings and their plots*
 - *The need to prevent unsympathetic changes to the existing houses, such as oversize extensions or changes to the elevations and details.*
- The proposal goes against 7.1 as it is proposing demolition of a 1930s dwelling and the proposed replacement represents a massive increase in size and a complete change to elevations and details.
- The proposed development is a very modern style architecture that does not reflect any of the styles identified in the Conservation Area appraisal. This is not an attractive design it is muddled and cannot be described as preserving or enhancing the character of the conservation area
- Protect trees during construction –may require piled foundations as within the root zone of established trees
- Loss of a bungalow – against policy 11 of upcoming Fleet Neighbourhood Plan

[19/01797/HOU](#)

34 Award Road Church Crookham Fleet GU52 6HG

Erection of a single storey rear extension, alterations to fenestration and rooflight to the rear

Comments required by 13 September

NO OBJECTION however

- Flue isn't high enough
- Why render the brickwork? Brick is more in keeping with the host building URB16

[19/01787/FUL](#)

156 Fleet Road Fleet GU51 4BE

Change of use from a vacant retail shop to a mixed class coffee shop (A1/A3 use)

Comments required by 16 September

OBJECTION

A Costa coffee shop already exists within the town centre so many of the attributes of a branded coffee chain have already been achieved. Equally a main brand competitor also exists on the high street, so again many of the stated benefits may not be achieved.

Proposed location is in the primary retail area and claim that business is part A1 is only a minor element of the business which should more correctly be classed as A3.

	<p>19/01810/AMCON 35 Dinorben Close Fleet Hampshire GU52 7SL Variation of Condition 2 attached to Planning Permission 19/00295/AMCON dated 03/04/2019 to allow window and door position alterations, new side door to garage, revised dormer configuration, extension of basement and increased eaves height to garden room Comments required by 16 September</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Dormer out of keeping with host building and poor design • Now third variation to original Condition – Design creep which invalidates the original consent.
6	<p>Noted: Weekly List</p>
7	<p>Noted: Planning Enforcement notices</p>
8	<p>Noted: Hart Planning Meeting Dates 11th September</p>
9	<p>Date of Next Meeting 9th September 2019 at 7pm, RVS in The Harlington</p>

The meeting closed at 8.15 pm

Signed:.....

Date: