

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

27th October 2014, 7:00pm
RVS, The Harlington

Present:

Cllr Pierce - Chairman
Cllr Gotel
Cllr Schofield
Cllr Holt
Cllr Hope
Cllr Gray

Apologies: Cllr Robinson, Wright

Officers: Janet Stanton –Town Clerk
Charlotte Benham – Apprentice/Acting Committee Clerk

1	<p>Apologies</p> <p>Apologies were received from Cllr Robinson and Cllr Wright.</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>No declarations of Interest were expressed.</p>
3	<p>Public Session</p> <p>One member of the public was present: Phil Gower of Fleet & Church Crookham Society</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the meeting held on Monday 13th October 2014 were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered</p> <p>14/02503/ADJ Wokingham Borough Council Consultation PART 1 - OUTLINE PERMISSION FOR: Up to 2,000 new dwellings, district centre, neighbourhood centre, secondary school, up to three-form primary school. Associated provision of: car parking; public open, new roads, footpaths, cycle ways and bridleways. PART 2 - FULL PERMISSION FOR: Creation of two new areas of Suitable Alternative Natural Green spaces Comments required by 12th November</p> <p>NO OBJECTION to Eco Village However Fleet Town Council supports the need for an Eversley by-pass</p>

14/02051/HMC

7 Church Road, Fleet

Demolition of existing garage and erection of single and two storey extensions

Comments required by 6th November

NO OBJECTION to extension but

Concern about the lack of parking with one extra bedroom and one less parking space

14/02327/HMC

1 Westbury Close, Fleet

Erection of a single storey side extension and loft conversion to include 2 dormer windows to the front, 1 dormer window to the rear and 1 velux window to the rear (Revised scheme to 12/01546/HOU)

Comments required by 6th November

NO OBJECTION

However parking layout needs to be finalised and the kerb dropped

14/02316/AMCON

87 Elvetham Road, Fleet

Application to remove condition 3 of planning permission reference 10/01979/FUL for Erection of two detached dwellings following the demolition of the existing dwelling and garage

Comments required by 5th November

OBJECTION

Fleet Town Council supports sustainable developments

14/02359/HMC

1 Binstead Copse, Fleet

Double storey side extension; single storey rear extension; 4 no. dormer windows to roof; raising of existing gable apex to allow for habitable room in loft

Comments required by 2nd November

NO OBJECTION

14/02272/AMCON

37 Greenways, Fleet

Variation of Condition 3 of Planning Permission 14/00957/HMC to allow additional obscure glazed fixed panel window with opening fanlight to flank elevation

Comments required by 2nd November

NO OBJECTION

14/02034/HMC

54 Courtmoor Avenue, Fleet

Erection of a two storey side extension following demolition of existing garage

Comments required by 31st October

NO OBJECTION subject to a suitable parking plan

14/02117/HMC

60 Cove Road, Fleet

Erection of a single storey extension to the side and rear

Comments required by 31st October

NO OBJECTION

14/02363/HMC

1 Colbred Corner, Fleet

Erection of a two storey rear extension to enlarge bedroom and dining area and new front bay window

Comments required by 30th October

OBJECTION as extension infringes 45 degree rule

However the plan shows the garage has a window rather than a door so is therefore not usable.

Concern about the parking as there would need to be 3.25 car parking spaces onsite.

14/02342/LDCEX

177A , Fleet Road, Fleet

Lawful development certificate for the use as a single dwelling house

Comments required by 30th October

No comment as it is a matter of fact

14/02349/PNDW

179A Fleet Road, Fleet

Application for assessment of requirement for prior approval 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 dwelling under Class C3

Comments required by 30th October.

OBJECTION

As a residential unit, the dwellings should meet parking standards

14/02236/FUL

181 A and B, Fleet Road, Fleet

Erection of single storey rear extension to commercial units 181 A and 181 B

Comments required by 30th October.

OBJECTION

- Fleet Town Council supports comments raised by Leaders
- Serious loss of amenity to other tenants
- No space for delivery vehicles
- Loss of two parking spaces
- Contrived design

6

Amended plans:

14/02101/MAJOR

93 Fleet Road, Fleet

Conversion of existing office to form eight two-bedroom flats including addition of second floor and changes to the fenestration, and erection of new detached three storey building to the rear to form two one-bedroom flats.

Comments required by 1st November.

Amendments: Relocation of bin store

NO OBJECTION

However previous comments stand i.e.

There is a concern over the restricted space between the existing 8 car parking bay to the front of the building. Design standards require 6m between the parking bays. FTC has a query over the necessity for SANGS contribution – is there a requirement?

14/02172/HMC

11 Clarence Road, Fleet

Single storey extension

Comments required by 1st November.

Amendments: 1 Additional windows in side elevation

2 Reduction in height of extension.

Previous FTC comments:

07/10/14

The new extension is still significantly higher than the structure being removed and will create a "chasm" in the recess between the two properties - could this have a negative impact on the neighbour?

It is not made clear what accommodation is being provided.

Concern that the building still significantly impacts the light to adjacent property

	<p>EMWH/14/01387/MAJOR Land North Of Netherhouse Copse, Hitches Lane, Fleet Outline application for up to 423 residential dwellings and a community facility. Associated vehicular, pedestrian and cycle access, drainage and landscape works including provision of public open space and sports pitches. Provision of country park / SANG as an extension to Edenbrook Country Park. Details of access to be agreed. Comments required by 2nd November</p> <p>Amendment: Aspect Ecology Response</p> <p>OBJECTION</p> <p>Fleet Town Council's previous comments as of 30/07/14 still stand i.e.</p> <p>Wholly Unsustainable, lack of infrastructure to accommodate the huge increase of traffic, S106 should be allocated to FTC not Crookham Village. Loss of areas of natural beauty surrounding Fleet. FTC need to have sight of the District-wide road/traffic survey carried out by HCC some months back in order to take a view on the Consultant's Report provided with this Planning Application.</p>
7	<p>Noted</p> <p>Review of weekly lists</p>
8	<p>The following amended plans were considered by Councillors via email and submitted to Hart District Council.</p> <p>14/02147/HMC 30 Kenilworth Road, Fleet FTC Comment:</p> <p>Generally no objection. No dimensions are given to the parking plan. Is it proposed to provide additional hard standing with the loss of a double garage? Details to be provided of proposals for permeable surface and treatment of the frontage of the property. Loss of greenery to the boundary with No28 should be kept to the minimum.</p> <p>Noted</p> <p>14/02160/HMC 23 Clarence Road, Fleet, Hampshire, GU51 3RZ, FTC Comment:</p> <p>This is a substantial rear dormer, but it is to the rear and has no impact on the street scene. The main issue, which is appreciated, is the proposed use of French doors at the third floor level with a Juliet balcony. This could lead to additional overlooking and loss of privacy especially if it does overlook a conservatory. A solution would be to revert to a more conventional window, which would if nothing else reduce the perception of overlooking. This also raises an interesting issue of adding a bedroom to a property with no existing parking provision. It can only potentially add to on-street parking.</p> <p>Noted</p>

	<p>14/01559/HMC 12 Wickham Close, Church Crookham, Fleet, GU52 6NU, FTC Comment:</p> <p>The proposed front extension completely destroys the symmetry of a pair of semi-detached properties. The proposal would be more acceptable if the front door was retained on the front elevation of the property. This is a substantial rear extension to the south of the adjoining neighbour. Although the single storey extension has been positioned adjacent to the adjoining property there is concern that this would remove light from the rear of the adjacent property. It is not apparent if this is the addition of a new bedroom. The extension accommodates a large bedroom. If an additional bedroom the parking issue is not addressed.</p> <p>Noted</p>
9	<p>Planning Appeals</p> <p>APP/N1730/D/14/2225610 Planning number: CHFR/14/01276/HMC 142 Connaught Road, Fleet Conversion of Chalet Bungalow to Two Storey House on Same Footprint. 20.10.2014 Fast Track Appeal Noted</p> <p>14/00207/FUL 2 Award Road, Church Crookham, Fleet New dwelling on vacant land at no.2 Award Road Appeal Dismissed Noted</p>
10	<p>To Note:</p> <p>Enforcement Cases received No enforcement cases were received</p> <p>Enforcement Cases closed No enforcement cases were closed</p>
11	<p>To Note:</p> <p>Hart Planning Meeting Dates</p> <p>12th November & 10th December</p>
12	<p>Date of Next Meeting</p> <p>10th November – 7pm in the Harlington, RVS Offices</p>

Signed:.....
Town Clerk, Fleet Town Council

Date:
Committee Members: Gotel, Gray, Holt, Hope, Pierce, Robinson, Schofield, Wright

