



Notice is hereby given that there will be a meeting of the

**DEVELOPMENT CONTROL COMMITTEE**

27<sup>th</sup> October, 2014

Which begins at 7:00pm in The RVS (WRVS) Building at the rear of The Harlington.

All Committee Members are summoned to attend

**AGENDA**

1	<p><b>Apologies</b> Schedule 12 of the LGA 1972 requires a record to be kept of members present, and that this record forms part of the minutes of the meeting. A resolution must be passed on whether the reason(s) for a member's absence are acceptable.</p>
2	<p><b>Declarations of interest to any item on the agenda</b> Under the Local Authorities, The Localism Act 2011, (members must declare any interests and the nature of that interest, which they may have in any of the items under consideration at this meeting.</p> <p>Members are reminded that they must disclose both the existence and the nature of a personal interest that they have in any matter to be considered at this meeting. A personal interest will be considered a prejudicial interest if this is one in which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the members' judgement of the public interest.</p>
3	<p><b>Public Session</b> An opportunity will be given for members of the public to speak about a planning application for up to 3 minutes or at the discretion of the Chairman. It would help us to arrange the evening if those wishing to speak would contact the Deputy Town Clerk beforehand, but this is not compulsory.</p>
4	<p><b>Approval of the Minutes</b> To approve the minutes of the previous Development Control Committee meeting held on Monday 13<sup>th</sup> October and the Planning Committee also held on Monday 13<sup>th</sup> October.</p>
5	<p><b>Current Applications to be Considered</b></p> <p><b>14/02503/ADJ</b> Wokingham Borough Council Consultation PART 1 - OUTLINE PERMISSION FOR: Up to 2,000 new dwellings, district centre, neighbourhood centre, secondary school, up to three-form primary school. Associated provision of: car parking; public open, new roads, footpaths, cycle ways and bridleways. PART 2 - FULL PERMISSION FOR: Creation of two new areas of Suitable Alternative Natural Green spaces Comments required by 12<sup>th</sup> November.</p>

**14/02051/HMC**

7 Church Road, Fleet

Demolition of existing garage and erection of single and two storey extensions

Comments required by 6<sup>th</sup> November.

**14/02327/HMC**

1 Westbury Close, Fleet

Erection of a single storey side extension and loft conversion to include 2 dormer windows to the front, 1 dormer window to the rear and 1 velux window to the rear  
(Revised scheme to 12/01546/HOU)

Comments required by 6<sup>th</sup> November.

**14/02316/AMCON**

87 Elvetham Road, Fleet

Application to remove condition 3 of planning permission reference 10/01979/FUL for Erection of two detached dwellings following the demolition of the existing dwelling and garage

Comments required by 5<sup>th</sup> November.

**14/02359/HMC**

1 Binstead Copse, Fleet

Double storey side extension; single storey rear extension; 4 no. dormer windows to roof; raising of existing gable apex to allow for habitable room in loft

Comments required by 2<sup>nd</sup> November.

**14/02272/AMCON**

37 Greenways, Fleet

Variation of Condition 3 of Planning Permission 14/00957/HMC to allow additional obscure glazed fixed panel window with opening fanlight to flank elevation

Comments required by 2<sup>nd</sup> November.

**14/02034/HMC**

54 Courtmoor Avenue, Fleet

Erection of a two storey side extension following demolition of existing garage

Comments required by 31<sup>st</sup> October.

**14/02117/HMC**

60 Cove Road, Fleet

Erection of a single storey extension to the side and rear

Comments required by 31<sup>st</sup> October.

**14/02363/HMC**

1 Colbred Corner, Fleet

Erection of a two storey rear extension to enlarge bedroom and dining area and new front bay window

Comments required by 30<sup>th</sup> October.

**14/02342/LDCEX**

177A , Fleet Road, Fleet

Lawful development certificate for the use as a single dwelling house

Comments required by 30<sup>th</sup> October.

**14/02349/PNDW**

179A Fleet Road, Fleet

Application for assessment of requirement for prior approval under Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) of Proposed Change of use from office under Class B1(a) to dwelling under Class C3

Comments required by 30<sup>th</sup> October.

**14/02236/FUL**

181 A and B, Fleet Road, Fleet

Erection of single storey rear extension to commercial units 181 A and 181 B

Comments required by 30<sup>th</sup> October.

6

**Amended plans:**

**14/02101/MAJOR**

93 Fleet Road, Fleet

Conversion of existing office to form eight two-bedroom flats including addition of second floor and changes to the fenestration, and erection of new detached three storey building to the rear to form two one-bedroom flats.

Comments required by 1st November.

Amendments: Relocation of bin store

Previous FTC comments:

22/09/14

Previous comments stand...

11/08/14

There is a concern over the restricted space between the existing 8 car parking bay to the front of the building. Design standards require 6m between the parking bays.

FTC has a query over the necessity for SANGS contribution – is there a requirement?

	<p><b>14/02172/HMC</b>  11 Clarence Road, Fleet  Single storey extension  Comments required by 1<sup>st</sup> November.</p> <p>Amendments:   1    Additional windows in side elevation                      2    Reduction in height of extension.</p> <p>Previous FTC comments:</p> <p>07/10/14  The new extension is significantly higher than the structure being removed and will create a "chasm" in the recess between the two properties - could this have a negative impact on the neighbour?  It is not made clear what accommodation is being provided.</p> <p><b>EMWH/14/01387/MAJOR</b>  Land North Of Netherhouse Copse, Hitches Lane, Fleet  Outline application for up to 423 residential dwellings and a community facility. Associated vehicular, pedestrian and cycle access, drainage and landscape works including provision of public open space and sports pitches. Provision of country park / SANG as an extension to Edenbrook Country Park. Details of access to be agreed.  Comments required by 2<sup>nd</sup> November</p> <p>Amendment: Aspect Ecology Response  Previous FTC Comments:</p> <p>30/07/14  <b>Objection</b>  Wholly Unsustainable, lack of infrastructure to accommodate the huge increase of traffic, S106 should be allocated to FTC not Crookham Village. Loss of areas of natural beauty surrounding Fleet. FTC need to have sight of the District-wide road/traffic survey carried out by HCC some months back in order to take a view on the Consultant's Report provided with this Planning Application.</p>
7	<p><b>To Note:</b></p> <p>Review of weekly lists</p>
8	<p><b>To Note:</b></p> <p>The following amended plans were considered by Councillors via email and submitted to Hart District Council.</p> <p><b>14/02147/HMC</b>  30 Kenilworth Road, Fleet  FTC Comment:</p> <p>Generally no objection. No dimensions are given to the parking plan. Is it proposed to provide additional hard standing with the loss of a double garage? Details to be provided of proposals for permeable surface and treatment of the frontage of the property.  Loss of greenery to the boundary with No28 should be kept to the minimum.</p>

	<p><b>14/02160/HMC</b> 23 Clarence Road, Fleet, Hampshire, GU51 3RZ, FTC Comment:</p> <p>This is a substantial rear dormer, but it is to the rear and has no impact on the street scene. The main issue, which is appreciated, is the proposed use of French doors at the third floor level with a Juliet balcony. This could lead to additional overlooking and loss of privacy especially if it does overlook a conservatory. A solution would be to revert to a more conventional window, which would if nothing else reduce the perception of overlooking. This also raises an interesting issue of adding a bedroom to a property with no existing parking provision. It can only potentially add to on-street parking.</p> <p><b>14/01559/HMC</b> 12 Wickham Close, Church Crookham, Fleet, GU52 6NU, FTC Comment:</p> <p>The proposed front extension completely destroys the symmetry of a pair of semi-detached properties. The proposal would be more acceptable if the front door was retained on the front elevation of the property. This is a substantial rear extension to the south of the adjoining neighbour. Although the single storey extension has been positioned adjacent to the adjoining property there is concern that this would remove light from the rear of the adjacent property. It is not apparent if this is the addition of a new bedroom. The extension accommodates a large bedroom. If an additional bedroom the parking issue is not addressed.</p>
9	<p><b>Planning Appeals</b></p> <p><b>APP/N1730/D/14/2225610</b> Planning number: CHFR/14/01276/HMC 142 Connaught Road, Fleet Conversion of Chalet Bungalow to Two Storey House on Same Footprint. 20.10.2014 Fast Track Appeal</p> <p><b>14/00207/FUL</b> 2 Award Road, Church Crookham, Fleet New dwelling on vacant land at no.2 Award Road Appeal Dismissed</p>
10	<p><b>To Note:</b></p> <p><b>Enforcement Cases received</b> No enforcement cases were received</p> <p><b>Enforcement Cases closed</b> No enforcement cases were closed</p>

11	<p><b>To Note:</b>  <b>Hart Planning Meeting Dates</b></p> <p>12<sup>th</sup> November &amp; 10<sup>th</sup> December</p>
12	<p><b>Date of Next Meeting</b></p> <p>10<sup>th</sup> November – 7pm in the Harlington, RVS Offices</p>

**Signed:**.....  
**Town Clerk, Fleet Town Council**

**Date:** .....  
**Committee Members:** Gotel, Gray, Holt, Hope, Pierce, Robinson, Schofield, Wright