



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Monday 12<sup>th</sup> August 2019 – RVS, The Harlington

**Present:** Cllr Pierce  
Cllr Wildsmith  
Cllr Holt  
Cllr Robinson  
Cllr Schofield  
Cllr Jasper  
Cllr Hope

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

1	<b>Apologies</b>  Apologies received from: Cllr Carpenter
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  One member of FCCS present
4	<b>Approval of the Minutes</b>  The minutes of the development and control meeting on the 22 <sup>nd</sup> July were accepted as a correct record of the meeting.
5	<b>Planning applications</b>  Due before meeting:  <a href="#">19/01480/FUL</a> Lorica House Fleet Mill Minley Road Fleet Hampshire GU51 2RD Proposed alteration to fenestration including the creation of new openings, doors and windows where required. Removal of existing select openings and unblocking of faux openings. Comments required by 7 August  No Comments – no objection  <a href="#">19/01481/FUL</a> Infineon House Fleet Mill Minley Road Fleet Hampshire GU51 2RD Proposed alterations to existing external fenestration including the creation of

new openings, doors and windows where required. Removal of existing select openings and unblocking of Faux openings.  
Comments required by 8 August

No Comments – no objection

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[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.  
Comments required by 7 August – have extension to 13<sup>th</sup>

**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

[19/01404/HOU](#)

Serendipity Hagley Road Fleet Hampshire GU51 4LH  
Erection of a single storey rear extension.  
Comments required by 12 August

**NO OBJECTION**

[19/01536/HOU](#)

22 Darset Avenue Fleet Hampshire GU51 3QE  
Erection of a rear extension following demolition of existing lean-to.  
Comments required by 12 August

**OBJECTION**

- Breach in 45 degree rule
- Loss of light to neighbouring property

[19/01443/HOU](#)

67 Clarence Road Fleet Hampshire GU51 3RY  
Erection of a single storey rear extension, first floor extensions and conversion of garage into habitable accommodation. Change ground floor rear window to double doors  
Comments required by 12 August

**OBJECTION**

The house goes from 3 to 4 bedrooms and the existing garage is being converted to a study - a detailed dimensioned parking plan that meets Hart's standards should therefore be submitted (needs at least 3 parking spaces)

[19/01472/REM](#)

Land North Of Netherhouse Copse, Hitches Lane, Fleet, Hampshire  
Reserved matters application seeking the approval of appearance,  
landscaping, layout and scale of 77 residential dwellings and the appearance,  
layout and scale of car barns and garages to serve plots 1-6, 15-18, 20 and 23  
pursuant to 16/01651/OUT

Comments required by 14 August

**OBJECTION**

- Parking 3 cars in a row not accepted under Hart's parking standards
- Quotes successful parking scheme at Edenbrook – Edenbrook has problems with inadequate parking
- Plot was located in Zone 3 but has now been reallocated to Zone 2 – this reduces the amount of parking that needs to be provided which will contribute to parking problems
- 6 extra houses added – is that this phase only?
- 60 dwellings per hectare is high density especially in a semi-rural area – poor design
- No facilities on site or nearby – the shop in crookham village is now being closed

[19/01565/HOU](#)

52C Kenilworth Road Fleet Hampshire GU51 3AZ

Proposed ground floor rear extension replacing the existing conservatory

Comments required by 14 August

**NO OBJECTION**

[19/01369/HOU](#)

1 Glen Road Fleet Hampshire GU51 3QS

Remove the conifer hedgerow, demolish remainder of low level brick wall which has collapsed and replace with a 1.2 metre high feather edge timber fence. Re-plant 8no privet hedges inside the new fence

Comments required by 14 August

**NO OBJECTION**

[19/01503/HOU](#)

46 Springwoods Fleet Hampshire GU52 7SX

Loft conversion with hip to gable, rear dormer, front rooflights and replacement of front window with door and window and side door with window

Comments required by 14 August

**OBJECTION**

- Large window should be frosted glass as neighbour concerned about overlooking
- Breaches GEN 1 (i) – not "in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density..."
- Breaches GEN 4 - development proposals do not "sustain or improve the urban design qualities of town"

[19/01479/FUL](#)

Help The Aged 240 Fleet Road Fleet Hampshire GU51 4BX  
Erection of a single storey and two storey extension following demolition of existing single storey extension. Use of enlarged ground floor for A1, A2, A3, or D2 (Gym) and associated parking  
Comments required by 15 August

NO OBJECTION

However concerns about parking

[19/01572/AMCON](#)

87A Crookham Road Church Crookham Fleet GU51 5NP  
Variation of Condition 3 attached to Planning Permission 19/01090/HOU dated 02/07/2019 to incorporate cladding to be Cedral C60 Forest Grey  
Comments required by 15 August

OBJECTION

- Plot is located in a conservation area so materials/design should be compliant/in keeping

[19/01523/HOU](#)

35 Fern Drive Church Crookham Fleet GU51 5NW  
Erection of a new garage following demolition of existing garage. Single storey rear extension following partial demolition of existing sun room, internal alterations and new canopy design  
Comments required by 16 August

NO OBJECTION to extension itself however question if solar panels on the roof of the garage in a conservation area is acceptable?

[19/01582/HOU](#)

6 Glebe Court Fleet Hampshire GU51 4NJ  
Erection of a single storey rear extension and single storey rear garage extension.  
Comments required by 20 August

NO OBJECTION

[19/01598/FUL](#)

Kings House 7 Kings Road Fleet GU51 3DJ  
Change of use from offices to 4 (1 bedroom) residential flats and external alterations to windows and doors, addition of porch canopies  
Comments required by 20 August

OBJECTION

- Don't need any more 1 bed flats in Fleet – should have to prove the demand for it
- Minimum flat size doesn't meet Hart standards – minimum 39m<sup>2</sup> for a 1 bed and 50m<sup>2</sup> for a 2 bed
- Poor design

[19/01600/HOU](#)

Tall Trees Sunnyside Fleet GU51 4LF

Erection of a two storey rear extension, part ground floor part two storey part first floor front extension, demolition of single storey side element, creation of pitched roof on flat roofed double garage with dormer windows to front and rear to create habitable accommodation at first floor, extension of ground floor garage link, raising of the roof height of the dwelling and insertion of dormer windows to the front and rear to create habitable accommodation at second floor and alterations to fenestration

Comments required by 21 August

**OBJECTION**

- Finishes are not in keeping with conservation area
- Breaches URB 16 – proposed plans are not sympathetic to existing dwelling

[19/01521/HOU](#)

Apple Tree House Reading Road North Fleet GU51 4AG

Demolition of existing detached garage and erection of replacement garage

Comments required by 21 August

NO OBJECTION to garage only however plans seem to detail modifications for property that aren't included in application description?

[19/01498/FUL](#)

84 Connaught Road Fleet GU51 3LP

Erection of 6 one bedroom apartments with associated parking and landscaping

Comments required by 22 August

**OBJECTION**

- Inadequate parking - 15 parking spaces are required under Hart's standards and parking on road is not suitable
- Don't need more one bed flats in Fleet – should have to prove demand for it
- Loss of trees
- Poor design
- Poor/lack of light in apartments

[19/01627/FUL](#)

4 Connaught Road Fleet Hampshire GU51 3RA

Demolition of existing bungalow and erection of a 2 bedroom dwelling.

Comments required by 23 August

**NO OBJECTION**

Looks better than current dwelling

[19/01633/PRIOR](#)

81 Clarence Road Fleet Hampshire GU51 3RS

Demolition of bungalow

Amended elevations and plans

Comments required by 14 August

OBJECTION

Previous comments still stand i.e.

' Unnecessary loss of a bungalow - against Policy 11 of the upcoming Fleet Neighbourhood Plan which has received the External Examiner's endorsement.

' Question what the bungalow is going to be replaced by? Should only be replaced by one or two bungalows

[19/01516/HOU](#)

1 The Cedars Fleet Hampshire GU51 3YL

Erection of a single storey side extension

Comments required by 23 August

NO OBJECTION however

Adding a window to the front elevation wall would improve design

[19/01292/HOU](#)

13 Westbury Gardens, Fleet, Hampshire, GU51 3HS,

Hip to gable extension to facilitate the conversion of the loft to habitable accommodation, erection of a two storey rear extension, alterations to fenestration and insertion of rooflights to front and rear

Amended plans:

1 Change of roof form from gable to half hip

2 Description change to read: "Hip to half hip roof extension to facilitate the conversion of the loft to habitable accommodation, erection of a first floor rear extension, alterations to fenestration and insertion of rooflights".

Comments required by 12 August

Previous comment: NO OBJECTION

NO OBJECTION

However previous design on last application was better

[19/01223/FUL](#)

CO-OP, 20 Kings Road, Fleet, Hampshire, GU51 3AD

Erection of two new external cold rooms on former car parking spaces and refuse storage area and enclosure of existing yard area for use as storage  
Plant Layout and Plant Noise Impact Assessment received 30.07.2019)

Comments required by 12 August

Previous comments:

OBJECTION

' Loss parking, would result in loss of all on-site parking -Policy GEN1 vii), breaches original planning condition.

' There already exists on-street parking problems, especially during delivery periods and loss of on-site parking will only exacerbate this situation.

' Cold rooms in immediate vicinity of the neighbouring house will have fans/generators in close proximity to bedroom windows. Equipment will operate 24

hours a day and will therefore subject the neighbours to unacceptable levels of noise at night.

' Refuse store moved, not alternative arrangements provided.

**OBJECTION**

Previous comments still stand

[19/00631/FUL](#)

All Saints Church , Church Road, Fleet, GU51 4NB,  
Demolitions, extension, external alterations and associated works to All Saints Church, including:

- Demolition of existing extensions constructed against the north elevation of the Church, comprising Choir Vestry and entrance to boiler room and Lady Chapel built 1958;
- Erection of a single storey Annexe on north elevation of the Church;
- Alterations to the west elevation to provide a new west entrance;
- Reinstatement of roofs Chancel, Nave, North and South Aisle and original Clergy Vestry;
- Alterations to rainwater goods;
- Construction of new vehicle layby; and
- Hard and soft landscaping

**Amended Plans**

1 Amendment to description

2 Amended design and additional information received

Comments required by 21 August

**Previous comments:**

NO OBJECTION

Good mix of styles however

' Curved cover over door on main entrance does not fit in with the rest of design, needs reappraisal

' Are sprinklers being installed? If not suggest they are as it would be easier to install as part of the renovation works rather than later on

NO OBJECTION

Entrance design looks better

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**Lismoyne Hotel – Variation to Premises Licence**

**OBJECTION**

- located in conservation area

- residential areas nearby who may be disturbed by extending hours so late especially with music/entertainment

6	<b>Noted:</b>  Weekly List
7	<b>Noted:</b>

	Planning Enforcement notices
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>14<sup>th</sup> August</p>
9	<p><b>Date of Next Meeting</b></p> <p>Tuesday 27<sup>th</sup> August 2019</p>

**The meeting closed at 9pm**

**Signed:**.....

**Date:** .....