



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 7th January 2019 –RVS, The Harlington

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

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Cllr Hope</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3.	<p>Public Session</p> <p>2 members of FCCS and 2 members of St Edwards Homes who came to talk to the committee in regards to street names at Hartland Village:</p> <p>Committee proposed history based street names for the site (some of which were rejected due to duplication) rather than the nature based ones proposed by the developers. Developers explained we had not been given the information along with the list of names, the nature names have been taken from existing and proposed plants and are for Phase 1 only, approx. 7 roads around the edge of the site by woodland areas. History based names will then be used for later phases of site. Developers have no objection to main road through site being called e.g. Pyestock Drive, problem lies with whether it's allowed due to duplication.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the development and control meeting on the 18th December were accepted as a correct record of the meeting.</p>
5	<p>Planning applications</p> <p>DUE BEFORE MEETING – missed deadlines so no comment</p> <p>18/02705/HOU 44 Wood Lane Fleet Hampshire GU51 3EE Raising of roof to form second storey and single storey front extension.</p>

Demolition of existing conservatory and new vehicular access.
Comments required by 2 Jan 2019

[18/02396/HOU](#)

7 Magnolia Way Fleet Hampshire GU52 7JZ
Erection of two storey front extension and alterations to fenestration
Comments required by 2 Jan 2019

[18/02161/AMCON](#)

Land To The Rear Of Heather Hill Reading Road North Fleet
Variation of Condition 1 attached to Planning Permission 18/00606/FUL to allow for the relocation of the garage to serve Plot 1 (revised garage location proposed)
Comments required by 1 Jan 2019

[18/02397/HOU](#)

Rushgrove Reading Road North Fleet GU51 4AJ
Erection of garage
Comments required by 9 Jan 2019

NO OBJECTION in principle

However

- Garage does not appear to meet Hart's standard of 6x6m internal dimensions for a double garage.
- Challenge if application is valid or not – says proposed “replacement” of garage in statement document but application says erection of garage which is different.
- Support tree officer's comments

[18/02724/HOU](#)

11A Dinorben Close Fleet Hampshire GU52 7SW
Proposed first floor extension, two storey and single storey extensions.
Comments required by 7 Jan 2019

NO OBJECTION

Subject to ensuring trees are protected during work

[18/02730/HOU](#)

44 Albany Road Fleet Hampshire GU51 3PT
Proposed single storey front addition/infill to create larger more useable kitchen.
Comments required by 7 Jan 2019

NO OBJECTION

Space adjoining conservatory still says garage, is that correct?
Suggest street scene would be improved if door was on front of addition

[18/02650/HOU](#)

13 Pondtail Gardens Fleet GU51 3JP
Erection of a two storey rear extension following demolition of existing rear projection and alteration of roof and insertion of one window and six velux windows to facilitate the conversion of the loft - retrospective planning application.

Comments required by 8 Jan 2019

OBJECTION

Retrospective applications that breach rules/Hart's standards should not be allowed, should be enforced!

[18/01967/HOU](#)

19 Cypress Drive Fleet Hampshire GU51 3HF

Single and two storey front extension to remodel existing property, including demolition of existing garage. Single storey rear extension.

Comments required by 9 Jan 2019

NO OBJECTION – recommended for approval by Hart's Planning Officer.

[18/02783/PRIOR](#)

125 - 147 Fleet Road Fleet Hampshire

Prior Notification requirement under Part O of the GDPO for the change of use of offices (Class B1a) to a Dwellinghouse (Class C3) to form 33 flats (13 x 1 bedroom and 20 x 2 bedroom).

Comments required by 17 Jan 2019

OBJECTION

- Parking zone 1 stops at Stockton Avenue so development isn't actually in Zone 1
- Inadequate parking – if parking is reduced from 60 (earlier application) to 40 that's 1 per flat and 7 for visitors. Most flats are 2 bed so will need more than 1 space. Flats keep getting approved with inadequate parking, this just exacerbates the problems with on street parking in area
- No amenity space
- No lift – residents will have trouble getting furniture inside
- Poor design/ internal layout.
- Plan A shows one of the larger flats as being 60.5msq – majority of flats therefore do not meet Hart's minimum size standards for 2 bed flats

[18/02689/HOU](#)

23 Victoria Road Fleet Hampshire GU51 4DN

Erection of a traditional timber Orangery with flat roof and 3 glazed lanterns following demolition of existing conservatory.

Comments required by 11 Jan 2019

NO OBJECTION

[18/02691/FUL](#)

Fleet Autos St James Road Fleet GU51 3YX

Amendment to unit 1 (studio) approved under reference 15/00230/FUL to create one bedroom unit and associated alterations (Retrospective).

Comments required by 11 Jan 2019

NO OBJECTION

[18/02768/HOU](#)

32 Wood Lane Fleet Hampshire GU51 3EA

Side and rear extension and first floor conversion to existing bungalow, including changing external materials.
Comments required by 11 Jan 2019

OBJECTION

- Loss of a bungalow
- Basically a new dwelling rather than an extension
- Extension not subservient to existing dwelling – URB 16 (i) developments should be “sympathetic in scale and character to the existing dwelling and surrounding properties”
- Out of keeping with street scene

[18/02785/AMCON](#)

329 Fleet Road Fleet Hampshire GU51 3BU

Variation to conditions 2, 3, 4, 6, 8, 9 and 10 attached to Planning Permission 18/00574/FUL dated 20/06/2018 for a four storey hotel containing 71 bedrooms and 39 car parking spaces (S73 application). Variations consist of: Condition 2: to allow for minor changes and the substitution of 4no. plans, substitute plans 1035-300A, 1035-301B, 1035-501C and 1035-502B with plans 1035-300B, 1035-301D, 1035-501D and 1035-502C Conditions 3, 4, 6, 8 and 9: to exclude demolition from triggering their submission and approval - Replace at the start of each condition the words 'No development shall take place' or 'Development shall not commence' with the words 'Other than acts of demolition, no development shall take place' Condition 10: to change the trigger point to 'prior to occupation' for submission and approval -Replace the words 'Prior to the commencement of the development hereby permitted' with the words 'Prior to the occupation of the development hereby permitted'
Comments required by 15 Jan 2019

OBJECTION

- Amendments to roof makes roof pitch even taller – already too tall
- Lift shaft not shown on street scene
- Concerns about access on/off Albert street

[18/02701/FUL](#)

Covert Cottage The Avenue Fleet GU51 4DL

Erection of a replacement dwelling with associated garaging, parking, landscaping and access, following the demolition of the existing property
Comments required by 18 Jan 2019

OBJECTION

- Front design poor – two storey glass frontage is out of keeping with local character, especially being in North Fleet Conservation Area
- As dwelling is in a conservation area, permission is needed for demolition
- Due to increase in plan area, SUD system needs looking at

[18/02646/HOU](#)

40 Minley Road Fleet Hampshire GU51 2RA

Partial demolition of existing rear projection and construction of larger single storey rear extension
Comments required by 18 Jan 2019

NO OBJECTION

However, roof doesn't match period architecture, a slight pitch on extension roof would look better and be more in keeping with style of current house

[18/02820/HOU](#)

5 Chinnock Close Fleet Hampshire GU52 7SN

Two storey front extension, single storey rear extension and raise garage roof.

Extend existing dropped kerb

Comments required by 18 Jan 2019

NO OBJECTION

Subject to following advice set out by tree officer in regards to tree protection and root zones

[18/02831/FUL](#)

Elvetham Bridge House Reading Road North Fleet GU51 4HT

Erection of a detached 5 bedroom dwelling and detached garage following demolition of existing poolhouse

Comments required by 25 Jan 2019

OBJECTION

- Question if plans are misleading?
- Heritage statement quotes 1986 application which predates conservation area
- Preapp advice was to be subordinate to host dwelling/akin to coach house but proposed dwelling is comparable with existing property in mass scale and height.
- States it reflects local character but examples used are out of keeping
- Too tall – effectively 3 storeys high
- Poor design, does not reflect any particular period of development.

[18/02870/FUL](#)

18 Regent Street Fleet GU51 3NR

Erection of a two storey 4 bed dwelling following demolition of existing bungalow and creation of a dropped kerb onto the public highway

Comments required by 28 Jan 2019

OBJECTION

- Front parking is inadequate. Design and Access statement mentions house being set back 4m from street but parking plan states 5m. At 4m cars won't fit on front of property (standard space 4.8m)
- Could build slightly further back
- New parking plan that meets Hart's standards needs submitting

6

Noted:

Weekly List

7

Noted:

Planning Enforcement notices

8	Noted: Hart Planning Meeting Dates 9 th January 2019
9	Date of Next Meeting Monday 21st January 2019 at 7pm, RVS in The Harlington

The meeting closed at 8.30pm

Signed:.....

Date: