



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 24th February 2020 – RVS Offices, The Harlington

Present: Cllr Pierce
Cllr Holt
Cllr Robinson
Cllr Hope

Absent: Cllr Carpenter

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Apologies received from Cllr Wildsmith, Japer and Schofield.
2	Declarations of interest to any item on the agenda None declared
3.	Public Session One member FCCS
4	Approval of the Minutes The minutes of the development and control meeting held on Monday 10 th February were accepted as a correct record of the meeting.
5	19/02792/HOU The Cliff 41 Elvetham Road Fleet Hampshire GU51 4QP New entrance gate, posts, automation and entry system. Comments required by 4 March OBJECTION <ul style="list-style-type: none">• Gate should be set back further from kerb - at least 4.8m i.e. standard length of car under hart's standards in case gates are shut/broken so car is not blocking a busy road• Hampshire Highways should be consulted• Protect trees during construction 20/00253/FUL Lorica House Fleet Mill Minley Road Fleet Hampshire GU51 2RD Erection of a two storey building containing 4 apartments with vehicle and cycle parking

Comments required by 4 March

OBJECTION

- Overdevelopment of site
- Apartments will overlook Saddleback Way residents
- Development rather close to road
- Existing hedges and trees should be retained
- Too many 1 bed flats in Fleet – don't need more
- With present concern over climate change and wetter winters it seems unethical to build in a 1 in a 100 flood zone
- Breaches following policies:
 - Neighbourhood Plan Policy 10.4
 - NBE10 doesn't positively contribute to overall appearance of local area
 - GEN 1.7 should have "adequate arrangements on site for access, servicing or the parking of vehicles"
 - GEN 1.3 causes "material loss of amenity to adjoining residential uses, through loss of privacy, overlooking or the creation of shared facilities"
 - GEN 1.4 constitutes "ribbon development"
 - GEN 1.1 not "in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density"

20/00202/HOU

17 Clarence Road Fleet GU51 3RZ

Erection of a single storey rear extension, replacement of ground floor rear window with bi fold doors and loft conversion to include a box dormer to the rear and two velux windows to the front

Comments required by 4 March

Withdrawn

OBJECTION

Inadequate car parking

20/00072/HOU

1 Johnson Court Kings Road Fleet GU51 3GE

Proposed loft conversion with hipped to half-hipped roof extension and installation of three roof lights on the front and rear elevation.

Comments required by 4 March

OBJECTION

- Poor roof design
- Inadequate parking – on road parking not suitable either on busy Kings Road

20/00185/ HOU

38 Tavistock Road Fleet GU51 4EJ

Erection of single storey side and rear extensions, creation of two bay windows to front and creation of pitched roof over bay windows and porch, demolition of stores, conversion of garage to habitable accommodation and alterations to fenestration

Comments required by 4 March

NO OBJECTION

Subject to parking plan being submitted that meets Hart's standards due to loss of garage

20/00245/HOU

35 Elms Road Fleet Hampshire GU51 3EQ

[Erection of a two storey side extension and alterations to fenestration.](#)

Comments required by 4 March

OBJECTION

Totally inadequate parking – 3 spaces are required under Hart's standards and the plans only show 1

20/00262/ADV

Display of sign to replace existing

[Roundabout At Junction With A327 \(HDC.HD39\) Ively Road Farnborough](#)

Comments required by 6 March

- Think sign is far too detailed for a roundabout - details won't be read. A sign with the photo and directions would be much better
- Hampshire Highways should be consulted

20/00263/ADV

Land At Kennels Lane Kennels Lane Farnborough Hampshire

[Installation of 18 individual signs at 9 locations along Kennels Lane](#)

Comments required by 6 March

OBJECTION

- Hampshire Highways should be consulted
- Signs are far too distracting on a busy, narrow, twisting road – drivers may lose concentration trying to read all the signs and could cause an accident

20/00164/HOU

12 Lyndford Terrace Fleet Hampshire GU52 7SE

[Demolition of existing conservatory and erection of a single storey rear extension](#)

Comments required by 6 March

NO OBJECTION

20/00025/FUL

46-48 Consort House Albert Street Fleet GU51 3RL

[Raising of roof and insertion of velux rooflights to create a third floor within the roof space to provide enlarged flat](#)

Comments required by 6 March

OBJECTION

- Out of keeping - GEN 1.1 not "in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and

density”

- Condition should be added that no windows are put in roof/side of roof to protect privacy of neighbours/be more in keeping
- Concern second floor will become bedrooms space – would need extra parking

20/00271/PRIOR

14 Fairmile Fleet Hampshire GU52 7UR

Notification of a Proposed Larger Home Extension for a single storey rear extension

Comments required by 2 March

NO OBJECTION

20/00194/HOU

34 Frere Avenue Fleet GU51 5AP

Erection of a single storey rear extension, pitched roof over porch, replacing flat roof of garage with pitched roof and replacing garage door with window to facilitate the conversion of the garage to habitable accommodation, insertion of two roof lights to front and two dormer windows to rear and raising of the roof to facilitate the conversion of the loft to habitable accommodation and alterations to fenestration

Comments required by 11 March

OBJECTION

- Roof too high/mass too bulky
- GEN 1.1 not “in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density”

20/00102/PRIOR

66 Albert Street Fleet Hampshire GU51 3RN

Notification for Prior Approval for a Change of use from Shops (Class A1), Financial and Professional Services (Class A2), Takeaways (Class A5), Betting Offices, Pay Day Loan Shops or Laundrettes (Sui generis Uses) to Offices (Class B1(a) - Change of use of ground floor retail and showroom space to form new B1 office space

Comments required by 3 March

NO OBJECTION however question it’s future use – is change of use to office space just a way to then change to residential? Permitted development rights for this should be removed or a condition added that it does not be converted

SANKEY LANE – Care Village preapp

What facilities should be included on site?

- Still don’t believe it’s the right location for care village
- Facilities should include GP service for its residents as doctors in Fleet already overstretched
- Minibus service as site is not near any facilities/shops etc.

6

Noted:

	Weekly List
7	Noted: Planning Enforcement notices
8	Noted: Hart Planning Meeting Dates 11 th March
9	Date of Next Meeting 9 th March at 7pm in the RVS offices at The Harlington

The meeting closed at 8.15pm

Signed:.....

Date: