



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Monday 19<sup>th</sup> November 2018 7pm –RVS, The Harlington

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

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

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| 1  | <b>Apologies</b><br><br>Cllr Jasper.  |
| 2  | <b>Declarations of interest to any item on the agenda</b><br><br>None were declared.  |
| 3. | <b>Public Session</b><br><br>One member from FCCS was present.  |
| 4  | <b>Approval of the Minutes</b><br><br>The minutes of the development and control meeting on 5 <sup>th</sup> November were accepted as a correct record of the meeting.  |
| 5  | <b>Planning applications</b><br><br><b>Comments due before:</b><br><br><a href="#">18/01182/HOU</a><br>26 Courtmoor Avenue, Fleet, GU52 7UF<br>Creation of first floor to existing chalet bungalow, erection of a single storey rear extension and alterations to fenestration<br>Amended Plans:<br>1 Revision to single storey rear extension to increase width<br>Comments due by 15 Nov<br><br>Fleet Town Council<br><b>OBJECTION</b><br>' loss of a bungalow ' against upcoming Fleet Neighbourhood Plan (policy 11)<br>' out of keeping ' too tall |

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| <p>' dominates neighbouring properties<br/>' parking plan that meets HDC standards needed</p> <p>No comment – previous comments stand</p> <p><a href="#">18/01793/REM</a><br/>Land North Of Netherhouse Copse, Hitches Lane, Fleet<br/>Phase 1 reserved matters application for approval of appearance, landscaping, layout and scale of the community building, parking, NEAP and attenuation area pursuant to 16/01651/OUT 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.<br/>Amended Plans:<br/>1 Revised siting of building and parking area;<br/>2 Revised internal layout of building.<br/>Comments required by 13 Nov</p> <p>No comment – previous comments stand</p> <hr/> <p><a href="#">18/02329/FUL</a><br/>Hartland Park Bramshot Lane Fleet Hampshire<br/>Erection of an extension the Datum FRNI facility to accommodate a data centre (use class Sui Generis)<br/>Comments required by 29 Nov</p> <p>NO OBJECTION</p> <p><a href="#">18/02337/HOU</a><br/>21 Tavistock Road Fleet Hampshire GU51 4EH<br/>Refurbishment of existing house to include, new insulated cladding, new insulated render, new windows. Reconstruction of existing extension with new pitched roof to replace flat roof. New rear single storey extension. Internal modernisations. New rear boundary fence to enhance security, new enlarged front drive<br/>Comments required by 5 Dec</p> <p>OBJECTION</p> <ul style="list-style-type: none"> <li>• TPO tree needs protecting during construction</li> <li>• Tavistock estate has a strong character/style – as recommended in the Draft Fleet Neighbourhood Plan this should be protected by using materials that are in keeping with the local character. The proposed plans are not in keeping. For West Fleet Character Area, area B covers the Tavistock estate – “Building materials include yellow brick, tile hanging, with shallow pitched roofs covered with concrete tiles”</li> <li>• Fence to the rear is too high at 2.2m, should be a max of 1.8m tall</li> </ul> <p><a href="#">18/02467/HOU</a><br/>2 Loxwood Avenue Church Crookham Fleet GU51 5NS<br/>Single storey side extension to the eastern side and an open porch to the western side<br/>Comments required by 4 Dec</p> |
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NO OBJECTION

Subject to:

- A condition that no dig foundations are used to protect tree roots i.e. bored piles
- A plan showing cars can exit site in a forwards direction as the entrance/exit to the site is close to the junction with Crookham Road.

[18/01795/REM](#)

Land North Of Netherhouse Copse, Hitches Lane, Fleet,  
Reserved matters application seeking the approval of appearance, landscaping, layout and scale of 185 residential dwellings pursuant to 16/01651/OUT 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.

Amended Plans:

- 1 Reduction in number of units from 189 to 185
  - 2 Reduction in height of Block A3 by a single storey
  - 3 Additional visitor parking spaces have been accommodated in the north-east of the site
  - 4 Re-positioning of Block C1 further south
  - 5 Terraces 21, 22 and Plot 07A have been changed to private units
  - 6 Terraces 07 and 15 have been changed to shared ownership units
  - 7 Terrace 11 and Plot 23A have been changed to rented units
  - 8 Visitor parking spaces have been re-sited away from visibility splays to keep free of obstacles
  - 9 Bin collection points have been included where necessary
- Comments required by 22 Nov

OBJECTION

- Parking inadequate – on proposed plans cars are shown parked in front of garages
- Highest density and tallest housing being located on outer edge of development i.e. next to road is poor design. The site should start off at lower density to reduce impact on street scene and maintain the rural character.
- 4 storey blocks are out of keeping especially in a rural setting
- Trees have been removed so there's a loss of screening of the site
- Overall proposals do not reflect the rural character area, but are a modern housing estate of mixed housing types typical of any development irrespective of its primary surroundings,

[18/01700/HOU](#)

31 Elvetham Road Fleet Hampshire GU51 4QW  
Erection of ground and first floor front extensions and alterations to fenestration following demolition of existing conservatory  
Comments required by 6 Dec

NO OBJECTION

- Subject to tree roots being protected during construction

- Construction, cars/vans must not be parked along Elvetham Road and obstruct paths or the road.

[18/00733/PREAPP](#)

15A Albany Road Fleet Hampshire GU51 3NB

First floor extension above existing garage and rear extension

Comments required by 7 Dec

**OBJECTION**

- Breach in 45 degree rule – loss of light to neighbour
- Side window needs to be frosted glass
- Dropping roof ridge so extension is subservient to existing dwelling would improve design / reduce impact. Under URB 16 (i) extensions should be "sympathetic in scale and character to the existing dwelling and surrounding properties"

[18/02478/HOU](#)

7 The Laurels Fleet Hampshire GU51 3RB

Part two storey part first floor side extension and blocking up of ground floor front window following demolition of existing garage and utility room

Comments required by 7 Dec

**NO OBJECTION**

- Subject to some soft landscaping being retained
- Roof style should match at both ends

[18/02481/AMCON](#)

Hollydene Upper Street Fleet GU51 3PE

Application to vary condition 6 (approved plans) of planning permission 17/02554/FUL (dated 25/04/2018) to allow for the substitution of drawings for minor alterations, comprising changes to the floor plans of the building, elevational changes in respect of the design, location and size of window and door openings, associated internal alterations and changes to the design of the roof of the proposed building

Comments required by 7 Dec

**OBJECTION**

- Variations are unclear
- Roof garden – under GEN 1(iii) plans should not result in a "material loss of amenity to adjoining residential uses, through loss of privacy, overlooking..."
- Out of keeping with street scene - GEN1 (i) should be in keeping with "local character by virtue of scale, design, massing, height, prominence..."
- In combination with the development at 144 Clarence Road the immediate area is now dominated by out of character over bearing development.

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**Noted:**

Weekly List

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| 7 | <p><b>Noted:</b></p> <p>Planning Enforcement notices</p>  |
| 8 | <p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b><br/>12th December 2018</p>                 |
| 9 | <p><b>Date of Next Meeting</b></p> <p><b>3<sup>rd</sup> December – 7pm in the RVS, Harlington</b></p> |

**The meeting closed at 8.05pm**

**Signed:.....**

**Date: .....**