



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 11th March 2019 –RVS, The Harlington

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

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Cllr Hope
2	Declarations of interest to any item on the agenda None declared
3.	Public Session One Member of FCCS
4	Approval of the Minutes The minutes of the development and control meeting on the 25 th February were accepted as a correct record of the meeting.
5	Planning applications <u>19/00276/HOU</u> Wychwood Lodge Fitzroy Road Fleet GU51 4JH Demolition of existing shed and erection of a detached barn style garage and car port comments required by 14 March NO OBJECTION Subject to condition to protect trees/tree root zone both in the construction phase and long term. <u>19/00297/FUL</u> Court Moor School Springwoods Fleet Hampshire GU52 7RY Erection of a single storey rear extension Comments required by 15 March

NO OBJECTION

19/00314/FUL

Land Between Rose Cottages And Dumfries Cottages St
Erection of building containing 2 semi-detached dwelling with associated amenity, car parking, bin and cycle storage
James Road Fleet Hampshire
Comments required by 14 March

OBJECTION

- Overdevelopment of area
- St James road is a narrow one way street – cars would have to reverse out of property and construction vehicles would cause access problems for others
- Concern regarding drainage/SUDS system and whether it's adequate – refer to HDC drainage officer to look at

19/00226/HOU

41 Willowbourne Fleet Hampshire GU51 5AB
Proposed two storey rear extension incorporating a through floor lift to facilitate disabled access
Comments required by 20 March

NO OBJECTION

19/00306/FUL

125-147 Fleet Road Fleet GU51 3PD
Alterations to facades of buildings with replacement and amendment of windows and doors together with site works comprising boundary treatment, provision of refuse and cycle stores and alterations to car parking layout
Comments required by 20 March

No floor plans provided - can't comment without knowing the number of flats and therefore whether the parking is adequate

19/00307/HOU

5 Ryeland Close Fleet Hampshire GU51 2TZ
Two storey side extension with single storey rear extension following demolition of existing garage.
Comments required by 22 March

No objection to design of extension but OBJECTION on grounds of parking. Loss of garage means only two parking spaces are available which is inadequate and as it's a cul-de-sac there's no on street parking either

19/00359/HOU

29 Kenilworth Road Fleet GU51 3AX
Demolition of existing side extensions and erection of two storey side extension. Alterations to fenestration and skylights to existing ground floor rear extension
Comments required by 25 March

NO OBJECTION to design but subject to a proper dimensioned parking plan

that meets Hart's standards

19/00319/FUL

Lorica House Fleet Mill Minley Road Fleet Hampshire GU51 2RD
Erection of a two storey building containing 4 apartments with vehicle and cycle parking
Comments required by 25 March

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 27 flats 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.

19/00357/HOU

92 Reading Road South Fleet GU52 7UA
Dropped kerb
Comments required by 26 March

NO OBJECTION but does not look to be a retrospective application from the pictures provided with the application.

19/00352/FUL

A50 Cody Park Ively Road Farnborough Hampshire GU14 0LH
The demolition of Buildings A50 and A57 and the erection of a new data centre, plant, highways works, vehicle access, infrastructure, enclosures, landscaping and other associated works
Comments required by 26 March

NO OBJECTION to new data centre but OBJECTION to the new access – it is unnecessary as vehicles can enter from North end of site and that way wouldn't affect residents in the nearby properties who have already had to put up with the nuisance from the road being dug up to lay new cables each time.

Concern that the landscape planting screening the site has been thinned such that the buildings can now be seen from the Ively road –
Landscaping/maintenance needs to be less 'heavy handed' and supplementary planting may be necessary.

19/00414/FUL

Compassion House Barley Way Fleet Hampshire GU51 2UT
Erection of a bin store on the edge of the car park.
Comments required by 26 March

NO OBJECTION in principle, but no plans/elevations of what it will look like when finished

	<p><u>19/00251/HOU</u> 186 Clarence Road Fleet GU51 3XP Erection of a single storey rear extension and new side access door Comments required by 27 March</p> <p>OBJECTION Breach in 45 degree rule with neighbouring property no.188</p> <p><u>19/00336/PRIOR</u> Zenith House 3 Rye Close Fleet Hampshire GU51 2UY Prior Notification for a Proposed Change of use of offices (class B1(a)) to dwelling/house (class C3) to create 27 flats Comments required by 20 March</p> <p>Permitted development change of use so cannot object but regret loss of more office space in favour of more unnecessary flats. Also suggest some of the excess parking spaces be converted to amenity space for residents. This will help soften the area and look less like a bland office conversion.</p> <p><u>19/00426/HOU</u> 73 Kings Road Fleet Hampshire GU51 3AS Proposed detached garage and hobbies room, following demolition of existing garage and shed. Comments required by 27 March</p> <p>NO OBJECTION Subject to trees being protected (T1 & T2)</p>
	<p>Noted: Weekly List</p>
7	<p>Noted: Planning Enforcement notices</p>
8	<p>Noted: Hart Planning Meeting Dates 13th March</p>
9	<p>Date of Next Meeting Monday 25th March 2019 at 7pm, RVS in The Harlington</p>

The meeting closed at 8.15pm

Signed:.....

Date: