



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Tuesday 23<sup>rd</sup> April 2019 –RVS, The Harlington

**Present:** Cllr Pierce  
 Cllr Holt  
 Cllr Robinson  
 Cllr Hope  
 Cllr Schofield

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

1	<p><b>Apologies</b></p> <p>Cllrs Wildsmith and Jasper</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>None declared</p>
3.	<p><b>Public Session</b></p> <p>One member of FCCS and two members of the public regarding 19/00503/HOU –</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the development and control meeting on the 8<sup>th</sup> April were accepted as a correct record of the meeting.</p>
5	<p><b>Planning applications</b></p> <p><a href="#">19/00503/HOU</a>        20 Forest Dean, Fleet, Hampshire, GU51 2UQ,        Erection of a first floor front, single storey side and part single storey part two        Amended Plans:        1 Reduction in size of fist floor extension and change to design        Comments required by 25 April</p> <p>Two members of the public live further down Forest Dean and while they have no problem with the extension they are concerned about contractors parking and blocking the road causing problems for residents and emergency vehicles. Problems with access currently exist.</p> <p>Previous FTC comments:        OBJECTION        ' Tree survey needed and measures to protect trees during construction        ' concerns about parking and access during construction</p>

' overdevelopment ' property area being increased from roughly 1500 to 2500 sq feet

Previous comments stand – should Hart be minded to approve the application FTC seek the addition of a condition that contractor's vehicles should be contained on the site and not park on the road, causing a nuisance.

[19/00542/FUL](#)

12 Reading Road South Fleet Hampshire GU52 7QL  
Erection of building forming 4 x 1 bed flats and commercial unit following demolition of existing retail unit  
Comments required by 3 May

Application removed

[19/00601/HOU](#)

Thorn Bank Branksomewood Road Fleet GU51 4JY  
Alterations to previously approved, partially implemented scheme to incorporate a dormer with window in a two storey side extension, the replacement of a flat roof dormer with a pitched roof dormer, and the installation of a rear dormer with Juliet Balcony  
Comments required by 3 May

NO OBJECTION in principle

The Victorian regeneration is supported, however the Juliet balcony is not in keeping with the architectural style of the property.

[19/00679/HOU](#)

13 Grantley Drive Fleet Hampshire GU52 7SA  
Erection of a first floor side extension, demolition of a rear conservatory and erection of a single storey rear lean-to extension  
Comments required by 3 May

NO OBJECTION

- Subject to tree & root zone being protected during construction
- Also possible issue of overlooking No14, less than 20m to neighbouring property.

[19/00609/HOU](#)

16 Farnham Road Fleet Hampshire GU51 3HT  
Erection of a single storey rear extension and alterations to fenestration  
Comments required by 3 May

NO OBJECTION

But concern about breach in 45 degree rule

[18/02397/HOU](#)

Rushgrove , Reading Road North, Fleet, GU51 4AJ  
Erection of car port with lean to

#### Amended Plans

1 Description amended to more accurately reflect what is being proposed.  
Comments required by 26 April

Previous FTC Comments:

NO OBJECTION in principle

However

' Garage does not appear to meet Hart's standard of 6x6m internal dimensions for a double garage - Applicant has now stated the garage is for single car use with the remaining area used for storage.

' Challenge if application is valid or not ' says proposed 'replacement' of garage in statement document but application says erection of garage which is different. Situation clarified with resubmission

' Support tree officer's comments – this concern remains.

#### [19/00780/PRIOR](#)

Dudley House 5 Kings Road Fleet Hampshire GU51 3DJ

Notification of Prior Approval for the Change of Use of ground and first floors of the building from office (class B1(a)) to residential (class C3) to provide 6 one bedroom flats

Comments required by 29 April

#### OBJECTION

- Appalling proposal - the flats are very small/below minimum standards and the kitchen is in the same space as the bedroom with no lounge or sitting space, no storage space etc.
- Fleet does not need more 1 bed flats
- Cycle storage and bin store not identified
- Parking bays should be marked as shared access.

Permitted Development Rules should not be used as a means of providing sub-standard housing.

#### [19/00654/OUT](#)

Police Station 13 Crookham Road Fleet Hampshire GU51 5QQ

Outline planning application for up to 30 apartments for older people (sixty years of age and/or partner over fifty-five years of age), guest apartment, communal facilities and access

Comments required by 9 May

#### OBJECTION

- 3 storeys close to road not in keeping with local character - other 3 storey developments are set back from the road so are more in keeping
- Parking - no visitor provision has been made. Use of average parking requirements at other developments does not take into account all local circumstances. Inadequate parking.
- No affordable apartments – how is Hart supposed to meet it's 40% target if developers keep managing to avoid providing any affordable housing. Only headline financial numbers are provided.
- Buggy/scooter store should be moved next to entrance – elderly might not be able to walk far to access their mobility aids

- Oatsheaf cross road is not always safe to cross; no pedestrian phase on the traffic lights - is this the best location for this type of apartment block?
- Under the Draft Local Plan Policies H1 and H2 the developer should demonstrate the need for more older persons apartments – Fleet (including Church Crookham already has vacant apartments of this nature.
- Query the validity of the Transport Statement – what schedules bus services exist outside the No7 and 10 services?

[19/00640/FUL](#)

Fleet And District Hospital Church Road Fleet GU51 4LZ

Demolition of existing conservatory to the rear and erection of a single storey rear extension, loss of 5 car parking spaces and creation of 19 car parking spaces, 10 cycle parking spaces, 3 motor cycle parking spaces and 1 new ambulance bay

Comments required by 9 May

NO OBJECTION but

- Tree protection measures required during construction
- Question the installation of external lighting in the conservation area
- A lot of meeting rooms/offices compared to consultation/treatment rooms
- Extra parking added for additional services but the parking is already inadequate so the extra parking may not make much difference.

[19/00707/HOU](#)

14 Avondale Road Fleet Hampshire GU51 3LE

Erection of a shed

Comments required by 9 May

NO OBJECTION

But question the extent of the application boundary – the neighbouring property no.12, appears to show no access to the road?

[19/00807/FUL](#)

Cody Park Ively Road Farnborough Hampshire

Erection of a transformer and a switchroom

Comments required by 13 May

NO OBJECTION

But question if the loss of parking needs replacing.

[19/00866/HOU](#)

18 Angora Way Fleet Hampshire GU51 2UA

Proposed rear conservatory following demolition of greenhouse

Comments required by 14 May

NO OBJECTION

[19/00824/ADV](#)

Bus Shelter 2706-0003 Outside 170 Fleet Road Fleet

Upgrade existing double sided 6sht advertising panels to double sided 6sht digital panels forming integral part of bus shelter. the digital panels would display a sequence of static advertising images that would change no more frequently than every 10 seconds, the change via smooth fade.

Comments required by 14 May

OBJECTION to the plans as detailed:

- New shelter needs an end panel like the current one – keeps wind/rain out
- New shelter needs seating like the current one – bus service is infrequent and some people will not be able to stand and wait

[19/00826/ADV](#)

Bus Shelter Adjacent 287 Fleet Road Fleet

Upgrade existing double sided 6sht advertising panels to double sided 6sht digital panels forming integral part of bus shelter. The digital panels would display a sequence of static advertising images that would change no more frequently than every 10 seconds, the change via smooth fade.

Comments required by 14 May

OBJECTION

- New shelter needs an end panel like the current one – keeps wind/rain out
- New shelter needs seating like the current one – bus service is infrequent, and some people will not be able to stand and wait

[19/00827/ADV](#)

Bus Shelter 242 Oatsheaf Parade Fleet Road Fleet

Upgrade existing double sided 6sht advertising panels to double sided 6sht digital panels forming integral part of bus shelter. The digital panels would display a sequence of static advertising images that would change no more frequently than every 10 seconds, the change via smooth fade.

Comments required by 14 May

OBJECTION:

- New shelter needs an end panel like the current one – keeps wind/rain out
- New shelter needs seating like the current one – bus service is infrequent, and some people will not be able to stand and wait

**Noted:**

Weekly List

7

**Noted:**

Planning Enforcement notices

8	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b>  22 <sup>nd</sup> May
9	<b>Date of Next Meeting</b>  <b>Monday 13<sup>th</sup> May 2019 at 7pm, RVS in The Harlington</b>

**The meeting closed at 8.15pm**

**Signed:.....**

**Date: .....**