



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 3rd December 7pm –RVS, The Harlington

Present: Cllr Pierce
Cllr Holt
Cllr Schofield
Cllr Robinson
Cllr Hope
Cllr Wildsmith

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Cllr Jasper.
2	Declarations of interest to any item on the agenda Cllr Schofield – 18/02430/HOU; Lives in Guildford Road, does not know the applicant
3.	Public Session None present.
4	Approval of the Minutes The minutes of the development and control meeting on the 19 th November were accepted as a correct record of the meeting.
5	Planning applications 18/02416/HOU 12 Fairland Close Fleet Hampshire GU52 7LX Erection of a single storey side extension, front porch, conversion of roof space to habitable accommodation, demolition of rear extension and alterations to doors and windows Comments required by 11 Dec NO OBJECTION 18/02450/FUL Land At 220 To 232 Fleet Road Fleet GU51 4BY Proposed two storey infill extension and demolition of store, between 220 and 232 Fleet Road, creating 2 two bedroom flats, proposed first floor extension to 232 Fleet Road and relocation of external staircase

Comments required by 12 Dec

NO OBJECTION

- Subject to bin storage at front of property
- Suggest balcony removed from plans, then there's no problem of overlooking neighbours and increases usable residential space.

[18/02454/FUL](#)

Birch House Barley Way Fleet GU51 2UT
Erection of two shipping containers for storage
Comments required by 18 Dec

NO OBJECTION

- Subject to a condition that the containers are temporary
- Suggest painting them green to blend in with local area better/be more in keeping with greenery surrounding the building.

[18/02490/HOU](#)

60 Basingbourne Road Fleet Hampshire GU52 6TH
Two storey extension and internal alterations to existing bungalow
Comments required by 18 Dec

OBJECTION

- Proposed glazing on frontage out of keeping with local character.
- Tree protection measures needed
- Extension is not subservient or in keeping with current building – breaches URB 16 (i) the proposed development should be “sympathetic in scale and character to the existing dwelling and surrounding properties”
- This is not an extension, but a new residential development.
- Parking inadequate

[18/02509/HOU](#)

29 Longmead Fleet Hampshire GU52 7TX
Erection of a ground floor extension following demolition of existing rear conservatory
Comments required by 12 Dec

NO OBJECTION

[18/02516/HOU](#)

2 Chestnut Grove Fleet GU51 3LW
Loft conversion to include the insertion of one window to the front, one window to the rear and one dormer window to the side, conversion of garage to habitable accommodation, erection of a single storey rear extension to include roof lights following demolition of existing single storey rear extension, two replacement windows ground floor side, one replacement window ground floor side and the relocation of one window first floor side
Comments required by 13 Dec

OBJECTION

- 3 parking spaces minimum needed and cycle storage – parking plan that meets these standards needs submitting
- Front bin storage needed
- Timber/zinc cladding is out of keeping with local character and the character of the parent building – URB16(i)

222-224 Fleet Road Fleet GU51 4BY
 Change of Use from Retail A1 to D1 (Chiropody and Podiatry Services)
 Comments required by 18 Dec

NO OBJECTION

As long as glass to proposed treatment rooms facing onto Fleet Road is somehow obscured i.e. with vinyl film or similar.

[18/02565/HOU](#)

7 Moorlands Close Fleet Hampshire GU51 3PL
 Conversion of part of double garage to room.
 Comments required by 17 Dec

NO OBJECTION

Subject to a dimensioned parking plan being submitted that meets Hart's standards

[18/02569/HOU](#)

1 Folly Close Fleet Hampshire GU52 7LN
 Two storey side extension.
 Comments required by 18 Dec

OBJECTION

- Parking is inadequate
- Extension should be classed as a separate dwelling, independently accessible with its own internal staircase.

[18/02538/HOU](#)

Dray House Broomrigg Road Fleet Hampshire GU51 4LR
 Demolition of garage and shed. Erection of double garage and cycle store.
 New drive and turning area. Removal of old drive
 Comments required by 20th December

NO OBJECTION

[18/02512/HOU](#)

3 Castle Street Fleet Hampshire GU52 7ST
 Single storey extension to side elevation, two storey front extension and additional first floor over existing footprint.
 Comments required by 20 Dec

OBJECTION

- Shouldn't be classed as an extension
- Loss of a bungalow – against Policy 11 of Regulation 18, consulted

Fleet Neighbourhood Plan

- Parking inadequate, breaches GEN 1 (vii) plans should have "adequate arrangements on site for access, servicing or the parking of vehicles"
- Breaches GEN 1 (i) should be "in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density"
- Breaches GEN 4, development proposals don't "sustain or improve the urban design qualities of town.... From layout and form, scale, character or appearance, special features, the arrangement, scale and design...."
- 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 URB 16 (ii) the proposed extension should not "materially detract from the amenities of adjoining dwellings by virtue of its siting and massing, or loss of privacy"

[18/02430/HOU](#)

38 Guildford Road Fleet Hampshire GU51 3EY

Proposed two storey side extension and new vehicle access.

Comments required by 21 Dec

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.

[18/02619/HOU](#)

12 Dukes Mead Fleet Hampshire GU51 4HA

Proposed ground floor rear extension with garage conversion

Comments required by 21 Dec

NO OBJECTION

Subject to

- Dimensioned parking plan that meets Hart's standards
- Tree protection measures, especially root zone protection in the

	projected parking area.
6	Noted: Weekly List
7	Noted: Planning Enforcement notices
8	Noted: Hart Planning Meeting Dates 12th December 2018
9	Date of Next Meeting Tuesday 18th December – 7pm in room TBC, Harlington

The meeting closed at 8pm

Signed:.....

Date: