



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 13th June 2022
at 7pm in The Function Room , The Harlington

Present:

Cllr Holt
Cllr Hope
Cllr Robinson
Cllr May

Officers: Charlotte Benham

1	Apologies Cllr Krishnamurthy and Cllr Schofield
2	Chair / Vice Chair To defer election of a Chair and Vice Chair of the Development/Control and Planning Committees until the next meeting when all members are in attendance.
3	Declarations of interest to any item on the agenda None declared
4	Public Session None
5	Approval of the Notes The minutes of the development and control advisory group meeting held on Monday 23 rd May were accepted as a correct record of the meeting.
6	22/00975/HOU 76 Fleet Road Fleet Hampshire GU51 4PA Erection of a single storey front extension. Comments required by 7 June Too late to comment as permission has been granted

22/01014/FUL

8-10 8 Reading Road South Fleet Hampshire GU52 7QL

[Demolition of existing garages and single storey rear extensions and erection of single storey rear extension to form 4 one bedroom flats](#)

Comments required by 13 June

OBJECTION

- Taken from the D&A Report:

The whole site measures approximately 0.0499ha and consists of class E unit at front, 2 bedroom flat, a detached block of 4 garages on the ground floor to the rear and 2 x one bedroom flats at first floor situated close to both Fleet Road and the district centre of Fleet.

- The proposed development represents 120 dwellings per hectare (6/0.0499) This is dense urban development in a relatively inaccessible location
- The design of the development, especially the subservient elements to each side have fully taken account of the outlook of habitable rooms serving 6 Reading Road South, Engco Court and the flatted development at Alexis Court which have living areas facing the site
- The site is in a relatively accessible location within Fleet Town Centre such that the parking provision below those in the PPIG should be acceptable?
1 space per property parking provision on the site for 4 units totalling 4 bedrooms. Parking standard would require 9 spaces for the total of 6 flats on the site. Only providing 1 space for each new flat.
- 3 units are 38 m² and 1 unit 40m² where a shower room is provided for 1 bed 1 person space may be reduced to 37m². If a 1 bed x 2 person flat min space required is 50m², so these are small flats as near the minimum area as possible
- The Flood Officer has questioned the drainage proposal and any suggestion to put the drainage into the sewer system should be robustly rejected because of implications in the local system. The design of the SUDS system needs to be approved before the commencement of any work should this development be regrettably approved.

22/01031/HOU

2 Hawkins Way Church Crookham Fleet Hampshire GU52 7JX

[Demolition of conservatory and erection of a single storey rear extension and insertion of door ground floor side.](#)

Comments required by 14 June

NO OBJECTION

22/00791/FUL

230 Fleet Road, Fleet, Hampshire, GU51 4BY

[Change of use of retail unit to takeaway with installation of an extraction flue to the rear](#)

Comments required by 15 June

Amendments

1 Noise report submitted.

Extract below from the Environmental Officers Report - it does not alleviate our concern that if not maintained what enforcement will be put in place to protect the immediate residents?

From an odour perspective, the proposed elevation drawing shows the kitchen extract duct will terminate at full height to ensure adequate dispersion of odours, in this case it is at least at least 1m above roof eaves, although neighbouring residential windows may be the same height or higher than the termination point

It follows that an odour nuisance would unlikely occur with appropriate mitigation with a high level of odour control in place, and adequate maintenance of the system to be carried out in accordance with the manufacturers instructions and/or servicing agreement. Despite this, final assessment as to whether the system will prevent odour, smoke or fume nuisance can only be made after the system has been installed and has started operations under its most intense use conditions for the food type - should nuisance still occur then further adaptations will be required post installation.

See neighbours continuing concerns. One of the biggest risks is the maintenance of an exhaust system especially if fat frying is concerned. In relation to noise the Environmental Officer is not satisfied that the analysis accommodates the nearest dwelling.

HOLDING OBJECTION subject to further evidence

22/01052/HOU

99 Crookham Road Church Crookham Fleet Hampshire GU51 5NP

[Demolition of garage and erection of a garden office](#)

Comments required by 15 June

If the access to the garage was down the side of No.97 and then behind No.97 there still looks to be adequate parking with the loss of one space. The office occupies the footprint of the garage – NO OBJECTION as long as tree protection is adequate

22/01067/HOU

11 The Lea Fleet Hampshire GU51 5AX

[Demolition of conservatory and outbuilding and erection of a part single part two storey rear extension, front porch, alterations to all windows to front elevation, insertion of one window to first floor side, alterations to one window to first floor rear](#)

Comments required by 16 June

NO OBJECTION in principle

- they have stepped in the upper floor extension to avoid the 45° rule.
- 4 beds only needs 3.5 parking spaces, so they may not need to hard surface more of the front garden - if they do they need to comply with Fleet Neighbourhood Plan policy 15 Front Gardens – retain 50% of the front garden as soft landscaping.

22/01164/HOU

79 Westover Road, Fleet, Hampshire, GU51 3DE

[Erection of a single storey side and rear extension and new front door and windows](#)

Comments required by 16 June

NO OBJECTION in principle but

- Question of any impacts on neighbour with 5m+ extension to the rear – will there be any loss of light to rear windows?
- Why timber cladding to side and back of side extension? Not part of the palette of the main house and no in keeping, would be better if design changed to match
- Surface water drainage to be taken to a SUDS system tank not a conventional soak away.

22/01078/HOU

The Laurels Fitzroy Road Fleet Hampshire GU51 4JH

[Erection of a two storey front extension and first floor side extension, conversion of garage into habitable accommodation and replacement gates](#)

Comments required by 16 June

OBJECTION

- In the heart of the North Fleet Conservation Area
- Original entrance walls and gate out of keeping – the proposed gates although not perfect in relation to the area are far more acceptable
- The west wing brings a large expanse of glass and a Juliet balcony in close proximity to the boundary to Magnolia house with a potential loss of privacy through overlooking
- Equally the full balcony to the east wing allows overlooking of the adjoining property
- The front elevation is transformed from a very traditional period property to a very modern design
- Para 9.2 of the NFCA Management proposals states – “the need to prevent unsympathetic changes to existing houses such as the oversize extensions or changes to the elevations and details”
- The recommendation is that “The District Council will encourage property owners to retain the architectural features of their buildings and will refuse planning applications for extensions which are considered to be either too large or badly designed.

22/01064/HOU

61 Velmead Road Fleet Hampshire GU52 7LP

[Area A - Replacement of leylandii hedge and low level fence and 1.2m high gate with 2m high feather board fence and 1.8m high gate Area B - Replacement of 1.2m high fence and 1.2m high gate with 2m high feather board fence and 1.8m high gate \(part retrospective\)](#)

Comments required by 20 June

OBJECTION

This has created a very extensive length of 2m high boundary fencing to the front of the property and it has been transformed from a very open site in a dominant location to one with 2m high fencing to the front of a property, why so high? Totally out of character with the local area and significantly negatively impacts on the street scene.

22/00937/HOU

Tareyton Hitches Lane Fleet Hampshire GU51 5HX

[Erection of a two storey front extension following demolition of existing detached garage, demolition of existing entrance porch and installation of a vehicular access gate](#)

Comments required by 20 June

- states house needs upgrading but in fact adds a triple garage with undefined roof space above
- This is a very large extension that unbalances the whole design of the property - poor design
- What is the upper floor of the garage to be used for?

NO OBJECTION subject to 5 bar gate being set back off the main road so vehicles can turn in and not obstruct the highway on a busy road

22/00807/HOU

The Point Reading Road North Fleet Hampshire GU51 4HP

[Retention of electric gate and fence](#)

Comments required by 20 June

- Located in North Fleet Conservation Area - current five bar gate and green boundary to front of property are in keeping with the conservation area. Proposed new gates and 2m high fencing are totally out of keeping with the conservation area and in breach of the Article 4 Direction regarding front boundaries.
- Again the Management Plan para 9.2 – the need to preserve and protect existing front boundaries and ensure that new works do not detract from the sylvan character of the conservation area – these works neither preserve or enhance the character of the conservation area. The original 5 bar gate and hedging (Google picture) are far more in keeping with the character of the area.

OBJECTION – needs a more in keeping gate design, set back from road for access without blocking road and lower fence

22/00962/HOU

10 Lyndale Drive Fleet Hampshire GU51 3JH

[Erection of a two storey rear extension, porch, reduce size of one window and insert window to first floor on one side and insertion one window to first floor on other side](#)

Comments required by 21 June

NO OBJECTION

22/01174/PRIOR

192 - 196 Fleet Road Fleet Hampshire GU51 4BY

[Partial change of use from a vacated building of class E use to a ground floor class E premises to the front and one 1 bedroom dwelling to the rear to include the replacement of a window to ground floor side with a door](#)

Comments required by 22 June

	<p>Progressive change from commercial to residential</p> <p>OBJECTION on grounds of inadequate parking</p>
7	<p>To Note:</p> <p>Review of weekly lists</p>
9	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>15th June 2022</p>
10	<p>Date of Next Advisory Group Meeting</p> <p>27th June 2022</p>

Meeting closed: 8.10pm

Signed:.....

Date: