

# Minutes of the Planning Meeting of Fleet Town Council

**Monday 12 December, 2011 at 7.00 p.m.  
The Function Room, Harlington Centre**

**Present: Councillors:** Cllr Chris Butler - Chairman  
Cllr Denis Gotel  
Cllr L Holt  
Cllr Alan Hope  
Cllr Andrew Macallan  
Cllr Dai Pierce  
Cllr Bob Schofield  
Cllr Sue Tilley  
Cllr George Woods

**Apologies:** Cllr Richard Robinson

**Officers:** Janet Stanton Deputy Town Clerk

**Also Present:** Colin Gray Fleet & Church Crookham Civic Society

PM/12.1 2.11/1	<p><b>Apologies for absence</b></p> <p>Apologies for absence were received from Cllr Richard Robinson</p>
PM/12.1 2.11/2	<p><b>Declarations of interest to any item on the agenda</b></p> <p><b>11/02473/FUL</b> – Land adjacent to 134A Reading Road South Cllr A Macallan – Prejudicial interest</p>
PM/12.1 2.11/3	<p><b>Public Session</b></p> <p>11/02525/Major 7-11 Fleet Road Colin Gray - Fleet Pond Society</p> <p>Colin Gray stated that he had no objection to application providing the Vegetation used for landscaping is chosen to fit in with species at Fleet Pond to prevent floral alien incursion.</p>
PM/28.1 1.11/5	<p><b>Approval of the Minutes</b></p> <p>The minutes of the meeting held on Monday 28 November, 2011 were proposed by Cllr L Holt seconded by Cllr Bob Schofield and accepted unanimously as a correct record of the meeting.</p>
PM/28.1 1.11/6	<p><b>Decided</b></p> <p>The following were decided by Fleet Town Council:</p> <p><b>Amended Plans</b> <b>11/02284/HOU</b></p>

15 Priors Keep, Fleet, Hampshire, GU52 7LB  
Erection of single storey rear extension and part two storey/part first floor rear and side extension.

The Council resolved that there was **NO OBJECTION**. However, tree protection measures to be in place before work starts

*(Cllr Gotel joined the meeting at 7.30pm)*

**11/02525/MAJOR**

7 - 11 Fleet Road, Fleet, Hampshire  
Erection of a four storey, 70 bedroom hotel with ancillary parking and servicing areas following demolition of existing office building and motor trade premises.

The Council resolved that there was **NO OBJECTION**. However,

- concern over impact of increased traffic at station round-about, especially at peak hours
- Query S106 contribution.
- Road marking should enforce “No right turn” into the hotel when travelling from Fleet
- Vegetation for landscaping should be chosen to fit in with species at Fleet Pond to prevent floral alien incursion
- Is the number of disabled spaces adequate?

**11/02473/FUL**

Land Adjacent To 134A, Reading Road South, Fleet, Hampshire,  
Erection of 2 No.3 bedroom semi-detached & 1 No.4 bedroom detached dwellings.

*(Cllr MacAllan left the meeting for this Planning Application)*

The Council resolved that there was **NO OBJECTION**. However,

- Landscaping to Reading Road South should be maintained
- Special provision should be made for the parking area under the trees.

*(Cllr MacAllan rejoined the meeting)*

**11/02123/FUL**

4 Dinorben Avenue, Fleet, Hampshire, GU52 7SG  
Erection of a four bedroom detached dwelling with attached single garage.

**OBJECTION**

- Increased density of dwellings within immediate area
- Building too large within the plot

**11/02588/HOU**

91 Reading Road South, Fleet, Hampshire, GU52 7SY  
Erection of a single storey front extension and erection of balcony

The Council resolved that there was **NO OBJECTION**.

**11/02599/COU**

74 Reading Road South, Fleet, Hampshire, GU52 7TF

<p>Change of use of existing garage to retail unit.</p> <p>The Council resolved that there was <b>NO OBJECTION</b>. However,</p> <ul style="list-style-type: none"> <li>• Concern re the adequacy of parking arrangements for business and the loss of a parking space for the flat</li> <li>• Are the proposed parking spaces on the application site?</li> </ul> <p><b>11/02601/PDUND</b> Fleet Railway Station, Station Approach, Fleet, Hampshire, GU51 3QY</p> <ul style="list-style-type: none"> <li>• Erection of replacement footbridge, lift, platform waiting shelter and bike storage facilities</li> </ul> <p>The Council resolved that there was <b>NO OBJECTION</b>.</p> <p><b>11/02433/LDCEX</b> 17 Westbury Close, Fleet, Hampshire, GU51 3HR Application for a certificate of lawful development for an existing rear conservatory.</p> <p>The Council resolved that there was <b>NO OBJECTION</b>.</p> <p><b>11/02618/MAJOR</b> Edenbrook, Hitches Lane, Fleet, Hampshire Erection of 19 dwellings, to include 10 no. three bedroom houses, 5 no. four bedroom houses and 4 no. five bedroom houses, with related parking and landscape works (amendment to 07/02949/MAJOR)</p> <p>The Council resolved that there was <b>NO OBJECTION</b>. However,</p> <ul style="list-style-type: none"> <li>• Concern over parking arrangements for these properties</li> </ul> <p><u>Please note</u> There are 3 letters of support for Florence Close in Yateley!</p> <p><b>11/02631/HOU</b> 35 Woodcote Green, Fleet, Hampshire, GU51 4EY Erection of brick wall with brick piers infilled with lapped feather edge fence panels, to replace hedge and existing larch lap fence.</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Height of panels out of keeping with the surrounding fences – by being 30cms higher</li> </ul> <p><b>11/02401/FUL</b> 220 Fleet Road, Fleet, Hampshire, GU51 4BT Two storey rear extensions and conversion of building to 2 no. three bedroom town houses</p> <p>The Council resolved that there was <b>NO OBJECTION</b>. However,</p> <ul style="list-style-type: none"> <li>• A Section 106 contribution should be made</li> <li>• The asphalt should be porous</li> </ul>
<p><b>Considered</b></p> <p><b>“11/02123/FUL</b> 4 Dinorben Avenue, Fleet, Hampshire, GU52 7SG</p>

	<p>Erection of a four bedroom detached dwelling with attached single garage.</p> <p>HDC has recently received a planning application concerning the above which may affect FTC's interests. A draft legal agreement has been submitted with the application. The Heads of Terms for this legal agreement are:</p> <p>NHTS- £5,730  Leisure District- £1,908  Leisure Parish- £3,822  Education Primary- £7,642  Education Secondary-£8,051  SPA (Hitches Lane)- £11,874</p> <p>HDC to receive any observations the Council may wish to make by 17.12.2011.</p> <p>In the absence of a reply within the stated period, HDC Planning shall assume that FTC have no observations to make."</p> <p>The Council resolved that there was <b>NO OBJECTION.</b></p>
	<p><b>Noted</b></p> <p>The Weekly lists were noted</p>
<p>PM/28.1 1.11/8</p>	<p><b>Noted</b></p> <p>There were no new appeals</p>
<p>PM/28.1 1.11/9</p>	<p><b>Noted</b></p> <p>The enforcement case received was noted</p>
<p>PM/28.1 1.11/10</p>	<p><b>Noted</b></p> <p><b>The HDC Planning Meeting on Wednesday 7 December.</b>  Cllr MacAllan reported that he had attended the planning Meeting and although FTC had mad an objection, Planning Application No11/02145/cou. Wrights Bakery, 1 Linkway Parade had been approved.</p> <p><b>Clarification of the Hart Planning Procedure</b></p> <p>The Committee received a report from Cllr Schofield and a copy of the Hart District Planning protocol. Cllr Schofield had been informed by Daryl Phillips that delegation is now the standard procedure and referring a planning application to the HDC Planning Committee is the exception. However, Cllr Schofield drew member's attention to Paragraph 16 of the Appendix A of the HDC Planning protocol which states</p> <p><i>16. Where a decision is made that is contrary to the view of the parish Council, the Case Officer will write to the parish council and explain the reasons for taking a contrary view. A copy of the Case Officer's report may be sufficient in these circumstance.</i></p> <p>Currently the Case Officers do not write to Fleet Town Council to advise the reasons for taking a contrary view.</p>

	<p><b>ACTION</b> Deputy Clerk to write to HDC stating that Paragraph 16 of their protocol is not being adhered to by the Planning Officers.</p> <p>Members also decided that the HDC Ward Members should be sent a copy of the FTC Planning Minutes when the Planning Committee has made an objection to a Planning Application.</p> <p><b>ACTION</b> Deputy Clerk to send a copy of the agenda to the HDC Ward Councillor when FTC has raised an objection.</p>
<p>PM/28.1 1.11/11</p>	<p><b>Date of Next Meeting:</b></p> <p>The date of the next meeting is Monday 9 January 2012 – 7pm in the Function Room</p>

The Meeting closed at 8.40pm

**Signed:**.....

**Date:** .....