



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 22nd July 2019 – RVS, The Harlington

Present: Cllr Wildsmith – acting chairman
Cllr Holt
Cllr Robinson
Cllr Schofield
Cllr Jasper
Cllr Carpenter

Also present: Cllr Woods

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Apologies received from: Cllrs Hope and Pierce
2	Declarations of interest to any item on the agenda None declared
3.	Public Session None present
4	Approval of the Minutes The minutes of the development and control meeting on the 8 th July were accepted as a correct record of the meeting.
5	Planning applications 19/01287/FUL 60 Basingbourne Road Fleet GU52 6TH Erection of a two storey dwelling house following partial demolition of existing bungalow Comments required by 30 July OBJECTION <ul style="list-style-type: none">• Loss of a bungalow – against Policy 11 of the upcoming Fleet Neighbourhood Plan• Breaches GEN 1(i) – not “in keeping with the local character by virtue of scale, design, massing...materials...”• Breaches GEN 4 - does not “sustain or improve the urban design qualities of town.. from their layout and form, scale, character/appearance, special features,

arrangement, scale and design of buildings and spaces”

- Measures need to be taken to protect trees at front of plot during the works
- Need to submit a dimensioned parking plan that meets Hart’s standards and also shows ability to exit site in a forwards direction

[19/01315/HOU](#)

Lyndhurst Waverley Avenue Fleet Hampshire GU51 4NW
Demolition of chimney and stripping and re-tiling all roof slopes
Comments required by 30 July

NO OBJECTION

[19/01343/FUL](#)

Tinkers Furze Gough Road Fleet Hampshire GU51 4LL
Change of use from bed and breakfast to private dwelling.
Comments required by 30 July

NO OBJECTION

[19/01351/HOU](#)

34 Frere Avenue Fleet GU51 5AP
Conversion of existing garage into a habitable accommodation, replace front garage doors with window and new pitched roof over porch, converted garage and utility room. Erection of a single storey rear extension, conversion of loft into habitable accommodation with two dormers to rear, two velux windows to front, alteration to roof form and changes to windows on side elevation
Comments required by 25 July

NO OBJECTION

[19/01372/FUL](#)

81 Clarence Road Fleet Hampshire GU51 3RS
Demolition of bungalow and erection of two 4 bedroom semi-detached dwellings with access from the public highways
Comments required by 25 July

OBJECTION

Previous comments still stand

- ' Garage plan needs dimensions adding
 - ' Agree with HCC highways comments on parking - looks impractical and there's no dedicated road parking available
 - ' Poor design in regards to drainage ' SUD plan should be submitted due to significant increase in hard areas
 - ' Poor design, frontage should be the same on both dwellings to avoid eave and guttering encroaching on neighbouring property
 - ' support neighbours comments
- In the event the application is approved then:
- ' SPA contribution should be made
 - ' A s106 contribution should be made towards The Views

[19/01385/FUL](#)

Abbey Building Society 152 Fleet Road Fleet GU51 4BJ
New shopfront
Comments required by 25 July

NO OBJECTION

[19/01415/HOU](#)

38 Wood Lane Fleet Hampshire GU51 3EE
Erection of a wooden double carport
Comments required by 25 July

NO OBJECTION

[19/01402/FUL](#)

315 Fleet Road Fleet Hampshire GU51 3BU
Erection of external security electrical pinhole shutter
Comments required by 30 July

OBJECT

Sympathise glass has been broken a couple of times but under the Hart's Shop Fronts policy roller barriers technically aren't allowed – can understand a jewellers needing one but question examples given like Greggs/ Pizza place.

Poor design GEN4 and out of keeping with local character GEN1

[19/01434/HOU](#)

Velmead Road Fleet Hampshire GU52 7JY
Ground floor front and link extension.
Comments required by 31 July

OBJECTION

- Proper tree plan needs submitting
- Car plan that meets Hart's standards and shows the ability to exit the site in a forwards direction needs to be submitted
- Extension looks likely to become an annexe/self-contained dwelling (utility room adjoining larder would become kitchen) – under URB 17 an annexe should have no "separate external door"

[19/01396/HOU](#)

20 Forest Dean Fleet Hampshire GU51 2UQ
Erection of a first floor extension, single storey side, part single storey, part two storey rear extensions, enlargement of ground floor front window and insertion of window to ground floor front
Comments required by 1 August

OBJECTION

- This has been re-submitted as a new application rather than adding amended plans to application -19/00503/HOU (withdrawn)
- Construction Method statement and commitment not to park in Forest Dean has addressed comments but it is not considered feasible and who will ensure it's actually enforced? Reliance on neighbours reporting misdemeanours means the harm has

already occurred.

[19/01316/HOU](#)

Foxway Rise Avenue Road Fleet GU51 4NG Part two storey, part single storey rear extension, single storey side extension, and new hipped roof over flat roof side extension. Erection of car port and widening of existing access.

Comments required by 1 August

NO OBJECTION

Subject to

- Bat survey being submitted
- Tree protection measures being taken during construction
- Also to note on the site plan, there's two drawings and the location of the car port is different on both.

[19/01409/HOU](#)

31B Wood Lane Fleet Hampshire GU51 3EA

Erection of single storey side and rear extensions and a new front porch

Comments required by 1 August

NO OBJECTION

- Proposed porch detracts from design of frontage but doesn't harm overall street scene
- Extension not sympathetic to existing dwelling but as it's to the rear it's acceptable

[19/00787/HOU](#)

16 Spruce Way Fleet GU51 3JB

Erection of a single storey rear extension, creation of a pitched roof over existing flat roofed garage, conversion of garage to habitable accommodation and creation of a canopy roof over existing porch and bay windows

Comments required by 1 August

NO OBJECTION but issue with design

- Proposals are right up to the plot boundary – gutter would hang over neighbouring property
- Increase in permeable area – demonstrate/confirm extra water can be accommodated by on site drainage works.

[19/01368/HOU](#)

3 Nursery Close Fleet Hampshire GU51 3JE

Erection of a two storey side extension, entrance canopy and alterations to fenestration

Comments required by 2 August

OBJECTION

- Grey slate, grey roof, grey render etc. are out of keeping with street scene and out of

	<p>keeping with the other half of the semi-detached house</p> <ul style="list-style-type: none"> Breaches URB 16 not "sympathetic in scale and character to the existing dwelling and surrounding properties" URB 12.1 not "sympathetic in scale, design....both in itself and in relation to adjoining buildings..." <p>GEN 1(i) – not "in keeping with the local character by virtue of scale, design, massing...materials..."</p> <p>GEN 4 - does not "sustain or improve the urban design qualities of town.. from their layout and form, scale, character/appearance, special features, arrangement, scale and design of buildings and spaces"</p> <ul style="list-style-type: none"> Have been other extensions in the area but they have been in keeping Inadequate parking shown on plan for a 4 bed house – resubmit a parking plan that meets Hart's standards Little greenery has been retained at front of plot on the proposed plans <p>19/01330/ADV 209 Fleet Road Fleet Hampshire GU51 3BL Corporate brand projecting sign Comments required by 5 August</p> <p>NO OBJECTION</p> <ul style="list-style-type: none"> As long as the sign illumination is not too bright
6	<p>Noted:</p> <p>Weekly List</p>
7	<p>Noted:</p> <p>Planning Enforcement notices</p> <p>The Fosse - confirm previous comments still stand: OBJECTION</p> <ul style="list-style-type: none"> - Has been rejected previously, revised proposal does not significantly address the previous concerns. - Breaches URB 18 by not meeting plot densities for North Fleet conservation area "residential development at the following densities will be permitted where the local planning authority is satisfied that this would not result in any demonstrable harm to the character and visual amenity" - Allowing it would set a precedent for others to disregard plot densities in conservation area in the future - Key test in the conservation area is 'does the development preserve or enhance the character of the conservation area? The proposed development does neither <p>Also add</p> <ul style="list-style-type: none"> - concerns about construction vehicles parking/causing traffic problems – road is already narrow <p>35 Highland Drive – Don't appear to have received this application when it was submitted last year</p>

	<p>OBJECTION</p> <ul style="list-style-type: none"> • Land does not belong to them • Work has been done prior to permission being granted – should be made to convert back to how it was previously • Neighbours have mentioned concerns over loss of visibility to cars reversing from nearby parking spaces and from pedestrians on the footpath • Principal concern is loss of public amenity space in a densely developed area • Fence is tall – check height does not exceed 1.8m • Loss of a tree • Inside enclosed area is another structure with fixed roof
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>14th August</p>
9	<p>Date of Next Meeting</p> <p>26th August</p>

The meeting closed at 8.30pm

Signed:.....

Date: