



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Monday 9<sup>th</sup> September 2019 – RVS, The Harlington

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

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<p><b>Apologies</b></p> <p>Cllrs Hope and Wildsmith</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>None declared</p>
3.	<p><b>Public Session</b></p> <p>One member of FCCS present</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the development and control meeting held on Tuesday 27<sup>th</sup> August were accepted as a correct record of the meeting.</p>
5	<p><b>Planning applications</b></p> <p><a href="#">19/01824/HOU</a>          Selborne Broomrigg Road Fleet GU51 4LR          Erection of a single storey side extension and new entrance gates.          Comments required by 18 September</p> <p>NO OBJECTION to extension itself however OBJECTION to new entrance gates – out of keeping, wooden ones would be better</p> <ul style="list-style-type: none"> <li>Under section 4.4 of the North Fleet Conservation Area Character Appraisal “ Front gates within the conservation area, despite the planning controls already exercised by the District Council, can sometimes be far too ornate and dominant. For instance, the use of brick pillars, with curved entrance walling, along with high metal gates, is far less appropriate than simple timber gates, with timber supports.”</li> </ul>

[19/01843/HOU](#)

44 Wood Lane Fleet Hampshire GU51 3EE

Insertion of rooflights to the rear elevation and erection of gates and fence to front boundary. Alterations to ground floor glazing on rear elevation.

Comments required by 18 September

**OBJECTION**

- Loss of a bungalow – against policy 11 of upcoming Fleet Neighbourhood Plan
- Dimensioned parking plan needs to be submitted
- Support highways comments
- Planting should be in front of fence
- Gate should be wooden to be more in keeping
- Roof height is out of keeping – breaches GEN 4, does not “ sustain or improve the urban design qualities of town”

[19/01854/HOU](#)

6 Russetts Drive Fleet GU51 3XE

Demolition of existing conservatory and erection of single storey rear extension

Comments required by 19 September

**NO OBJECTION**

[19/01800/HOU](#)

63 Elvetham Road Fleet GU51 4HH

Removal of existing front entrance canopy and rear bay window and erection of a front porch, part two storey, part single storey rear extension and alterations to fenestration

Comments required by 19 September

**NO OBJECTION** subject to driveway being made of permeable materials to allow drainage and protection of trees during construction

[19/01816/FUL](#)

8 Church Road Fleet GU51 3RT

Retrospective change of use of ground floor office to a one bedroom dwelling and replacement of garage door with window

Comments required by 20 September

**OBJECTION**

- Street parking permits shouldn't replace on-site parking
- SANG and SPA payments need to be made

[19/01888/HOU](#)

5 The Laurels Fleet Hampshire GU51 3RB

Erection of a single storey side extension

Comments required by 20 September

**OBJECTION**

- Side extension does not “ sustain or improve the urban design qualities of town” – GEN 4
- Proposed development is not sympathetic in scale and character to the existing

[19/01880/HOU](#)

44 Award Road Church Crookham Fleet GU52 6HG

Proposed ground floor rear and side extension following demolition of existing kitchen. Alterations to fenestration.

Comments required by 20 September

NO OBJECTION

[19/01868/HOU](#)

Oakley House 70A Kings Road Fleet GU51 3AP

Proposed Railings and Gates to front elevation

Comments required by 20 September

OBJECTION

- Proposals do not “ sustain or improve the urban design qualities of town” – GEN 4
- Proposals are out of keeping with street scene (too modern) – GEN 1 and not in keeping with local character.
- Metal sliding gate is too high – greenery in front of fence and a lower gate would be more acceptable
- A parking plan should be submitted to show ability to exit site in a forwards direction when the gate is set back from the road as required by HCC Highways.

[17/00843/FUL](#)

61-65 , Albert Street, Fleet, GU51 3RN

Variation of Condition 9 (Hard & Soft Landscaping) attached to planning permission 17/00843/FUL dated 07/06/17

Comments required by 25 September

Cannot comment – Document listed as Rev E but only revisions A+B are detailed so unsure what changes actually are?

Modifications should be highlighted on the drawing.

[19/01670/HOU](#)

20 Kent Road Fleet GU51 3AH

Works to rear extension to property to include removal of existing rooflights, insertion of new rooflights, refurbishment of roof and insertion of door in ground floor side. Works to garden room to include single storey extension to rear, decked area with canopy to rear, alterations to roof and alterations to fenestration.

Comments required by 26 September

NO OBJECTION

However question if plans are for personal use or a business?

[19/01701/HOU](#)

4 Russetts Drive Fleet GU51 3XE

Alterations to front door, blocking up of ground floor side door, single-storey side and rear extensions and conversion of garage to habitable accommodation

Comments required by 12 September

Comments already submitted

[19/01463/HOU](#)

117 Crookham Road, Church Crookham, Fleet, Hampshire, GU51 5NH  
Erection of a part ground floor, part two storey, part first floor side extension.  
Front Porch and single storey rear extension following demolition of existing dining room and shed. Alterations to fenestration.

Amended Plans:

- 1 ridge height lowered;
- 2 parking plan received.

Comments required by 13 September

Prev comments:

**OBJECTION**

' Car plan needs to be submitted that meets Hart's standards and that also shows the ability to exit the plot in forwards direction

' Wall of extension is right on the boundary

' Roof styles should match to improve design ' hip or gable

' Out of keeping with local area (white render, grey slate)

' Side dormer overlooks neighbouring property ' loss privacy

**OBJECTION**

Ride height looks much better however other comments not addressed:

- Dormer still overlooks neighbour – frosted glass or high level window could solve that issue
- Dimensioned parking plan needs submitting – parking 3 cars next to each other looks tight, can all cars be accessed?
- Out of keeping with local area (white render, grey slate)
- Wall of extension is right on the boundary

[19/01858/HOU](#)

2 Pennyroyal Fleet Hampshire GU51 5BH

Erection of a single storey rear extension

27th September 2019

NO OBJECTION however work hours should be restricted

[19/01310/HOU](#)

Wychwood Lodge , Fitzroy Road, Fleet, GU51 4JH

Demolition of existing shed and erection of a detached barn style garage and car port

Amended plans:

- 1 Change to the position of the proposed building
- 2 Reduction in size of garage
- 3 Foundation details
- 4 Additional tree report

Comments required by 16 September

NO OBJECTION as tree root zone is apparently no longer affected due to decrease in garage size and repositioning. An arboriculturist should be on site to view foundations prior to any concrete being placed.

6	<b>Noted:</b> Weekly List
7	<b>Noted:</b> Planning Enforcement notices
8	<b>Noted:</b> <b>Hart Planning Meeting Dates</b> 11th September
9	<b>Date of Next Meeting</b> 23 <sup>rd</sup> September 2019 at 7pm, RVS in The Harlington

**The meeting closed at 8.15pm**

**Signed:**.....

**Date:** .....