



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Tuesday 18<sup>th</sup> December 7pm – Dance Studio, The Harlington

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

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<b>Apologies</b>  Received from Cllr Robinson and Cllr Hope
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  Phillip Gower, Fleet and Church Crookham Society
4	<b>Approval of the Minutes</b>  The minutes of the development and control meeting on the 3 <sup>rd</sup> December were accepted as a correct record of the meeting.
5	<b>Planning applications</b>  <a href="#">18/02622/HOU</a> 48 Wood Lane Fleet Hampshire GU51 3EE Proposed extensions and alterations to the existing property, including two storey side and rear extensions, new roof, and a new detached garage. Comments required by 21 Dec  NO OBJECTION –subject to protecting trees during construction. Proposal improves overall design.  <a href="#">18/02619/HOU</a> 12 Dukes Mead Fleet Hampshire GU51 4HA Proposed ground floor rear extension with garage conversion. Comments required by 21 Dec  Comments previously submitted .

[18/02543/HOU](#)

19 Colbred Corner Fleet Hampshire GU51 2UE

Two storey rear extension

Comments required by 24 Dec

OBJECTION

- Need a dimensioned parking plan that meets Hart's standards
- Ground floor rear extension added again – loss of amenity to No. 20, significant reduction in light to rear of neighbouring property.

[18/02596/HOU](#)

1 Dinorben Avenue Fleet Hampshire GU52 7SG

Replacement garage.

Comments required by 24 Dec

NO OBJECTION subject to

- protection of trees during construction
- ability to exit from site in a forward direction

[18/02590/ADV](#)

127 Albert Street Fleet Hampshire GU51 3SN

Retrospective installation of 1 no. non-illuminated totem sign and four non-illumination parking signs affixed to building

Comments required by 25 Dec

NO OBJECTION, but concerns,

- Van parking in front of delivery door – is this practical?
- Will long wheel base van space actually be used – is it practical?

[18/02589/FUL](#)

127 Albert Street Fleet Hampshire GU51 3SN

Removal of existing brick raised-planter and reconfiguration of existing car park, together with installation of CCTV, 1 no. new hooped bollard, 1 no. new removable bollard, and repositioning of 4 no. existing hooped bollards

Comments required by 25 Dec

NO OBJECTION

[18/02615/FUL](#)

Bupa Dental Care Fleet Benson House 37 Kings Road Fleet GU51 3AF

Change of use from D1 Dental Surgery to C3 private dwelling house.

Comments required by 26 Dec

NO OBJECTION but concern:

- loss of public facility
- parking arrangement to allow exit from site in a forward direction

[18/02629/HOU](#)

30 Queens Road Fleet Hampshire GU52 7LE

Loft conversion with dormer windows and new window to gable end.

<p>Comments required by 26 Dec</p> <p><b>OBJECTION</b> Windows overlook neighbour so obscured glass has been used in bedroom windows. Side facing dormers are poor design.</p> <p><a href="#">18/02671/HOU</a> 44 Award Road Church Crookham Fleet GU52 6HG Proposed ground floor rear and side extension following demolition of existing kitchen. Comments required by 27 Dec</p> <p><b>NO OBJECTION</b></p> <p><a href="#">18/02651/HOU</a> 6 Victoria Road Fleet GU51 4DN Demolition of existing side porch and erection of two storey side extension. Change ground floor rear double doors to bi-fold doors and block up first floor rear window Comments required by 27 Dec</p> <p><b>NO OBJECTION</b> But parking is restricted, requires review.</p> <p><a href="#">18/02683/HOU</a> 10 Connaught Road Fleet Hampshire GU51 3RA Proposed first storey rear extension and new side window. Comments required by 31 Dec</p> <p><b>NO OBJECTION</b> However the Juliet balconies with “French windows” are out of keeping with local character.</p> <p><a href="#">18/02540/FUL</a> 121 Clarence Road Fleet Hampshire GU51 3RS Erection of detached two storey house following demolition of the existing garage Comments required by 1 Dec</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"><li>• Out of keeping – GEN 1.1 (i) developments should not be out of keeping “by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density...”</li><li>• Too tall</li><li>• Overdevelopment of site</li><li>• Support highways comments.</li><li>• Only just meets minimum size standards from Hart Draft Local Plan</li><li>• Parking inadequate – minimum of 6 spaces needed, if not 7 with visitor parking. There is no more on-site parking space and the flats opposite also have inadequate parking so compound affect and street parking not practical.</li></ul>
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[18/02694/HOU](#)

3 Shire Avenue Fleet Hampshire GU51 2TB

Single storey rear extension following demolition of existing conservatory and new car port to front of site.

Comments required by 1 Dec

NO OBJECTION subject to,

Approval of construction details of car port to protect trees and tree root zone to TPO'd oak trees.

Roof of extension to match that of existing dwelling

[18/02717/HOU](#)

Inglewood Cottage Church Grove Fleet GU51 4LB

Erection of single storey rear and side extension

Comments required by 2 Jan

NO OBJECTION in principle but,

Request comment from Conservation Officer as it claims to be the oldest house in Fleet. Do the modern additions detract from the conservation value of the property ?

[18/02430/HOU](#)

38 Guildford Road, Fleet, Hampshire, GU51 3EY

Proposed two storey side extension and new vehicle access.

Amended Plans: Change to the roof design of the proposed extension

Comments required by 20 Dec

Previous Comments:

OBJECTION

- Roof design would become more complex
- Rear of property visible from Cypress Drive – glazed section wall out of keeping with local character GEN1(i)
- Parking – if back garden modified with access from Cypress Drive, frontage can be retained without the addition of a new access point on Guildford Road – see below.
- Breaches URB 12 (i) the proposal is not “sympathetic in scale, design, massing, height, layout, siting and density both in itself and in relation to adjoining buildings, spaces and views...”
- Breaches URB 16 (i) the proposed development is not “ sympathetic in scale and character to the existing dwelling and surrounding properties”
- Breaches T15 (ii) plans should not “adversely affect the safety and character of the non-strategic road network” The introduction of a residential access immediately adjacent to the junction with Cyprus Drive creates a potential hazard. The original design of 38 and 40 Guildford Road incorporated rear access off Cyprus Drive to minimise the risk of residential access immediately adjacent to the Cyprus Drive road junction.

OBJECTION

Roof detail has been improved but other previous comments stand:

- Rear of property visible from Cypress Drive – glazed section wall out of keeping with local character GEN1(i)
- Parking – if back garden modified with access from Cypress Drive, frontage can be retained without the addition of a new access point on

	<p>Guildford Road – see below.</p> <ul style="list-style-type: none"> <li>• Breaches URB 12 (i) the proposal is not “sympathetic in scale, design, massing, height, layout, siting and density both in itself and in relation to adjoining buildings, spaces and views...”</li> <li>• Breaches URB 16 (i) the proposed development is not “ sympathetic in scale and character to the existing dwelling and surrounding properties”</li> <li>• Breaches T15 (ii) plans should not “adversely affect the safety and character of the non-strategic road network” The introduction of a residential access immediately adjacent to the junction with Cyprus Drive creates a potential hazard. The original design of 38 and 40 Guildford Road incorporated rear access off Cyprus Drive to minimise the risk of residential access immediately adjacent to the Cyprus Drive road junction.</li> <li>• Last comment now supported by HCC highways.</li> </ul> <p><a href="#">18/01967/HOU</a>  19 Cypress Drive, Fleet, Hampshire, GU51 3HF  Single and two storey front extension to remodel existing property, including demolition of existing garage. Single storey rear extension.  Comments required by 31 Dec</p> <p style="text-align: center;">NO OBJECTION</p>
6	<p><b>Noted:</b></p> <p>Weekly List</p>
7	<p><b>Noted:</b></p> <p>Planning Enforcement notices</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b>  9<sup>th</sup> January 2019</p>
9	<p><b>Date of Next Meeting</b></p> <p><b>Monday 7<sup>th</sup> January 2019 – 7pm in room TBC, Harlington</b></p>

**The meeting closed at 8.25pm**

**Signed:**.....

**Date:** .....