



Minutes of the Development Control Meeting

Monday 11 November 2013 at 7.00 p.m.
The Function Room,

Present:

Cllr Butler – Chairman
Cllr Schofield
Cllr Pierce
Cllr Holt
Cllr Woods
Cllr Robinson

Apologies: Cllr Appleton Cllr Hope Cllr Gotel

Officers:

Julian Rhodes

Committee Clerk

1	Apologies for absence. Apologies for absence were received from Cllr Appleton, Cllr Hope, Cllr Gotel
2	Declarations of Interest There was no declaration of Interest was expressed.
3	Public Session There were no contributions from the public.
4	Approval of the Minutes The minutes of the meeting held on Monday 28 October 2013 were accepted as correct.
5	Applications Decided This Week 13/02057/FUL 2 Award Road, Church Crookham, Fleet Erection of new detached dwelling and garage by 16th November 2013 Objection. Over development of the plot. This in conjunction with other recent developments in the area leads to over development of the whole corner of that area. Access on this Rounton Rd and Reading Road South junction would exacerbate existing

hazards.

The loss of trees will change the character of the area.

Bedroom windows are within 22m of each other.

13/02133/HMC

47 Pondtail Road, Fleet

Demolition of an outbuilding and the construction of a rear two storey extension and front porch extension by 16th November 2013

No objection

13/01791/HOU

Lomond, 1A Pondtail Road, Fleet

Erection of a two storey side extension including single integral garage by 16th November 2013

Objection due to there are insufficient parking spaces for a 6 bedroom house in an area that has no on-street parking available. Additional vehicles would exacerbate the hazards associated with the existing lack of parking

Poor design and over development of the plot create a building that is out of keeping with neighbouring properties.

13/02242/HMC

6 Dukes Mead, Fleet

Proposed first floor extensions and new door openings by 20th November 2013

No Objection

13/02148/FUL

Heather Hill, Reading Road North, Fleet

Permission is sought for the proposed development of two detached residential dwellings with parking and associated garden areas by 21st November 2013

Comment – inconsistency in accuracy of plans makes it unclear which access is to be approved. The visibility splay diagram shows a third property coming from the property which is also referenced in the ecology report.

Objection – FTC are surprised that this application has been validated with 2 site plans that are contradictory in terms of the access and the boundary of the plots. Planning permission should not be considered without clarity about which scheme is being proposed.

The ecologist report says that 50 per cent of the trees will be lost and Fleet Town Council find this unacceptable in the conservation area.

A substantial number of trees have already been removed from the site to provide a driveway under a previous application.

The ecologist report refers to a phase 2 study being necessary which has not yet been presented.

FTC is concerned that the inclusion of the previous driveway on 1 of the site plans could be the factor that leads to the density being greater than 0.2 hectares. If this is the case then this would be a contrived layout that would not be acceptable.

The 2 site plans make it unclear what the proposed access would be and therefore it is impossible to judge the safety of the access at this time. Any potential hazard would be exacerbated by the third property shown in the visibility splay.

13/02298/MAJOR

Albany Court, Albany Road, Fleet

Change of Use from C2 to C3: Conversion of existing building into 17 new dwellings.

Demolition of link corridors, internal alterations, construction of new first floor walkway by 27th November 2013

Objection, there is insufficient parking provided for this size of development for the age profile

	<p>suggested. Proposed access on Kings Road would be potentially hazardous. FTC feel there should be a leisure contribution due to the age profile.</p> <p>13/02014/MAJOR Fleet and District Hospital, Church Road, Fleet Installation of new lighting scheme by 28th November 2013</p> <p>Objection. FTC does not see the need for this excessive and potentially high intensity lighting.</p> <p>Were the height of the poles to be reduced to 5m, and the intensity at rear of property reduced after 9pm (or be motion sensitive) then FTC would be more sympathetic to this proposal.</p>
6	<p>Noted</p> <p>The Weekly Lists were noted.</p>
7	<p>Town and Country Planning Act 1990 New Appeals</p> <p>13/00026/REFUSE Cherrywood Cottage, Reading Road North, Fleet, Erection of detached dwelling and garage and relocation of existing access</p>
8	<p>Enforcement Cases received None</p> <p>Enforcement cases closed None</p>
9	<p>Noted</p> <p>Hart Planning Meeting Dates</p> <p>Wednesday 13 November 2013 and 11 December 2013 and</p>
10	<p>Date of Next Meeting:</p> <p>The date of the next meeting is Monday 25 November 2013 following the Planning Committee (if required) which starts at 7pm in the Function Room.</p>

The Meeting closed at 8.24 pm

Signed:.....

Date: