



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 24th September 2018 7pm –RVS, The Harlington

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

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Apologies received from Cllr Hope
2	Declarations of interest to any item on the agenda None were declared.
3.	Public Session None present.
4	Approval of the Minutes The minutes of the development and control meeting on 10 th September were accepted as a correct record of the meeting.
5	Current Applications to be Considered: Due before meeting: 18/01422/HOU 16 Alton Road Fleet Hampshire GU51 3HL Erection of a single storey rear extension with integral garage and loft conversion. Comments required by 20 Sep Commented previously OBJECTION ' Parking inadequate ' 3 in a row not accepted under Hart's standards, plan that meets standards needs to be submitted

' Garage too small to be classed as garage under Hart's standards
' Obscure/high level window needed in bedroom due to overlooking neighbour
' Extension dominating, three storey façade in close proximity to neighbour's boundary and loss of amenity to neighbour through reduced levels of light.

18/02021/PRIOR

Bryslan House Upper Street Fleet Hampshire GU51 3PE

Notification for Prior Approval for the change of use of offices (Class B1a) to Dwellinghouse (Class C3), to form a single 2 bedroom apartment.

Comments required by 26 Sep

NO OBJECTION

Subject to the following conditions:

- Parking spaces belonging to the flats to be clearly indicated
- Support highways comment - Cycle racks need moving so that there is 6m between racks and parking bays - dimensioned parking plan needed to demonstrate all parking spaces are accessible.
- Conformation from Waste Officer that adequate space has been provided for domestic waste bins from flats
- Regret loss of more commercial space within Fleet Town Centre

18/01941/HOU

21 Saddleback Way Fleet GU51 2UR

Change in the roof pitch and rear window added for natural light into open loft space amendment to approved plans 17/01981/HOU | Single storey side extension and conversion of garage

Comments required by 01 Oct

NO OBJECTION

18/01875/HOU

33 Elvetham Road Fleet Hampshire GU51 4QW

Proposed garage conversion, front porch and detached garage.

Comments required by 03 Oct

OBJECTION

- Garage doesn't meet Hart's minimum size standards for a garage
- Property is in North Fleet Conservation Area and so should be in keeping with character, use of materials etc.
- Tree protection measures needed - garage foundations in close proximity to trees

18/02007/AMCON

35 Dinorben Close Fleet Hampshire GU52 7SL

Variation of Condition 8 attached to Planning Permission 18/00703/HOU dated 24/05/2018 to allow the removal of the chimney and the rebuilding of the flank wall.

Comments required by 03 Oct

NO OBJECTION

18/02006/HOU

<p>6 Cheswell Gardens Church Crookham Fleet GU51 5NJ Erection of a single storey rear extension and two storey side extension following demolition of existing conservatory. Render and clad whole house. Comments required by 03 Oct</p> <p>NO OBJECTION to extension. However question whether the 6ft high fence to the front of the property has planning permission? It creates a very dominant feature at the entrance to the culde-sac.</p> <p>18/02047/PRIOR 112 Fleet Road Fleet Hampshire GU51 4PA Notification for Prior Approval for a Change of use from Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui generis Uses) to Assembly and Leisure Uses (Class D2) for a proposed yoga studio. Comments required by 03 Oct</p> <p>NO OBJECTION However regret loss of more retail space</p> <p>18/01795/REM Land North Of Netherhouse Copse Hitches Lane Fleet Hampshire Reserved matters application seeking the approval of appearance, l and landscaping, layout and scale of 189 residential dwellings. Comments required by 04 Oct</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • High densities of 60+ units per hectare are considered inappropriate in a semi-rural setting. This is green edge of Fleet and no attempt to transition from urban to rural setting • Affordable housing is over provided in Phase 1 and concentrated in the high-density development area. There will be less provision in other phases of development. Is this strategically acceptable? • 4 storey high developments are out of keeping with the rural fringe setting. Housing heights should be restricted to 2¹/₂ stories to better reflect the location which was once defined as a local gap. • Better site layout needed to reduce the need for high density areas • Overall parking provision of 2 spaces per house is considered inadequate for the range of properties proposed. This is a relatively remote site not well served by public transport and not in close proximity to shops so will be a high dependence on cars. • The above situation will be exacerbated by unallocated parking which will create difficulties for residents • No facilities, shops etc.will increase traffic movements from the estate. <p>18/01884/FUL 11 Queens Road Fleet Hampshire GU52 7LA Demolition of existing three bedroom bungalow and erection of a five bedroom house Comments required by 04 Oct</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Loss of a bungalow – against supported Draft Fleet Neighbourhood Plan

- French doors to front of property out of keeping with local character
- Parking seems tight – dimensioned plan showing swept path needed

18/01784/FUL

Cherrywood Cottage Reading Road North Fleet Hampshire GU51 4HT

Detached bungalow and extension of driveway

Comments required by 04 Oct

OBJECTION

- Site impractical - accessibility for emergency vehicles
- Removal of 26 trees – in a conservation area
- Risk that TV room could become bedroom to improve marketability of property- parking requirement.
- Impracticality of the site demonstrated by need for extensive raised access road to protect tree root zones, directional drilling of services to avoid damage to tree roots and provision of septic tank to avoid laying sewer back to Reading Road North.
- Style of property total out of keeping with the NFCA character.
- Acid test is “does the development conserve or enhance the conservation area “ and the answer is NO.

18/02042/HOU

10 Hanover Drive Fleet GU51 2TA

Two storey rear extension and new frosted windows on first floor side

Comments required by 05 Oct

NO OBJECTION

However

- Question whether car parking is practical

18/02037/HOU

24 Oasthouse Drive Fleet Hampshire GU51 2UL

Double storey side extension.

Comments required by 05 Oct

NO OBJECTION

- Subject to a dimensioned parking plan that meets Hart’s standards
- Subject to Conditions regarding working hours and disruption to the immediate neighbours as identified by local residents.

18/02093/OHL

Street Record Velmead Road Footpaths Fleet Hampshire

Replace existing poles within the SSSI; Bourley and Long Valley SSSI

Comments required by 11 Oct

NO OBJECTION

8

To note:

Planning Appeal:

18/01401/FUL

141-145 Clarence Road

	<p>Demolition of the existing former red cross building and garage and erection of a new building comprising 8 x 2 bedroom flats with associated parking, cycles and bins APP/N1730/W/18/3209899</p> <p>Enforcement cases received:</p> <p>18/00221/COND3 Address: Fleet Honda 42 Reading Road South Complainant: PUBLIC Complaint Breach of condition 2 of planning application 17/01598/FUL</p> <p>Case No 18/00230/COU3 Address: 27 Durnsford Avenue Complainant: PUBLIC Complaint Alleged letting of converted garage as independent unit</p> <p>Case No 18/00225/OPERT Address: 17A Holland Gardens Received: 03/09/2018 Complainant: PUBLIC Complaint Alleged creation of parking space on communal land</p> <p>Case No 18/00226/COU3 Address: Herbies Pizza 339 Fleet Road Complainant: STAFF Complaint Alleged unauthorised change of use of ground floor from A3 to A5, first floor from store to residential and breach of opening hours conditions</p> <p>Case No 18/00227/XPLAN3 Address: 9 Elms Road Complainant: PUBLIC Complaint Alleged commencement of development prior to discharge of conditions</p> <p>Case No 18/00229/OPERT Address: Fleet Service Station M3 South Pale Lane Elvetham Complainant: PUBLIC Complaint Alleged breach of condition 13 (working hours) and alleged not in compliance with approved plans.</p> <p>Enforcement cases closed:</p> <p>None received</p>
9	<p>Noted:</p> <p>Hart Planning Meeting Dates 10th October 2018</p>
10	<p>Date of Next Meeting</p> <p>8th October – 7pm in the RVS, Harlington</p>

The meeting closed at 8.30pm

Signed:.....

Date: