



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 21st December

Present:

Cllr Schofield
 Cllr Robinson
 Cllr Holt
 Cllr Pierce – chairman
 Cllr Carpenter
 Cllr Hope

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Not present, Cllr: Wildsmith Apologies: Cllr Jasper</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3.	<p>Public Session</p> <p>None</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the development and control meeting that would have been held on Monday 7th December were accepted as a correct record of the meeting.</p>
5	<p>20/02918/HOU 73 Tavistock Road Fleet Hampshire GU51 4EL 1 .8m high boundary fencing and erection of 0.6m high trellis on top. Comments required by 29 December</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Is this a retrospective application as the 6ft fence is already in place? • There is a planting margin in front of the fence that should be used to grow shrubs or creepers to soften the impact of a hard fence line - the trellis topping does not improve privacy. • Totally non-aesthetic and out of keeping with the general area

20/02921/HOU

4 Westbury Gardens Fleet Hampshire GU51 3HS

Demolition of rear timber garden storage shed and erection of a single storey rear single extension. Conversion of an existing roof space into habitable space with internal access stairs and alterations to fenestration.

Comments required by 29 December

OBJECTION

- parking plan shows majority of the front garden being converted to block paving to provide parking - this breaches Fleet Neighbourhood Plan Policy 15.1 and 15.2 as the development results in loss of ecology and landscape and less than 50% of the front garden is retained as soft landscaping
- This converts a conventional bungalow into a chalet bungalow. Although in principle it breaches The Fleet Neighbourhood Plan Policy 11 by introducing a staircase and a second floor, but it does retain two bedrooms and a bathroom at ground level
- It is a very large extension that significantly increases the footprint of the host property
- Overdevelopment of site
- Conversion of the roof space with a gable end unbalances the ends of a semi-detached property and introduces front windows into the roof

20/02713/FUL

7 Elvetham Road Fleet GU51 4QL

Demolition of existing care home and the erection of a block of 6 one bed apartments and 4 two bed terrace houses

Comments required by 29 December

OBJECTION

- Inadequate parking - even in Zone 1 they should be providing 15 parking spaces. No on street parking as busy through road with yellow lines
- Affordable Housing is only to be provided if more than 11 units or 1000m² overall development so no affordable housing provision is required - Local Plan Policy H2
- Rights to a view is not a reason to refuse planning, but the front development does significantly impinge on the adjacent neighbour and falls within the 45° angle of vision.
- Uncharacteristic development close to Elvetham Road
- Overdevelopment of site
- Breaches 20m rule to rear of property
- Flats only just meet minimum space standards
- Inadequate amenity space and flats have no balconies or access to open air in the event of further lockdowns

20/02879/AMCON

Whisperwood Stockton Avenue Fleet GU51 4NH

Variation of Condition 2 (Approved Plans) attached to planning permission 20/00851/FUL dated 24/07/2020 to allow construction of an orangery to the rear of the property.

Comments required by 31 December

NO OBJECTION

	<ul style="list-style-type: none"> Hart has already approved a number of deviations from the NFCA Management Plan to a development which neither preserves nor enhances the Conservation Area as defined in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. the addition of an orangery to the rear of the property does no further damage the character of the Conservation Area <p>20/02922/HOU 38 Linkway Fleet Hampshire GU52 7UP Demolition of conservatory and erection of a single storey rear extension. Comments required by 4 January</p> <p>NO OBJECTION</p> <p>20/02973/HOU 5 Howard Close Fleet Hampshire GU51 3ER Erection of a first floor rear extension Comments required by 5 January</p> <p>NO OBJECTION Subject to: the tree protection fencing being put in place prior to commencement of any works</p>
6	<p>Noted:</p> <p>Planning Enforcement notices</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>N/A</p>
9	<p>Date of Next Virtual Meeting</p> <p>11th January, 18:30 for 19:00</p>

Meeting closed: 7.35pm

Signed:.....

Date: