

## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Monday 11<sup>th</sup> February 2019 –RVS, The Harlington

**Present:** Cllr Holt  
Cllr Robinson  
Cllr Jasper  
Cllr Wildsmith  
Cllr Hope(chair in the absence of Cllr Pierce)  
Cllr Schofield

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

1	<b>Apologies</b> Cllr Pierce,
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  None present
4	<b>Approval of the Minutes</b>  The minutes of the development and control meeting on the 21 <sup>st</sup> January were accepted as a correct record of the meeting.
5	<b>Planning applications</b>  <a href="#">18/02726/FUL</a> Fleet Football Club Crookham Road Fleet GU51 5FA Construction of detached modular building to serve as a reception area Comments required by 12 February  <b>OBJECTION</b> <ul style="list-style-type: none"> <li>• Drawings incorrect, plan and elevations inconsistent / not very informative, lacking detail of internal arrangements</li> <li>• Certificate of Ownership – formal lease expires in 2025 and FTC not given the 21 days’ notice prior to an application being submitted</li> <li>• Building directly over a sewer know to have limited capacity - wayleave?</li> </ul>

[18/02834/HOU](#)

12 Tavistock Road Fleet GU51 4EH

Single storey side extension

Comments required by 13 February

**NO OBJECTION**

However, there is no tree report/measures of protection.

Development appears to be within the tree root zones and need protection during construction.

[19/00043/FUL](#)

141-145 Clarence Road Fleet GU51 3RR

Demolition of the existing former red cross building and garage and erection of two new buildings comprising 8 x 2 bedroom flats with associated parking, cycles and bins

Comments required by 12 February

**OBJECTION**

- Out of keeping with street scene (especially flat roof) – Breaches GEN1 (i), should be “in keeping with the local character by virtue of...scale, design, massing, height, prominence, materials, layout, landscaping, siting and density...”
- Parking inadequate – has been reduced again down to 6. Clarence Road already has parking problems and this will exacerbate it.
- Gap in between the buildings doesn’t improve design or reduce impact.
- Application is supported by out of date reports that make reference to the original single building.

[19/00047/HOU](#)

Pine Hill House Hagley Road Fleet Hampshire GU51 4LH

Erection of a replacement front porch with first floor extension above, new bay windows at first floor and ground and first floor front, single storey lower ground floor extension to side, single storey lower ground floor extension to rear with new doors to balcony above, one and half storey lower ground floor extension to rear, new bay window at first floor rear, blocking up of window ground floor side, insertion of window lower ground floor side and convert garage to habitable accommodation

Comments required by 12 February

**NO OBJECTION**

Front elevation looks more balanced.

[18/02771/HOU](#)

41 Dinorben Close Fleet Hampshire GU52 7SJ

Two storey front extension and alterations of flat roof on dormer window to pitched roof

Comments required by 13 February

**NO OBJECTION**, subject to provision of a practical parking plan due to loss of parking space taken up by front extension.

[18/02774/HOU](#)

25 Broom Acres Fleet Hampshire GU52 7UX

Proposed two-storey rear and side extensions, single-storey rear extension and fill-in between Garage and Utility space to create larger Utility  
Comments required by 14 February

NO OBJECTION in principle but garage does not meet Hart's standard. Need parking plan to demonstrate parking provision can be accommodated on site.

[19/00056/FUL](#)

Land At 220 To 232 Fleet Road Fleet Hampshire

Two storey infill extension between 220 and 232 Fleet Road to accommodate 2 additional two-bedroom flats (for a total of 8 flats), first floor extension to first floor flat at 232 Fleet Road, and relocation of external staircase (following demolition of store)

Comments required by 14 February

NO OBJECTION in principle, but there are parking issues that need looking at as highlighted by HCC Highways.

[18/02828/FUL](#)

4 Fieldway Fleet GU51 4ER

Conversion of 4 bedroom dwelling into two dwellings (one 3 bedroom and one 1 bedroom)

Comments required by 15 February

NO OBJECTION

However bin store is needed to both properties to accommodate domestic waste, recycled material and a glass box

[19/00059/HOU](#)

Thorn Bank Branksomewood Road Fleet GU51 4JY

Creation of dormer window to side, creation of pitched roof to existing flat roofed dormer window to front, creation of dormer window to rear and extension to loft conversion

Comments required by 15 February

NO OBJECTION

Looks better and applaud them for trying to restore the Victorian style however that being the case, the French door and Juliet balcony to the rear elevation is not in keeping and could be redesigned to maintain the overall character of the development.

[19/00113/HOU](#)

34 Clarence Road Fleet Hampshire GU51 3RZ

Erection of a single storey rear extension following demotion of existing conservatory, first floor side extension with rooflight and insertion of four rooflights into existing side roof slope

Comments required by 20 February.

OBJECTION

Concern that the replacement of the glass conservatory by a more solid structure extending beyond the existing structure results in a solid wall which

will cause loss of light to the rear of the neighbouring property. Breaches 45 degree rule.

[19/00150/HOU](#)

87 Kings Road Fleet Hampshire GU51 3AR

Proposed single storey rear extension to form additional habitable accommodation, partial conversion of the existing detached garage with new pitched roof to replace the current flat roof

Comments required by 21 February

NO OBJECTION

[18/02846/HOU](#)

45 Basingbourne Road Fleet GU52 6TG

Single storey rear extension to replace existing conservatory and replacement garage to side of house with new attached garage. First floor front extension. Replacement windows and doors, rendering of part of the existing brickwork and adjustments to the drive

Comments required by 22 February

OBJECTION

- White render is out of keeping with street scene – breaches GEN 1 (i) should be “ in keeping with the local character by virtue of scale, design, massing, height, prominence, materials, layout, landscaping, siting and density..”
- Does not support GEN4, development does not sustain or improve the urban design quality... which derive from their layout and form, scale **character or appearance**...
- Does not support URB16 Extension will be permitted where the development is sympathetic in scale and character to the existing dwelling and surrounding properties.
- Located next to a stream and no provisions for flooding have been made – a flood assessment needs to be submitted

[19/00157/AMCON](#)

35 Dinorben Close Fleet GU52 7SL

Variation of Condition 9 attached to Planning Permission 18/02440/FUL dated 07/01/2019 to allow the wording of the condition to be amended

Comments required by 22 February

No Comment – this is a technical matter and should be referred to the flooding officer to determine.

[19/00171/HOU](#)

7 Magnolia Way Fleet Hampshire GU52 7JZ

Erection of two storey front extension and alterations to fenestration

Comments required by 25 February

NO OBJECTION

However question if all 3 parking spaces are accessible

	<a href="#">19/00116/HOU</a> 8 Velmead Road Fleet Hampshire GU52 7JY Alterations to fenestration, conversion of garage into carport and widen existing access Comments required by 26 February  NO OBJECTION Subject to plan showing ability to exit the site in a forward direction
	<b>Noted:</b>  Weekly List
7	<b>Noted:</b>  Planning Enforcement notices
8	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b>  13th February
9	<b>Date of Next Meeting</b>  Monday 25 <sup>th</sup> February 2019 at 7pm, RVS in The Harlington

**The meeting closed at 8.40 pm**

**Signed:**.....

**Date:** .....