

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

**9<sup>th</sup> March 2015, 7:00pm**  
**RVS Offices, The Harlington**

**Present:** Cllr Gotel  
Cllr Schofield  
Cllr Holt  
Cllr Pierce  
Cllr Hope  
Cllr Robinson  
Cllr Gray

**Officers:** Charlotte Benham – Acting Committee Clerk

1	<p><b>Apologies</b></p> <p>Apologies were received from Councillor Wright.</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>No declarations of interest were expressed.</p>
3.	<p><b>Public Session</b></p> <p>Two members of the public were present:</p> <p>Phil Gower from FCCS</p> <p>Sammy from WE Restaurant; who came to briefly talk to the committee and get their opinion on an idea to put a Holiday Inn Express in at 331 and 329 Fleet Road.</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the meeting held on Monday 23<sup>rd</sup> February 2015 were accepted as a correct record of the meeting.</p>
5	<p><b>Current Applications to be Considered</b></p> <p><b>15/00419/HOU</b> Summerhaven , Gough Road Erection of a proposed garage and workshop. Replacement of timbers to front of house in oak to match rear and replacement guttering to match rear Comments required by 22<sup>nd</sup> March</p> <p><b>NO OBJECTION</b> Subject to:</p> <ul style="list-style-type: none"> <li>• A change in garage size to meet Hart's standards</li> <li>• Protecting the tree root zone</li> </ul>

**15/00451/HOU**

67 Tavistock Road

Single storey front, side and rear extension, following demolition of existing store, utility area and shed / lean-to

Comments required by 22nd March

**NO OBJECTION**

Subject to protecting tree root zone (T2)

**15/00398/HMC**

27 Marrow Meade

Single storey side extension to the main dwelling and Single storey side extension to the garage

Comments required by 21st March

This application falls under Elvetham Heath

**15/00450/HOU**

5 Fir Tree Way

Erection of a single storey side extension

Comments required by 21st March

**NO OBJECTION**

Subject to a suitable parking plan

**15/00275/FUL**

18 Church Road

Demolition of existing office block at 18 Church Road and erection of 10 apartments and associated access, parking and landscaping including roof alterations to No.179 Fleet Road

Comments required by 20th March

**OBJECTION**

- Proposed building is too bulky
- Proposed design is out of keeping with the surrounding area
- The parking is impractical
- The entrance appears to be dangerous due to its close proximity to Fleet Road

Fleet Town Council would like to refer this application to the Architects Panel

**15/00418/HOU**

15 Albany Close

Single storey rear extension to dwelling

Comments required by 20th March

**NO OBJECTION**

**15/00392/REM**

Edenbrook, Hitches Lane,

Reserved Matters application pursuant to planning permission 13/02513/MAJOR for: 'Outline application for the erection of 193 dwellings, including 50 extra care flats, leisure centre and sports pitches, extension to Hitches Lane Country Park, plus associated parking, access, highways, infrastructure and landscaping works' for the provision of a new build leisure centre, with 4No. 5-a-side all weather pitches, 1No. floodlit 3G football pitch, 2No. Junior turfed football pitches and ancillary car park and landscaping

Comments required by 15<sup>th</sup> March

**NO OBJECTION**

Subject to the traffic issue being addressed – a traffic assessment needs to be provided

**15/00387/HMC**

Spinney House , 12 Fitzroy Road

Rendering to external walls of house, detached garage and gate pillars. Replacement of old aluminium windows with UPVC double-glazing. Replacement of soffits, fascias and guttering and installation of new front and garage doors.

Comments required by 13th March

**NO OBJECTION** to plans regarding the house but

**OBJECTION** to the proposed rendering of the gate posts.

Under the North Fleet Conservation Area characterisation study the treatment of the frontage of properties including gates and gates posts is restricted – white is not an accepted colour.

All the brick gate posts on Fitzroy Road have the bricks showing and a rendered and painted gate post would be out of keeping with the street scene.

**15/00363/HMC**

5 Kenwith Avenue

Two storey side extension, and front entrance porch

Comments required by 13th March

**NO OBJECTION**

**The following application was sent to Councillors via email:**

**15/00230/FUL**

Fleet Autos, St James Road

Residential development to provide five residential units, comprising one x studio unit, three x one bed houses and one x two-bed house in a two and a half storey structure with associated bin and cycle storage following demolition of existing garage

Comments required by 28th February

While Fleet Town Council supports starter homes for the young people of Fleet wishing to get onto the property ladder, we have no objection to redeveloping the site, but object to this design on the following grounds:

**OBJECTION**

- Overdevelopment of site - Hart's Urban Density is 100 units per Ha whereas these plans achieve 172 units
- The drawings show 4 single bedroom dwellings and a studio, but the précis shows 3 single, one two bedroom and a studio.
- Concern over the ability to access the garage from a narrow access road.
- Drawings of the swing of the cars into the garages should be shown. Also cars would back blindly out into the narrow road.
- The 6th car parking space at the end of the building appears to be too narrow
- Whist they have put frosted glass on the end unit they are too close to existing housing.
- The height of the new building together with the height of the existing buildings and the narrow poorly maintained road will make the place almost medieval in appearance.
- The storage of waste bins at the rear of the garages is not a practical solution
- Concern about drainage problems
- As the whole footprint is being built on, there will be problems in the construction phase:
  - Scaffolding may have to be placed outside the plot
  - Storage of building materials will be a problem.
  - Deliveries and construction equipment blocking the narrow one way street

6	<p><b>Noted</b></p> <p>The weekly lists were noted</p>
7	<p><b>Noted</b></p> <p><b>Planning Appeals</b></p> <p>No planning appeals were received</p>
8	<p><b>Noted</b></p> <p><b>Enforcement Cases received</b></p> <p><b>15/00033/ADVER</b>          Hart District Council          Complainant: PUBLIC          Status: PCO          Complaint: Unauthorised signage</p> <p><b>Enforcement Cases closed</b></p> <p><b>14/00006/CONDS</b>          Wickham Court, Wickham Road          Complaint: Work has commenced on site and conditions have not been discharged          Conclusion: Breach Ceased</p>

	<p><b>14/00232/OPERAT</b> 151 Kings Road Complaint: Allegation of 30 ft shed in garden being lived in Conclusion: Breach Ceased</p> <p><b>14/00147/TREE</b> 3 West Hill Gardens Complaint: Unauthorised works to trees Conclusion: NFA at this time Site to be Monitored</p> <p><b>14/00282/CONDS</b> 1 Wellington Avenue Complaint: Breach of conditions Conclusion: Planning Application Approved</p> <p><b>15/00007/XPLANS</b> 23 Clarence Road Complaint: Erection of a single storey rear extension and dormer to the roof Conclusion: Not Expedient to take enforcement action</p> <p><b>15/00012/ADVERT</b> 101 - 105 Fleet Road Complaint: Erection of flag pole signs Conclusion: Breach Ceased</p>
9	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b> 11th March &amp; 8th April 2015</p>
10	<p><b>Date of Next Meeting</b></p> <p>23<sup>rd</sup> March – 7pm in the Harlington, RVS Offices</p>

**The meeting closed at 8.15 pm**

**Signed:**.....

**Date:** .....