

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 13th November

7:00pm – RVS, The Harlington

Present: Cllr Pierce - Chairman
Cllr Schofield
Cllr Robinson
Cllr Gotel
Cllr Jasper
Cllr Hope

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>No apologies</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None were declared</p>
3.	<p>Public Session</p> <p>One member of the public was present – Colin Gray from FCCS</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the meeting held on the 25th September were accepted as a correct record of the meeting.</p>
5	<p>Comments due before meeting:</p> <p>17/01778/HOU 14 Burnside Erection of a part single, part two storey rear extension following demolition of existing conservatory Comments required by 8th November</p> <p>OBJECTION</p> <p>Previous comments apply</p> <ul style="list-style-type: none"> • URB16, is not in keeping with the style of the existing building

- The large gable will dominate the neighbouring house
- It has inadequate parking as the garage appears to have been shortened

17/02484/PRIOR

Flagship House Reading Road North

Prior Notification under Part 3 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) of Proposed Change of use from office under Class B1(a) to dwellings under Class C3 - Conversion of existing offices on ground, first, second and third floors, to one and two bedroom apartments. Existing parking bays to site to remain
Comments required by 7th November

NO OBJECTION

But

- There is concern that the number of office blocks being converted to flats will lead to Fleet having few places for people to work near their homes, so leading to more commuting. The existing rail and road capacity is already under strain.
- The waste bin capacity needs to be agreed with HDC.
- SANG contribution required.

17/02481/HOU

30 Priors Keep

Rear extension and roof alterations to existing flat roof at GF

Comments required by 13th November

NO OBJECTION

However the heritage statement is incorrect, the house is located in the Basingstoke Canal Conservation Area not the North Fleet Conservation area therefore it is the rear elevation of the property that needs to be in keeping

17/02447/HOU

Farthings Reading Road North

Demolition of existing conservatory and erection of a single storey side (south) extension. Erection of a canopy on front elevation (east)

Comments required by 13th November

NO OBJECTION

As long as tree roots are protected during works

17/02573/HOU

Ragged Woods Reading Road North

Detached Double Garage in Brick with a Pan tile roof

Comments required by 29th November

- No Elevations have been submitted – can't comment without seeing if it's in keeping
- Garage inside dimension are smaller than 6x6m standards set by Hart

17/02554/FUL
Hollydene Upper Street
Demolition of the existing dwelling and erection of 5no. 2 bedroom and 2no. 1 bedroom apartments
Comments required by 28th November

OBJECTION

- Too high/dominating – surrounding buildings are max 2 storeys
- Overdevelopment of site
- Out of keeping with street scene
- Garden area at the first floor is out of keeping will generate noise and overlooking to adjoining properties at their bedroom window level
- Developer is attempting to impose a local style on this corner through the development of two blocks which will dominate the local scene – NPPF chapter 7, para 60 “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness”
- Parking is inadequate and potentially impractical because of support columns to first floor

17/02533/HOU
37 Basingbourne Road
Erection of a new double garage to replace an existing carport
Comments required by 28th November

NO OBJECTION

Subject to

- Garage meeting minimum size of 6x6m under Harts standards
- Garage matching house
- A condition to protect trees and mature hedges

17/02525/FUL
115 Aldershot Road
Retrospective use of incidental outbuilding as an ancillary granny annexe
Comments required by 25th November

OBJECTION

- URB 17 – an annex should be connected to the main building and should not have separate external door. It should therefore be counted as a separate dwelling
- If the ‘annexe’ is needed then there should be conditions
 - that it is not used as an independent residential unit and must be classified as subsidiary to the main house
 - It should be totally removed or reduced to a level unsuitable for residential accommodation on the demise of the current resident

17/02520/HOU
31 Oasthouse Drive
Single storey rear and double storey side extension following demolition of garage

Comments required by 25th November

OBJECTION

Parking plan is not workable – 3 in a row is also not accepted under HDC standards and there is no suitable on road parking. A plan that meets HDC standards should be submitted

17/02492/FUL

The Oakmede And The Millmede Minley Road

Demolition of The Oakmede and outbuildings and the erection of two blocks of 7 and 8 flats respectively (1 x 3 bed and 14 x 2 bed) with access alterations, parking, car ports, landscaping and ancillary works at The Oakmede and The Millmede (part)

Comments required by 23rd November

OBJECTION

- Overdevelopment of site
- Too tall/dominating
- Loss bungalows and yet more flats
- No affordable housing – should there be some? Yet more flats will need to be built to meet the required number of affordable homes in Hart if developers continue not to provide them!
- No lift for disabled/elderly residents/visitors
- Disabled space is further away from entrance than other spaces
- No bin sizes given or how bins are accessed by waste collection vehicle. The vehicle cannot be parked on the main Minley Road without creating a hazard on the main road
- 29 parking spaces are inadequate for either Zone 1 or 2
Zone 1 (1 x 2.75) + (14 x 2.25) = 34.25 34 spaces minimum
Zone 2 (1 x 3.25) + (14 x 2.5) = 38.25 38 spaces minimum

17/02480/HOU

11A Wellington Avenue

Demolition of existing garage and erection of first floor and two storey extensions providing an amended scheme to 08/00518/FUL

Comments required by 20th November

OBJECTION

- If approved then they should retain some landscaping on the front of the property to maintain character of area/street scene
- Protect trees during construction
- Overdevelopment of site
- Loss of light to neighbours

17/02472/FUL

20A Reading Road South

Change of use from Tattoo Parlour to Chinese Massage and Beauty Treatment (D1)

Comments required by 28th November

- Signage should to go for planning approval
- Opening hours should be restricted to normal retail hours

17/02458/FUL
7 Waterfront Business Park
Removal of overgrown shrubs and shingled area to replace with memorial garden and new hard standing to provide an additional 10 parking spaces (retrospective)
Comments required by 20th November

NO OBJECTION

17/02413/HOU
38 Pondtail Road
Erection of a first floor side and rear extension
Comments required by 29th November

OBJECTION

- Loss of light to neighbour – Extensions should not materially detract from the amenities of the adjoining dwellings (URB 16 ii)
- Not in keeping with current building
- Overdevelopment of site
- Blank wall with dominate the neighbours conservatory.
- 45% rule , especially at this extension in on the south of the neighbour's house.

17/02167/HOU
45 Avondale Road
Erection of two storey side extension following demolition of existing garage
Comments required by 21st November

OBJECTION

- Should be classed as a separate dwelling. Looks like a three-bedroom semi-detached property build on the side of a an originally detached house
- Parking is inadequate for 7 beds, needs 6 parking spaces.
- Parking as shown is impractical, effectively 3 in a row, requires whole front garden to be turned over to parking hard standing, negative impact on the street scene and possibly dangerous accessing/exiting property onto Avondale Rd
- No window in one of the existing bedrooms
- Poor roof design
- Doesn't match existing building
- Out keeping with street scene

17/01978/FUL
Fleet Mill Minley Road
Create a second floor (new roof) providing for 10 new flats
Comments required by 17th November

OBJECTION

- No provision of affordable homes – avoiding by separating permitted development from additional development. This application should be submitted for a total of 30 flats to assess the total parking provision, the total waste provision and the affordable housing provision
- Does Fleet really need more small 1 and 2 bedroom flats

	<ul style="list-style-type: none"> • There needs to be an assessment of the provision of all new development within the proposed Local Plan period and related that to housing needs. Fleet will have a surplus of ‘bachelor flats’ unsuitable for older person downsizing meaning larger family homes will not be freed up. This will distort the market towards younger professionals when the trend is for an ever increasing aging population and needing affordable housing. • Draft Local Plan Policy SC6 which currently has no weight but indicates the assessed need for a housing mix. <p>17/01977/FUL Fleet Mill Minley Road Create a second floor (new roof) providing for 8 new flats Comments required by 17th November</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • No provision of affordable homes – avoiding by separating permitted development from additional development. This application should be submitted for a total of 30 flats to assess the total parking provision, the total waste provision and the affordable housing provision • Does Fleet really need more small 1 and 2 bedroom flats • There needs to be an assessment of the provision of all new development within the proposed Local Plan period and related that to housing needs. Fleet will have a surplus of ‘bachelor flats’ unsuitable for older person downsizing meaning larger family homes will not be freed up. This will distort the market towards younger professionals when the trend is for an ever increasing aging population and needing affordable housing. • Draft Local Plan Policy SC6 which currently has no weight but indicates the assessed need for a housing mix.
6	<p>Enforcement cases received:</p> <p>17/00256/XPLAN2 Complainant: PUBLIC 127 Albert Street Fleet Hampshire GU51 3SN Complaint Noncompliance with application 17/01370/FUL - rear windows have not been bricked up in accordance with approved plan</p> <p>Enforcement cases closed:</p> <p>17/00237/OPERT3 Address 5 Turstin Drive Fleet Hampshire GU51 1GF Complaint Loft conversion with rear dormer Conclusion Not a breach of planning control</p> <p>17/00089/OPERT3 Address 59 Upper Mount Street Fleet Hampshire GU51 1BW Complaint Alleged garage conversion without planning permission Conclusion Planning Application Approved</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates 13th December</p>

8	Date of Next Meeting 27 th November – 7pm in the RVS, Harlington
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The meeting closed at 8.45 pm

Signed:.....

Date: