



Minutes of the Development Control Meeting

Monday 23 December 2013 at 7.00 p.m.
The Carnival Hall,

Present:

Cllr C Butler – Chairman
Cllr D Pierce
Cllr L Holt
Cllr B Schofield
Cllr G Woods

Apologies: Cllr Appleton, D Gotel, A Hope and Cllr Robinson

Officers: Janet Stanton Deputy Town Clerk

Also Present: Phil Gower

1	<p>Apologies for absence.</p> <p>Apologies for absence were received from Cllrs R Appleton, D Gotel, R Robinson and A Hope</p>						
2	<p>Declarations of Interest</p> <p>Declarations of interest were received from :</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">13/02644/HMC</td> <td style="width: 33%;">Cllr B Schofield</td> <td style="width: 33%;">Resident of Guildford Road</td> </tr> <tr> <td>13/02548/LDCEX</td> <td>Cllr C Butler</td> <td>Registered as a patient at the Richmond Surgery</td> </tr> </table>	13/02644/HMC	Cllr B Schofield	Resident of Guildford Road	13/02548/LDCEX	Cllr C Butler	Registered as a patient at the Richmond Surgery
13/02644/HMC	Cllr B Schofield	Resident of Guildford Road					
13/02548/LDCEX	Cllr C Butler	Registered as a patient at the Richmond Surgery					
3	<p>Public Session</p> <p>There were no members of public present.</p>						
4	<p>Approval of the Minutes</p> <p>The minutes of the meeting held on Monday 9 December, 2013 were approved as correct.</p>						
5	<p>Decided This Week</p> <p>13/02548/LDCEX Richmond Surgery, Richmond Close, Fleet Pharmacy is ancillary to existing surgery (Use Class D1) by 26th December 2013</p> <p>We note the application for lawful development and await the outcome with interest.</p> <p>However, there is concern about the pressure on the car parking within the existing surgery, in particular because of increased deliveries of product to the new pharmacy.</p>						

Street Trader - Fleet Railway Station

The current Fleet Railway Station street trader Mr Yaman has requested to extend his opening hours.

He currently operates from 20.00 to 23.00 and wishes to amend this to 18.00 - 23.00 due to the fact that the car park is now closed until spring 2014.

Fleet Town Council is unlikely to have an objection whilst the temporary car park is closed but is likely to have an objection once the new car park is open.

13/02513/MAJO

Edenbrook, Hitches Lane, Fleet

Outline application for the erection of 193 dwellings, including 50 extra care flats, leisure centre and sports pitches, extension to Hitches Lane Country Park, plus associated parking, access, highways, infrastructure and landscaping works by 28th December 2013

OBJECTION

- This is a wholly unsustainable development as Edenbrook1 has proved to be in social and economic isolation from Fleet.
 - Lack of local retail and community facilities, lack of local employment opportunities, lack of transport links to Fleet will lead to this development being as isolated from the local community as Edenbrook 1
 - Lack of internal integrated road links with Edenbrook 1 further isolates this development and the country park.
- Fleet Town Council objects to the further erosion of the country park area for housing.
- Having the access to the country park running between the Leisure Centre and Edenbrook Village will lead to congestion due to the large numbers of visitors to the country park from the wider Hart area (which is the purpose of the park).
- The entire area of the country park is not suitable as SANG space due to the other facilities provided eg allotments, bike tracks etc.
- Concern that the presence of a care home will reduce much needed affordable housing for local families.
- Concern that the parking for the country park is inadequate to meet the needs of the other developments that have and will be allocated the country park as their SANG space.
- No provision of accessible children's play areas.
- There has been no public consultation by the developer.
- The developer has not addressed the issues of water, drainage and contamination which have been previously raised by the environmental agency and Thames water.
- This development provides nothing to alleviate existing issues with congestion on roads, medical facilities, public transport links and education provision.
- FTC does not support the need for the bike track in its current location

FTC reserves the right to make additional comments on details that are provided with the full application.

FTC would welcome the opportunity to meet with the developer to discuss these and any other issues that may arise.

FTC is pleased with the provision of 6.9 hectares for sports and leisure.

13/02425/COU

36 Albany Road, Fleet

Part use of existing house as a day nursery, conversion of existing garage and erection of a new garage and study by 29th December 2013

OBJECTION

- Change of use
 - Loss of amenity to neighbour by having a commercial operation in a residential

- area
- Inadequate and unsafe parking for the size of the proposed facility.
- Unsafe access onto Albany Road
- The proposed extension too close to the front boundary
- The proposed garage is too narrow to meet current standards

13/02201/HOU

Kandy House , Reading Road North, Fleet

Construction of replacement garage building following demolition of existing garage by 5th January 2014

NO OBJECTION

13/02626/FUL

4 Dinorben Avenue, Fleet

Erection of detached dwelling and garage (amendment to approved 13/01660/FUL) by 5th January 2014

OBJECTION

Previous objections (as below) stand which in fact are exacerbated by the revised layout

- Subdivision of plot is inappropriate within the Basingstoke Canal Conservation area and out of keeping with the density of the estate.
- Concern over whether the parking would in practise be adequate and particularly whether there is sufficient room for a turning circle to enable a vehicle to exit in forward direction.

13/02578/FUL

Prince Arthur, 238 Fleet Road, Fleet

Proposed beer garden by 5th January 2014

OBJECTON

- Loss of parking
- Inadequate space for delivery vehicles to access the rear of the business safely and without causing an obstruction on the highway.

13/02646/HMC

16 Sycamore Crescent, Church Crookham, Fleet,

Erection of an Edwardian Conservatory to rear of house by 8th January 2014

NO OBJECTION

13/02644/HMC

2E Guildford Road, Fleet

Erection of a two storey side extension and new vehicular entrance and driveway to front by 8th January 2014

OBJECTION

- Negative impact on the street scene of Elms Road due to the large blank wall on the boundary.
- Extension is too close to the boundary
- New access is unsafe so close to Elm Road and existing accesses on Guildford Road
- Proposed parking layout for the new access would not allow two cars to enter or leave safely due to the lack of turning space.

	<p>13/02655/HMC 54 Wood Lane, Fleet Infill side and front extension by 9th January 2014</p> <p>NO OBJECTION Fleet Town Council commends the applicant on a good design</p>
6	<p>Noted</p> <p>The Weekly Lists were noted.</p>
7	<p>Town and Country Planning Act 1990 New Appeals</p> <p>There were no Planning Appeals</p>
8	<p>Noted</p> <p>Enforcement Cases Received 20 November 2013 and 03 December 2013</p> <p>13/00288/OPERA Fleet Central - 57 Aldershot Road Fleet Hampshire GU51 3NW wall exceeding 2.0m between properties</p> <p>13/00283/OPERA Fleet Courtmoor - 53 Dinorben Close Fleet Hampshire GU52 7SJ erection of high fence on boundary, directly facing highway, replacing or covering hedge</p> <p>13/00286/XPLAN Fleet Pondtail - 70 Kenilworth Road Fleet Hampshire GU51 3AZ Not in accordance with planning permission 13/00654/LDCP</p> <p>3/00281/ADVER Fleet West - Water Sky 1A Crookham Road Fleet Hampshire GU51 5DJ new banner advert has been put up which goes around the entire building</p> <p>Enforcement Cases closed 20 November 2013 and 03 December 2013</p> <p>13/00244/OPERAT Fleet Central - 149 Clarence Road Fleet Hampshire GU51 3RR Erection of steel framed carport without planning permission Conclusion - Not a breach of planning control</p> <p>13/00165/OPERAT Fleet Courtmoor - 11 Basingbourne Road Fleet Hampshire GU52 6TE Caravan being lived in at front of site & erection of outbuilding in rear garden Conclusion - Appeal Allowed</p> <p>13/00261/XPLANS Fleet North - 25 Chineham Close Fleet Hampshire GU51 1BE Building not in accordance with approved plans on 13/01629/LDCP Conclusion - Not a breach of planning control</p> <p>13/00240/OPERAT Fleet West - 27 Fern Drive Church Crookham Fleet Hampshire GU51 5NW</p>

	erection of sun house Conclusion - Not a breach of planning control
9	Noted Hart Planning Meeting Dates Wednesday 15 January 2014 and 12 February, 2014
10	Date of Next Meeting: The date of the next meeting is Monday 13 January, 2013 following the Planning Committee (if required) which starts at 7pm in the <i>Function Room</i> at the Harlington.

The Meeting closed at 8.50pm

Signed:.....

Date: