



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 24th June 2019 – RVS, The Harlington

Present: Cllr Pierce
 Cllr Holt
 Cllr Robinson
 Cllr Hope
 Cllr Schofield
 Cllr Jasper
 Cllr Carpenter

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies received from: Cllr Wildsmith</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>Cllr Jasper – CO-OP application 19/01223/FUL</p>
3.	<p>Public Session</p> <p>One member of FCCS.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the development and control meeting on the 10th June were accepted as a correct record of the meeting.</p>
5	<p>Planning applications</p> <p>19/01179/FUL Rendezvous 196 Fleet Road Fleet GU51 4BY Change of Use of first floor from restaurant function room (A3) to three one bedroom flats (C3) and alterations to fenestration at ground floor Comments required by 1 July</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Flats do not meet Hart’s minimum space standards – single occupancy should be 39m² and double 50m² proposed apartments are significantly smaller. Breach of GEN4 Design • No car parking has been provided on site – Breach of Policy GEN1 vii.

[19/01115/HOU](#)

41 Dinorben Close Fleet Hampshire GU52 7SJ

Erection of a two storey front extension and alterations of flat roof on dormer window to pitched roof

Comments required by 1 July

NO OBJECTION

- Subject to measures being taken to protect trees during construction
- Poor design – could be improved

[19/00846/HOU](#)

26 Shetland Way Fleet Hampshire GU51 2UD

Erection of a single storey front extension, blocking up of ground floor front window, replacement of ground floor side window with door and erection of a part single part two storey rear extension following demolition of existing conservatory

Comments required by 5 July

OBJECTION

- Parking inadequate and no suitable on street parking. According to plans the building to road measurement is 4.5m – a standard parking space under Hart's standards is 4.8m. A new plan should therefore be submitted that meets Hart's standards.
- Breach of policy GEN1 vii

[19/01210/HOU](#)

2 Haywood Drive Fleet Hampshire GU52 7RZ

Construction of new garage and garden room within garden

Comments required by 5 July

NO OBJECTION

However the new garage does not meet Hart's standards - should be 6 x 3 m for a double garage., however the parking standard could be achieved with the garage used for a single vehicle

[19/01266/LDC](#)

Stockton House School Stockton Avenue Fleet Hampshire GU51 4NS

Use of the East Wing Flat and the Gallery Suite as 2 separate residential dwellings (class C3)

Comments required by 9 July

NO OBJECTION, adequate evidence provided

[19/00836/HOU](#)

2 Church Road Fleet Hampshire GU51 3RU

Proposed garage conversion

Comments required by 9 July

OBJECTION

- Parking inadequate – 3 cars in a row is not accepted under Hart's standards and

having a parking permit does not guarantee an accessible space. Breach of policy GEN1 vii)

[19/01281/PRIOR](#)

81 Clarence Road Fleet Hampshire GU51 3RS

Demolition of bungalow

Comments required by 26 June

OBJECTION

- Unnecessary loss of a bungalow - against Policy 11 of the upcoming Fleet Neighbourhood Plan which has received the External Examiner's endorsement.
- Question what the bungalow is going to be replaced by? Should only be replaced by one or two bungalows

[19/01284/HOU](#)

124 Clarence Road Fleet Hampshire GU51 3RS

Erection of a single storey side and rear extension

Comments required by 11 July

NO OBJECTION

[19/01269/PRIOR](#)

Pioneer House Unit 2 Fleetwood Park Barley Way Fleet

Notification of Prior Approval for the Change of Use of second

floor from office (class B1(a)) to residential (class C3) to provide 7 apartments
comments required by 5 July

OBJECTION

- Planning permission should be sought as they are altering the building
- Loss of more office space
- Don't need more flats –Hart Local Plan requirements already met through recent and upcoming developments
- Deadline for removal of permitted development rights was in May – this has now expired and the new proposal cannot rely on previous approval for change of use of lower floors.

[19/01292/HOU](#)

13 Westbury Gardens Fleet Hampshire GU51 3HS

Hip to gable extension to facilitate the conversion of the loft to habitable accommodation, erection of a two storey rear extension, alterations to fenestration and insertion of rooflights to front and rear

Comments required by 12 July

NO OBJECTION

[19/01199/HOU](#)

38 Haywood Drive Fleet Hampshire GU52 7RZ Demolition of existing detached garage, erection of a two storey side extension, single storey rear extension

and alterations to fenestration
Comments required by 12 July

OBJECTION

- Parking inadequate - 3 parking spaces are required. A dimensioned parking plan that meets Hart's standards therefore needs to be submitted. Policy GEN1 vii)

[19/01307/HOU](#)

11 Basingbourne Road Fleet Hampshire GU52 6TE

Detached garage with office space above.

Comments required by 12 July

OBJECTION

- Garage too tall and dominating. Situated to the front of the front garden it would have a negative impact on the street scene and significantly change the character of the immediate area which is houses set well back from the road with a common building line.
- Breaches GEN 1 – not in keeping with the local character by virtue of scale, design, massing, height, prominence...
- Could be used as a bedroom in the future as the plan includes a bathroom – if the application is approved then there should be a condition that prevents this from forming a separate residence
- Removing upper floor i.e. office space would be more acceptable.

[19/01223/FUL](#)

ATM CO-OP 20 Kings Road Fleet Hampshire

Erection of two new external cold rooms on former car parking spaces and refuse storage area and enclosure of existing yard area for use as storage

Comments required by 12 July

OBJECTION

- Loss parking, would result in loss of all on-site parking -Policy GEN1 vii), breaches original planning condition.
- There already exists on-street parking problems, especially during delivery periods and loss of on-site parking will only exacerbate this situation.
- Cold rooms in immediate vicinity of the neighbouring house will have fans/generators in close proximity to bedroom windows. Equipment will operate 24 hours a day and will therefore subject the neighbours to unacceptable levels of noise at night.
- Refuse store moved, not alternative arrangements provided.

[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

Amended Plans: Revised site plan to show visibility splay, and details of proposed landscaping

Comments required by 1 July

Previous Comments:

	<p>NO OBJECTION However suggest greenery between pavement and fence to soften it</p> <p>NO OBJECTION</p> <ul style="list-style-type: none"> • Greenery added but suggest plants should be compacted shrubs
6	<p>Noted:</p> <p>Weekly List</p>
7	<p>Noted:</p> <p>Planning Enforcement notices</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>10th July 2019</p>
9	<p>Date of Next Meeting</p> <p>8th July 2019</p>

The meeting closed at 8.15pm

Signed:.....

Date: