



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 23rd November

Present:

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

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Not present, Cllr: Wildsmith Apologies: Cllr Jasper
2	Declarations of interest to any item on the agenda None declared
3.	Public Session None
4	Approval of the Minutes The minutes of the development and control meeting that would have been held on Monday 9 th November were accepted as a correct record of the meeting.
5	20/02657/HOU 92 Westover Road Fleet Hampshire GU51 3DF <u>Demolition of garage and lean-to and erection of a single storey rear extension and replacement side entrance porch.</u> Comments required by 30 November OBJECTION <ul style="list-style-type: none">• Loss of a garage• A dimensioned parking plan that meets Hart’s standards should be submitted• Appears to use the whole of the front garden for parking which breaches Fleet Neighbourhood Plan Policy 15 - maintaining 50% of front garden as soft landscaping

20/02596/HOU
30 Castle Street Fleet GU52 7ST
[Demolition of existing rear extensions and erection of a two storey rear extension. New front porch extension.](#)
Comments required by 2 December

NO OBJECTION in principle

- This has been presented before but as a three bedroom development however the revised proposal maintains the number of bedrooms at two so there is no increased demand on parking

20/02563/HOU
35 Greenways Fleet GU52 7XG
[Erection of single storey front extensions, alterations to roof to include extended roofline, removal of chimney and insertion of one rooflight to front and alterations to fenestration](#)
Comments required by 4 December

OBJECTION

- Proposed plans are out of keeping - the front of the property faces NW so there is no shading required from the proposed veranda which is uncharacteristic of the area. It also requires the introduction of a metal effect GRP roofing material which does not match the existing roof tiles. The proposal also changes the existing brick finish to white render, horizontal boarding and dark window frames.
- Omission of the front veranda would make the proposal more acceptable
- Breaches Fleet Neighbourhood Plan Policy 10.1 and 10.2
- A parking plan that meets Harts standards should be submitted

20/02725/HOU
89 Kings Road Fleet GU51 3AR
[Erection of a porch and replacement of first floor bay window with window to side, and erection of a single storey extension to rear following demolition of existing single storey rear projection and insertion of ground floor window to side](#)
Comments required by 7 December

NO OBJECTION

- Subject to parking plan that meets Harts standards and shows ability to exit site in a forward direction

20/02726/HOU
89 Kings Road Fleet GU51 3AR
[Creation of a new access to the public highway and erection of a wall with piers on either side of the new access](#)
Comments required by 7 December

OBJECTION

- Plans create a new access to/from the property onto Kings Road. The higher brick wall means vehicles will need to venture out further onto the pavement before there is adequate visibility along Kings Road. HCC highways input is required from a safety perspective
- Brick wall of the proposed height is generally out of keeping with frontages on Kings Road

20/02622/OHL

Street Record Fleet Road Fleet Hampshire

[Install and keep installed above ground an electric line of nominal voltage of less than 132 kilovolts](#)

Comments required by 26 November

NO OBJECTION

20/02756/HOU

9 Wood Lane Fleet Hampshire GU51 3DX

[Erection of a part single part two storey front extension, alterations to window at first floor front, erection of a single storey side and rear extension following demolition of existing conservatory and part conversion of garage to utility room](#)

Comments required by 10 December

OBJECTION

- Building right on the boundary raises the issue of maintaining the gutters on the boundary line as they will not be accessible from within the property
- The modified garage is 6m deep but not 3m wide – still a garage?
- Looks as if 4 cars can be accommodated on the plot, but a parking plan should be submitted that meets Harts standards. Possibly will not maintain 50% soft landscaping to the front garden as per Fleet Neighbourhood Plan Policy 15

20/02721/HOU

23 Teaseltun Fleet GU51 5BY

[Erection of one dormer window and insertion of two rooflights into the rear roof slope and insertion of three rooflights into the front roof slope to facilitate the conversion of the loft to habitable accommodation](#)

Comments required by 10 December

OBJECTION

- This is a three to four bedroom conversion and therefore requires 3.5 parking spaces and there are only two spaces allocated per property. Is there on-street parking? A dimensioned parking plan should be submitted that meets Hart's standards
- Loft bedroom (4) has large window to rear overlooking neighbours garden so increased loss of privacy
- Adjacent pair of semis have already extended into the loft, but with smaller dormer windows than the one proposed

20/02728/AMCON

Yarrells Birch Avenue Fleet GU51 4PB

[Variation of Condition 2 \(Approved Plans\) attached to Planning Permission 19/02869/FUL dated 17/03/2020 to substitute alternative drawings for those already consented.](#)

[The proposed changes comprise the following:](#)

[a\) Replace the square metal clad dormer windows with traditional pitched dormer windows.](#)

[b\) Provide new high level roof lights to the single storey family room.](#)

[c\) Extend the single storey family room by 2.9m. Please note that the building will still avoid the root protection area of the adjacent trees and will not impact the Arboricultural Impact](#)

[Assessment previously issued.](#)

[d\) Provide a timber framed and clad garage and car port to replace the consented double car port.](#)

[Please note that the access to the new dwelling is unchanged from the current planning consent.](#)

Comments required by 7 December

OBJECTION

In principle object to amendment of approved planning applications. In this instance the proposed amendments to the house are improvements to the original plan however:

- The conversion of a car port to a garage only highlights the concerns about a shared access to the two properties. Access to the garage will require cars manoeuvring to gain access to the front of the garage and exiting the garage puts vehicles in line with vehicles entering the site - not a practical or safe arrangement.
- The garage would be better set further into the site, turned to the north, with the two additional parking spaces in front of the garage. This will provide easier access and greater separation of the vehicular access to the two properties.

20/02615/HOU

57 Elvetham Road Fleet Hampshire GU51 4QP

[Retrospective alteration to the front boundary treatment including two new timber gates and fencing](#)

Comments required by 10 December

OBJECTION

- This plot is in the North Fleet Conservation Area is subject to an Article 4 Direction which particularly addresses front boundaries and Paragraph 1.2 of the Management Proposals clearly states “The Council (Hart District Council) will enforce the existing Article 4 Direction and protect or enhance existing front boundaries
- the proposal neither protects nor enhances the character of the NFCA.
- Paragraph 7.2 of the North Fleet Conservation Area Character Appraisal and Management Proposals clearly states “the need to protect existing front boundaries and ensure that new works do not detract from the sylvan character of the conservation area. In addition, the third bullet point states “the protection of front gardens, including resistance to the creation of parking areas.”
- The offending fencing and gate should be removed and replaced with more appropriate gates and fencing that better reflect the sylvan and near rural character of the NFCA.

7

Noted:

Planning Enforcement notices

8

Noted:

Hart Planning Meeting Dates

N/A

Date of Next Virtual Meeting

7th December, 18:30 for 19:00

Meeting closed: 7.50pm

Signed:.....

Date: