



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 5th November 2018 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 Apologies received from Cllr Jasper.
2	Declarations of interest to any item on the agenda None were declared.
3.	Public Session One member – Sue Tilley.
4	Approval of the Minutes The minutes of the development and control meeting on 22 nd October were accepted as a correct record of the meeting.
5	Current Applications to be Considered: Due before meeting: <u>18/01182/HOU</u> 26 Courtmoor Avenue, Fleet, GU52 7UF Creation of first floor to existing chalet bungalow, erection of a single storey rear extension and alterations to fenestration Amended plans: Change to height of roof and incorporation of a part hipped front roof and fully hipped dormer Comments required by 31 Oct Previous comments stand -----

18/02185/FUL

3 Dinorben Avenue Fleet GU52 7SG

Erection of a detached house, formation of a new vehicular access and external alterations to existing dwelling comprising the installation of two dormer windows to side, alterations to and blocking up of windows to rear and insertion of one window to side

Comments required by 21 Nov

OBJECTION

- Loss of amenity to adjacent dwelling. Rear of dwelling in too close proximity
- Negative impact on street scene, looks overcrowded and out of character with immediate surrounding area.

18/02230/AMCON

Herbies Pizza 339 Fleet Road Fleet Hampshire GU51 3NT

Variation of Condition 2 attached to Planning Permission 98/00082/COU to extend the opening hours until 2am on Fridays, Saturdays. (Friday night into Saturday morning, Saturday night into Sunday morning)

Comments required by 20 Nov

NO OBJECTION

18/02256/HOU

Lynton Pines Branksomewood Road Fleet GU51 4JS

Single storey side extension following demolition of existing side conservatory.

Replacement of side window to a door and relocation of the garage door

Comments required by 21 Nov

NO OBJECTION

- Subject to materials being in keeping as it's located in the North Fleet Conservation Area
- To note garage is too small under Hart's standards, but adequate alternative parking on site.

18/02277/HOU

Broomrigg House Broomrigg Road Fleet GU51 4LR

Erection of a two storey extension to the existing garage to provide an annexe following demolition of an existing greenhouse

Comments required by 14 Nov

OBJECTION

- Need tree protection plan during construction
- Extension cannot be classed as annex as it has its own front door, under URB 17 an annex should be "connected to the main dwelling, with no separate external door, in order to serve as an annexe thereto"
- Proposal can create a separate dwelling.

18/02309/HOU

High Trees Herbert Road Fleet Hampshire GU51 4JN

Single storey rear extension, single storey front extension and new entrance gates

Comments required by 21 Nov

NO OBJECTION to extension however OBJECTION to new entrance gates

- the plot is located within Character Area 1 of the North Fleet Conservation Area where a key characteristic is defined as “Property boundaries defined by trees and hedging and driveways marked by traditional timber gates. Negative features of the area are “use of brick walls to divide boundaries (North Fleet Conservation Area Character Appraisal and Management Proposals, Approved Document 04.12.08)
- Section 9.2 of the above document “Maintaining the existing buildings and their boundaries highlights the issues as
 - The need to preserve and protect existing front boundaries and ensure that new works do not detract from the sylvan character
 - The use of timber fencing and brick walls.
- An Article 4 Direction remains in place to protect boundaries from unsympathetic new gateways, fencing and walls.
- Gates and brick walls are out of keeping with the character of the conservation area.

18/02315/HOU

19 Colbred Corner Fleet Hampshire GU51 2UE

First floor rear extension

Comments required by 15 Nov

The description of the planning application is not compatible with the detailed drawings included within the application. The Block Plan clearly indicates a front extension, but the detailed drawings relate to both a ground level front extension and a rear first floor extension. The details of the planning application need to be clarified.

If the planning application relates solely to the rear extension then:

NO OBJECTION

The front extension (if included within the application) may reduce on-site parking capacity and so a dimensioned car parking plan should be submitted to show cars can be parked safely at the front of the property when the new front extension is added. OBJECTION, subject to evidence of on-site parking provision.

APPLICATION WITHDRAWN

18/02321/FUL

Land To The Rear Of 140-148 Fleet Road Fleet Road Fleet GU51 4BE

Erection of a 2.5 storey building comprising 14 flats, with associated access, parking, cycle store and landscaping

Comments required by 21 Nov

OBJECTION

- Inadequate on-site parking, only 14 spaces for 26 bedrooms. Breach of GEN1(vii)
- Serious concern that repeated inadequate parking provision on town centre developments will have an accumulative effect and create a significant problem within the town centre and its immediate environs. (see also 18/02285/FUL below)
- Approving applications in the past with inadequate parking does not set a precedent

- Parking seems impractical for some spaces
- In the Draft Fleet Neighbourhood Plan there was a proposal to use this site for mixed development to effectively expand the high street which was well supported. This development would frustrate potentially more sustainable use of the site.
- Narrow entrance onto Fleet Road immediately adjacent to a controlled crossing is a potential safety issue.
- Bin store impractical – blocked by cars
- TPO'd trees need tree protection plan.
- The Draft Hart Local Plan sets out standards for the mix of dwellings, there are already too many one and two bedroom flats developed in the town centre. The developer needs to justify the mix proposed and why more flats are needed.
- The design of the cycle storage is not in keeping with the development.
- The proposed design is deemed to be contrary to GEN4 as it does not sustain or improve the urban design quality in relation to its setting.

18/02363/HOU

9 Howard Close Fleet Hampshire GU51 3ER

Proposed first floor rear extension

Comments required by 20 Nov

NO OBJECTION

18/02415/EIA

Cody Technology Park Ively Road Farnborough Hampshire

Request for an Environmental Impact Assessment Screening Opinion under the 2017 EIA Regulations - Buildings A50 and A57, Land to the South of Ively Road (Cody Park)

Comments required by 7 Nov

NO OBJECTION

But as there will presumably be heat extraction 24 hours a day, will there be noise that will affect the two nearby cottages. The combined noise effects from all the proposed data centres need to be assessed.

18/02285/FUL

Imac Systems Ltd Upper Street Fleet GU51 3PE

Demolition of the existing building and replacement with a development of 8 x 2-bed apartments

Comments required by 23 Nov

OBJECTION

- Poor design, out of keeping with local character and out of keeping with proposed development at adjacent Holly Dene site. Will create a discordant collection of styles within a small area.
- Loss of commercial premises without evidence of lack of need for town centre commercial space.
- Loss of amenity as balconies will overlook neighbours.
- Totally inadequate parking compared with Hart's standard. Serious concern about cumulative effect of under provision of parking within town centre area (see 18/02321/FUL comments)

- Cycle store too small
- Need to justify yet more 1&2 bed flats. Hart’s emerging Local Plan Policy H1 Housing Mix, clearly states “proposals for new homes will be supported where a) they provide an appropriate mix of dwelling types and sizes having regard to the most up to date evidence on housing need and the size, location and characteristics of the site and its surroundings. Development proposals for new homes must be supported by an explanation of the proposed mix of new homes...
- The trees roots of the trees in Cotswold Place should be protected – need tree protection plan.

18/01884/FUL

11 Queens Road, Fleet, Hampshire, GU52 7LA

Demolition of existing three bedroom bungalow and erection of a five bedroom house

Amended Plans:

1 Gates removed

2 Replacement of glazed doors in front elevation with windows

3 Amendment to parking and turning arrangements to show increased space for turning

Comments required by 12 Nov

Previous FTC Comment:

OBJECTION

' Loss of a bungalow ' against supported Draft Fleet Neighbourhood Plan

' French doors to front of property out of keeping with local character

' Parking seems tight ' dimensioned plan showing swept path needed

Revised proposal has addressed elevation issue and parking now seems acceptable. However still have concerns regarding loss of a bungalow – against upcoming Fleet Neighbourhood Plan

18/02319/HOU

22 Rochester Grove Fleet Hampshire GU51 3LU

Erection of a two storey side extension, a first floor rear extension including replacing existing flat roofs with pitched roofs, and a single storey rear extension with a glass roof open veranda following demolition of existing detached garage

Comments required by 23 Nov

NO OBJECTION

However to note parking 3 in a row as shown on plan is not accepted under Hart’s standards and the garage does not meet Hart’s standard. The smaller garage could be acceptable with the addition of separate cycle storage to meets Hart’s overall parking standard including cycle storage provision.

6	<p>Noted:</p> <p>Weekly List</p>
7	<p>Noted:</p> <p>Enforcement cases</p>

8	Noted: Hart Planning Meeting Dates 10th October 2018
9	Date of Next Meeting 19th November – 7pm in the RVS, Harlington

The meeting closed at 8.25pm

Signed:.....

Date: