



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 8th April 2019 –RVS, The Harlington

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

Also present: Cllr Woods

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Cllrs Wildsmith and Jasper
2	Declarations of interest to any item on the agenda None declared
3.	Public Session None present
4	Approval of the Minutes The minutes of the development and control meeting on the 25 th March were accepted as a correct record of the meeting.
5	Planning applications 19/00319/FUL Lorica House Fleet Mill Minley Road Fleet Hampshire GU51 2DR Erection of a two storey building containing 4 apartments with vehicle and cycle parking Comments required by 19 April Previous comments stand: OBJECTION ' There is no demonstrable need for yet more 1 & 2 bed flats! ' 7% of the housing mix is required in 1 bedroom flats across the District, equal to 27flats per annum. Conversion of office accommodation to residential flats in fleet alone has significantly exceeded this number ' Unnecessary development as the housing requirement in the Hart Local Plan (388 dwellings/annum) has already been met by developments that are in hand. ' The site should be used as amenity space for residents in other blocks of flats being

developed on the site instead.

[19/00379/PRIOR](#)

Help The Aged 240 Fleet Road Fleet Hampshire GU51 4BX
Notification for Prior Approval for the change of use from A1 (retail) to A3
(restaurants and cafes) on ground floor only
Comments required by 16 April

NO OBJECTION

But opening hours should be restricted to same as that of other
restaurants/cafes nearby

[19/00415/HOU](#)

3 Parsons Close Church Crookham Fleet Hampshire GU52 6HL
Single storey side and rear extensions, following demolition of existing car port,
conservatory and outbuilding.
Comments required by 17 April

NO OBJECTION

Subject to a parking plan that meets Hart's standards

[19/00474/HOU](#)

78 Kenilworth Road Fleet GU51 3AZ
Demolition of existing sun room and erection of a single storey rear extension,
alterations to fenestration and insertion of roof lights to side roof slopes
Comments required by 23 April

NO OBJECTION

But the flue from the stove should be higher than the neighbours windows?

[19/00562/FUL](#)

Dray House Broomrigg Road Fleet Hampshire GU51 4LR
Erection of a detached five bedroom dwelling, detached garage and associated
works
Comments required by 23 April

OBJECTION

- Having two houses facing each other, backing onto Reading Road North and sharing the same drive is out of keeping with local character
- Concern trees will be removed at a later stage to make garden more usable/manageable.
- Although separation of the two properties meets the minimum rule of thumb requirement for privacy it fails to meet the criteria of large houses in large plots that generally achieves far greater separation.
- Does not preserve or enhance the conservation area – breaches CON 13 "proposals for development which fail to meet the objectives of conserving or enhancing the character or appearance of a designated conservation area will not be permitted"

[19/00693/PRIOR](#)

8 Church Road Fleet Hampshire GU51 3RT

Notification of Prior Approval for the Change of Use from office (class B1(a)) to residential (class C3) to provide 1 one bedroom flat
Comments required by 18th April

OBJECTION

- Poor design/layout i.e. toilet opening into kitchen, lounge being combined with kitchen rather than dining room
- Would be better as a house and Fleet does not need more 1 bed flats
- No parking provision.

[19/00631/FUL](#)

All Saints Church Church Road Fleet GU51 4NB

Demolition of the existing extensions constructed against the north elevation of the Church, comprising Choir Vestry and entrance to boiler room built 1934, and Lady Chapel built 1958 and erection of a single storey Annexe, parallel with the north elevation of the Church, linked to the existing building via a glass roofed cloister, alterations to the west elevation (built 1934) to provide a new west entrance into the Church, hard and soft landscaping, including a new lay-by on the road boundary for wedding cars and hearses and reinstatement of a section of the north aisle roof with on rafter patent glazing

Comments required by 29 April

NO OBJECTION

Good mix of styles however

- Curved cover over door on main entrance does not fit in with the rest of design, needs reappraisal
- Are sprinklers being installed? If not suggest they are as it would be easier to install as part of the renovation works rather than later on

[19/00623/HOU](#)

Lakeside House 16A Cove Road Fleet Hampshire GU51 2RN

Erection of electric timber gates with brick pillars either side of access drive
Comments required by 29 April

Withdrawn

[19/00528/HOU](#)

Apple Tree House Reading Road North Fleet GU51 4AG

Demolition of existing detached garage, erection of a replacement detached garage, demolition of two existing sheds, erection of two replacement sheds, demolition of chimney, alterations to pitch of roof and alterations to fenestration

Comments required by 29 April

NO OBJECTION

However foundation extension in tree root zone needs looking at by Hart's tree officer

[19/00647/HOU](#)

3 Shelley Close Fleet Hampshire GU51 3XF

Demolition of existing carport, garage and conservatory and erection of a single

	<p>storey side extension. Replace rear ground floor window with bi-fold door and new window on ground floor rear Comments required by 29 April</p> <p>NO OBJECTION Subject to a dimensioned parking plan that meets Hart's standards</p> <p>19/00624/HOU 8 Darset Avenue Fleet GU51 3QE Erection of a single storey rear extension and alterations to fenestration Comments required by 29 April</p> <p>NO OBJECTION</p>
	<p>Noted: Weekly List</p>
7	<p>Noted: Planning Enforcement notices</p>
8	<p>Noted: Hart Planning Meeting Dates 10th April</p>
9	<p>Date of Next Meeting Tuesday 23rd April 2019 at 7pm, RVS in The Harlington</p>

The meeting closed at 8.05pm

Signed:.....

Date: