



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Monday 13<sup>th</sup> May 2019 – RVS, The Harlington

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

**Also present** – Cllr Woods

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

1	<b>Apologies</b>  None recieved
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  One member of FCCS.
4	<b>Approval of the Minutes</b>  The minutes of the development and control meeting on the 23 <sup>rd</sup> April were accepted as a correct record of the meeting.
5	<b>Elect a Chair/Vice Chair</b>  Cllr Pierce re-elected as Chair of the committee for 2019/20.  Cllr Hope re-elected as Vice Chair of the committee for 2019/20.
6	<b>Planning applications</b>  Comments due before meeting:  <a href="#">19/00908/PRIOR</a> Imac Systems Ltd Upper Street Fleet Hampshire GU51 3PE Notification of Prior Approval for the Change of Use from office (class B1(a)) to

residential (class C3) to provide 3 flats (one x 2 bed and two x 1 bed)  
Comments required by 9 May

**OBJECTION**

Parking inadequate - whilst Highways have said it's okay it does not meet Hart's requirements of 1 parking space for a one bed and 2 for a 2 bed, plus visitors. Parking is already an issue in this area of town.

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Current Applications to be Considered:

[19/00725/FUL](#)

60 Basingbourne Road Fleet Hampshire GU52 6TH

Erection of a two storey dwelling house following partial demolition of existing bungalow

Comments required by 15 May

**OBJECTION**

- Measures need to be taken to protect trees
- Breaches GEN1.1 – should be “in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density”
- Breaches GEN 4 – proposals should “sustain or improve the urban design qualities of towns, villages and other settlements which derive from their layout and form, scale, character or appearance, special features, or the arrangement, scale and design of buildings and spaces”
- Breaches URB 12.1 – proposals should be “sympathetic in scale, design, massing, height, layout, siting and density both in itself and in relation to adjoining buildings, spaces and views and makes optimum use of the site at densities commensurate with good innovative design in relation to site characteristics”

[19/00723/HOU](#)

Pit House Church Grove Fleet GU51 4LA

Erection of a first floor side extension, single storey

outbuilding following demolition of existing and extension to side garden wall

Comments required by 15 May

**OBJECTION**

- Out of keeping in conservation area. Extension visible on front elevation
- Shed/outbuilding should not be seen from road – trees should not be removed
- Question whether balcony will overlook neighbour? Loss of amenity

[19/00788/FUL](#)

81 Clarence Road Fleet GU51 3RS

Demolition of bungalow and erection of two 4 bedroom semi detached dwellings with access from the public highways

Comments required by 15 May

**OBJECTION**

- Garage plan needs dimensions adding
- Agree with HCC highways comments on parking - looks impractical and there's no dedicated road parking available

- Poor design in regards to drainage – SUD plan should be submitted due to significant increase in hard areas
- Poor design, frontage should be the same on both dwellings to avoid eave and guttering encroaching on neighbouring property.

In the event the application is approved then:

- SPA contribution should be made
- A s106 contribution should be made towards The Views

[19/00834/AMCON](#)

The Oakmede Minley Road Fleet GU51 2RB

Variation of Conditions 2 and 3 attached to Planning Permission 17/02492/FUL dated 27/06/2018 to allow alterations to external design, internal layout and external materials

Comments required by 16 May

Unclear what amendments have actually been made – they should be highlighted on the plans

[19/00699/LDC](#)

Stockton House School Stockton Avenue Fleet Hampshire GU51 4NS

Use as a residential dwelling class C3 with ancillary garden.

Comments required by 16 May

NO OBJECTION

[19/00860/HOU](#)

24 Knoll Road Fleet GU51 4PU

Erection of a single storey rear extension and first floor covered balcony

Comments required by 16 May

NO OBJECTION

[19/00855/HOU](#)

Lakeside House 16A Cove Road Fleet Hampshire GU51 2RN

Erection of electric timber gates with brick pillars either side of shared access drive serving 16A and 16B Cove Road

Comments required by 16 May

OBJECTION

- Out of keeping with local character – a 5 bar gate would be more acceptable/in keeping

[19/00669/FUL](#)

121 Clarence Road Fleet GU51 3RS

Erection of detached three bedroom house following demolition of the existing double garage

Comments required by 16 May

OBJECTION

- Buses quoted don't exist anymore

- Loss of privacy to house to rear of property
- Parking inadequate by at least 2 spaces. There's also no on street parking and property is situated next to dangerous cross roads
- Agree with highways comments
- S106 contribution needs to be made
- Breaches GEN1.1 – should be “in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density”
- Breaches URB 12.1 – proposals should be “sympathetic in scale, design, massing, height, layout, siting and density both in itself and in relation to adjoining buildings, spaces and views and makes optimum use of the site at densities commensurate with good innovative design in relation to site characteristics”

[19/00903/HOU](#)

34 Frere Avenue Fleet Hampshire GU51 5AP

Loft conversion with extension of rear elevation of roof, insertion of 2no pitched roof dormers to rear, insertion of 2no velux windows to front, erection of a single storey rear extension to existing garage, new pitched roof over existing garage, conversion of existing garage to habitable accommodation, erection of single storey side and rear extensions and alterations to fenestration

Comments required by 22 May

**OBJECTION**

- Query whether all of land shown on parking plan belongs to property or whether some is public land?
- Need dimensioned parking plan
- Overdevelopment of plot
- Breaches GEN1.1 – should be “in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density”

[19/00673/HOU](#)

47 Wood Lane Fleet GU51 3ED

Erection of a single storey rear extension following demolition of existing conservatory

Comments required by 28 May

Moved to next agenda as files were corrupted

[19/00927/FUL](#)

Elvetham Bridge House Reading Road North Fleet GU51 4HT

Construction of detached 5 bedroom dwelling and detached garage (following demolition of existing poolhouse)

Comments required by 28 May

**OBJECTION**

- Proposed development not subordinate to existing dwelling re pre-application advice.
- Previous comments still stand
- Out of keeping

- Does not preserve or enhance the conservation area

[19/00767/HOU](#)

26 Wickham Close Church Crookham Fleet GU52 6NU Erection of a rear single storey extension containing a bedroom and ensuite shower room. New window in dining room

Comments required by 29 May

NO OBJECTION to extension in principle however a dimensioned parking plan should be submitted

[19/00934/AMCON](#)

1 Dinorben Avenue Fleet Hampshire GU52 7SG

Variation of condition 2 attached to Planning Permission 18/02596/HOU dated 17/01/2019 by replacing Dinorben Avenue approved block plan with Dinorben Avenue proposed revised block plan which proposes that the replacement outbuilding be located in a revised position

Comments required by 29 May

NO OBJECTION – have adequately addressed concerns on tree root zone

[19/00924/FUL](#)

Mast, Brickyard Plantation, Pale Lane, Elvetham, Hook

Removal of existing telecommunications mast and associated apparatus and installation of new 30 metre mast including 6 no. antennas, 4 no. 600 millimetre dish antennas and associated apparatus, removal of 2 no. equipment cabinets at ground level and installation of 10 no. equipment cabinets and associated ancillary works.

Comments required by 29 May

Not in area but should be painted dark green to blend in with trees

[19/00985/HOU](#)

10 Saddleback Way Fleet GU51 2US

Demolition of existing conservatory and erection of a single storey rear and side extension. Block up ground floor side door

Comments required by 31 May

**OBJECTION**

- Side extension takes up parking space meaning parking layout is impractical unless a long drop kerb is added – have to drive across front of property to park and then over pavement to exit – illegal manoeuvre.
- No on road parking available as on a corner and parking already an issue in the area

[19/00755/HOU](#)

Thirl House 30 Aldershot Road Fleet GU51 3NN

Erection of part single storey part two storey part first floor front extensions. Erection of a first floor side extension. Erection of part single storey part two storey rear extensions following demolition of existing extensions and outbuildings. New chimney and alterations to fenestration.

	<p>Comments required by 31 May</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Not in keeping with current dwelling – completely changes the design</li> <li>• Should be classed as a re-build rather than an extension</li> <li>• Breaches GEN1.1 – should be “in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density”</li> <li>• Breaches URB16 extensions should be sympathetic in scale and character to the existing dwelling.</li> </ul>
7	<p><b>Noted:</b></p> <p>Weekly List</p>
8	<p><b>Noted:</b></p> <p>Planning Enforcement notices</p>
9	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>22<sup>nd</sup> May</p>
10	<p><b>Date of Next Meeting</b></p> <p><b>Tuesday 28<sup>th</sup> May 2019 at 7pm, RVS in The Harlington</b></p>

**The meeting closed at 8.25pm**

**Signed:**.....

**Date:** .....