



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Tuesday 28th May 2019 – RVS, The Harlington

Present: Cllr Pierce
 Cllr Holt
 Cllr Wildsmith
 Cllr Carpenter

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies received from Cllrs: Schofield, Jasper, Robinson and Hope.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3.	<p>Public Session</p> <p>None present</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the development and control meeting on the 13th May were accepted as a correct record of the meeting.</p>
5	<p>Planning applications</p> <p>67 Fleet Road Fleet Hampshire GU51 3PJ Construction of two detached buildings (front and rear of the site) to accomodate 10 self-contained units (4 x 1 beds and 6 x 2 beds) with associated car parking, cycle and refuse storage and landscaping (Following demolition of two existing buildings). Comments required by 28 May</p> <p>OBJECTION Previous comments still stand:</p> <ul style="list-style-type: none"> ' Overdevelopment of site ' Adequate parking provided for flats however that only leaves 5 spaces for solicitors' practice staff & visitors and there's no other parking available nearby ' Would add to existing rush hour traffic problems on Fleet road ' Agree with HDC's comments re protection of trees ' Third floor overlooks gardens/properties behind ' 2 storeys would be more acceptable

- ' Inadequate amenity land for 12 flats
- ' Tarmac road to enter flats negatively impacts on the heritage value of the estate office, one of the few historical buildings left in Fleet 'site layout should be amended so that the road is not directly next to the office.
- ' Not easy for bin collection vehicles to enter/exit site.

[19/00893/FUL](#)

160 Fleet Road Fleet Hampshire GU51 4BE

Erection of first and second floor rear extensions to form 2 flats (1x1 bed and 1x2 bed) with associated bin and bicycle storage area and car parking to the rear

Comments required by 4 June

OBJECTION

- Inadequate parking – bus service infrequent so cannot be classed as a substitute for parking spaces
- Minimal natural light in flats – only roof lights
- Overdevelopment of site

[19/00998/HOU](#)

14 Grantley Drive Fleet GU52 7SA

Retrospective planning applications for a garage conversion

Comments required by 6 June

NO OBJECTION subject to

Submission of a parking plan with added dimensions that meet Hart's standards

[19/01019/HOU](#)

28 Westover Road Fleet GU51 3DG

Single storey rear extension and alterations to fenestration

Comments required by 7 June

NO OBJECTION

[19/01009/PRIOR](#)

Technology House 1 Fleetwood Park Barley Way Fleet GU51 2QX

Notification of Prior Approval for the Change of Use from

office (class B1(a)) to residential (class C3) to provide 34 apartments

Comments required by 6 June

OBJECTION

- Loss of more offices
- Don't need more flats – have enough already

[19/00971/HOU](#)

3 Marlborough Close Fleet Hampshire GU51 3HY

First floor extension above existing garage to form bedroom and extend bathroom, extend garage frontage forward and convert garage into habitable accommodation. Erection of porch canopy.

Comments required by 10 June

OBJECTION

Parking is inadequate – needs 3 spaces under Hart’s standards, not 2

[19/00922/HOU](#)

9 Moorlands Close Fleet GU51 3PL

Garage conversion with replacement of garage doors with windows

Comments required by 10 June

NO OBJECTION

[19/00840/FUL](#)

141-145 Clarence Road Fleet GU51 3RR

Demolition of the existing former red cross building and garage and erection of two detached buildings comprising 8 x 2 bedroom flats with associated car and cycle parking and bins provision

Comments required by 11 June

OBJECTION

- Parking inadequate – other houses already use the on street parking areas they’re suggesting residents of this development could use. Parking on Clarence Road is already an issue and allowing inadequate parking just exacerbates the problem.
- Don’t need more flats – have enough already

[19/00972/HOU](#)

12 Oasthouse Drive Fleet Hampshire GU51 2UL

Single storey rear extension

Comments required by 11 June

Concern about possible breach in 45 degree rule and loss of light to neighbour

[19/01037/HOU](#)

8 Cypress Drive Fleet Hampshire GU51 3HE

Removal of existing single gable dormer at the front and replace it with a flat roof double window dormer. Conversion of garage into a habitable accommodation and alterations to fenestration.

Comments required by 11 June

OBJECTION

- Parking inadequate – 3 in a row not accepted under Hart’s standards
- Layout wise it looks like habitable accommodation may/could become a separate dwelling/annexe

[19/01038/HOU](#)

186 Clarence Road Fleet Hampshire GU51 3XP

Erection of a single storey rear extension and new side access door.

Comments required 11 June

OBJECTION

Breach in 45 degree rule

[19/00551/HOU](#)

Midway Villa Upper Street Fleet GU51 3PF

	<p>Erection of a part two storey part first floor side extension following partial demolition of existing single storey side extension, single storey rear extension following demolition of existing single storey rear extension, front porch, alterations to fenestration, dropped kerb and alterations to parking area Comments required by 12 June</p> <p>Concern as to whether there's room to open the car doors – parking plan looks tight. Parking plan needs dimensions adding</p> <p>19/00975/HOU 28 Knoll Road Fleet Hampshire GU51 4PU Move existing 1.85m high boundary fence of side garden closer to edge of property boundary. Comments required by 12 June</p> <p>NO OBJECTION However suggest greenery between pavement and fence to soften it</p> <p>19/00836/HOU 2 Church Road Fleet Hampshire GU51 3RU Proposed garage conversion Comments required by 13 June</p> <p>Application invalid</p> <p>19/00753/FUL The Scout Compound Basingbourne Road Fleet Hampshire Erection of a pre-fabricated timber storage shed on an existing concrete base Comments required by 13 June</p> <p>NO OBJECTION however the shed is currently smaller than the base so water will run off the concrete under the shed causing damp/rot. Base should be made slightly smaller</p> <p>19/01074/FUL Starbucks Cove Road Fleet Hampshire GU51 2SH InstaVolt are proposing to install two rapid electric vehicle charging stations within the car park of Starbucks, Fleet. Two existing parking spaces will become EV charging bays, along with associated equipment. Comments required by 13 June</p> <p>NO OBJECTION</p> <p>19/01090/HOU 87A Crookham Road Church Crookham Fleet GU51 5NP Two storey side extension Comments required by 14 June</p> <p>NO OBJECTION</p>
6	Noted:

	Weekly List
7	Noted: Planning Enforcement notices
8	Noted: Hart Planning Meeting Dates 12 th June
9	Date of Next Meeting Monday 10 th June 2019 at 7pm, RVS in The Harlington

The meeting closed at 8.15pm

Signed:.....

Date: