



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 14<sup>th</sup> November 2022  
at 7pm in The Function Room, The Harlington

**Present:**

Cllr Hope  
Cllr May  
Cllr Schofield  
Cllr Robinson

Also present: Cllr Woods

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Cllr Holt
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3	<b>Public Session</b>  Two representatives for the proposed Cove Rd care home <ul style="list-style-type: none"><li>• Scheme retained at 70 beds</li><li>• Increased 1 space to 24 parking spaces</li><li>• Modestly changed shape of building</li><li>• More progressed landscaping plans to rear</li><li>• Changed internal layout to limit overlooking neighbours</li></ul> Committee still concerned over: <ul style="list-style-type: none"><li>• Inadequate parking and none available nearby and no public transport options nearby</li><li>• Questioned need for another care home - what evidence</li></ul> Reports to follow.
4	<b>Approval of the Notes</b>  The minutes of the development and control advisory group meeting held on Monday 24 <sup>th</sup> October were accepted as a correct record of the meeting.

22/02508/GPDOFF  
 12 Reading Road South Fleet Hampshire GU52 7QL  
[Change of use from Class E \(retail\) to C3 \(residential\)](#)  
 Comments required by 8 November

**OBJECTION on lack of parking**

- Parking argument that as retail unit it should provide 4 spaces and the apartment only 3 but no parking provided
- Waste team state bin has to be left on road to the rear of the property although the plot appears to have no access to the rear, otherwise bin would have to be left on Reading Road South – needs clarification

22/02464/HOU  
 5 Pondtail Road Fleet Hampshire GU51 3JN  
[Erection of a single storey rear extension, infill extension to dormers at side, change window to double doors and Juliette balcony to rear elevation.](#)  
 Comments required by 10 November

**NO OBJECTION in principle**

Revised submission which has removed changes to the Pondtail Road elevation so now more acceptable but concern about Juliet balcony overlooking neighbour. Also reference in application description to infill side dormers, but not evidenced in the attached plans

22/02176/HOU  
 19 Moorlands Close Fleet Hampshire GU51 3PL  
[Erection of a first floor above existing garage with link extension to dwelling, block up one window and door, insert one door and replace one window with bi-fold doors to ground floor side, insert one window to first floor side, replace french doors with a window and a window with bi-fold doors to ground floor rear and replace two windows with one window to first floor rear](#)  
 Comments required by 11 November

**OBJECTION**

- concern over overshadowing of the neighbouring plot to the west of the development
- Double garage does not meet Hart's new standards for a single garage – a double garage equals one space if 6x7m internal
- Need 4 parking spaces as 5 beds although no change in the number of bedrooms
- 3 spaces side by side needs an extra 0.5m if adjacent to a wall or boundary to allow for car door opening. Need dimensioned parking plan
- Unclear how meets Hart's cycle storage standards – 6 spaces with one by front door and one to be for cargo bike

22/02511/GPDOFF  
 219 - 221 Fleet Road Fleet Hampshire GU51 3BW  
[Change of use from Class E \(office\) to C3 \(residential\)](#)  
 Comments required by 11 November

NO OBJECTION in principle but concern over lack of parking - there is no mention of parking provision, 2 bedrooms requires 2+ spaces

22/02403/HOU

Elvetham Road Fleet Hampshire GU51 4QB

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

Comments required by 14 November

From aerial photos appears to be infilling against a neighbouring extension, so no issue of taking away light from a rear window. No impact on front elevation.  
NO OBJECTION

22/02218/HOU

1B Alton Road Fleet Hampshire GU51 3HL

[Removal of roof and creation of a first floor, erection of front, side and rear extensions following demolition of garage and conservatory](#)

Comments required by 15 November

#### OBJECTION

- Alton Road is a mix of houses and bungalows of differing styles
- This is the conversion of a 2 bed single storey bungalow into 4 bedroom house occupying a significantly bigger footprint than the original property - loss of a bungalow against Fleet Neighbourhood Plan Policy 11 Safeguarding stock for people of limited mobility including people with disabilities and older residents. This development moves all bedrooms and bathrooms to the first floor totally defeating the intention of the Policy
- Out of keeping by mass/bulk
- Breaches Policy 10 General Design Management in as much as it does not complement nor is it well integrated with neighbouring properties in the immediate locality in terms of scale massing and separation and layout
- Breaches Policy 15 Residential Gardens as the proposal looks to convert the whole of the front garden to parking and not retain any soft landscaping
- 4 Bedroom property also requires 5 cycle spaces with one space to be close to the front door and 1 space to accommodate a cargo bike. Proposed cycle store is too small. Need a dimensioned parking plan that meets Hart's standards
- Loss of trees. Rear elevation is north facing with proposed extensive glazing facing strong belt of trees. There is a risk that in future tree could be removed to provide more light to the rear of the property

22/02411/HOU

Highland Drive Fleet Hampshire GU51 2TH

[Erection of a single storey side extension to detached garage including conversion of garage to provide ancillary annexe including alterations to fenestration](#)

Comments required by 15 November

#### OBJECTION

- Conversion of double garage into 2 bedroom totally independent living unit
- Proposed parking plan is 4 in a line which is not accepted under Hart's standards

- Parking along access path restricts access to shared drive
- Plan is misleading as No.16 has front garden facing driveway and 16 and 18 have to access their parking areas
- This is too remote and too independent to be an annex – must be classed as separate dwelling

22/02224/GPDHSE

48 Connaught Road Fleet Hampshire GU51 3LR

[Prior approval is sought for the erection of a single storey rear extension, alterations to three windows to ground floor side and blocking up of one window to ground floor other side](#)

Comments required by 16 November

NO OBJECTION as long as not being used as a 3 bed unit - two existing bedrooms have been numbered 2 and 3? What could be bedroom 1 is described as a study or “session room”

22/02501/HOU

Hadlow Avenue Road Fleet Hampshire GU51 4NG

[Erection of a single storey rear extension, installation of solar panels and alterations to windows](#)

Comments required by 17 November

- There is an issue with trees but there is no tree report, even to state that no trees will be impacted – Needs an arboreal report

NO OBJECTION but note following error – the application description and design and access statement titles do not match

- The proposed plans appear to add a sun-room to the rear of an internally reconfigured bungalow, generally in conformity with the application description , but the Design Statement has the heading: DESIGN AND ACCESS STATEMENT FOR PROPOSED LOFT ROOF EXTENSION TO EXISTING BUNGALOW AT HADLOW, AVENUE ROAD, FLEET, GU514NG

22/02586/HOU

Lyndhurst Waverley Avenue Fleet Hampshire GU51 4NW

[Erection of a first floor extension over garage](#)

Comments required by 17 November

- The Design and Access Statement includes an acknowledgement that the property is located within the North Fleet Conservation Area Character Area 8 and one of the cautions in the NFCA Management Document is quoted;  
*The need to prevent unsympathetic changes to the existing houses, such as oversize extensions or changes to the elevations and details*  
The design of the extension above the garage transforms the bulk of the building but the sympathetic design ameliorates the impact

NO OBJECTION

22/02588/HOU

Instow Herbert Road Fleet Hampshire GU51 4JN

[Erection of a single storey rear extension, new porch and hip to gable roof alterations](#)

Comments required by 19 November

NO OBJECTION in principle

- Proposals to the front elevation maintain and potentially improve the character of the building
- The rear extension “box” is totally out of character with the host building - it is totally unsympathetic to the host building after such careful detail has been applied to the front elevation – suggest design could be improved

22/02590/HOU

12 Glen Road Fleet Hampshire GU51 3QR

[Conversion of garage to habitable accommodation to include the replacement of the garage door with a window and replacement side door](#)

Comments required by 21 November

- Loss of a garage requires on forecourt parking. 5 bedroom house requires 3 allocated spaces and one unallocated. Parking plots 2.5 x 5m. Block paved area also shown as 6 x 8m so will only cover 3 vehicles so parking is inadequate
- Cycle storage an issue - 6 cycle spaces required with one space by the front door and one space adequate for “cargo bike”

NO OBJECTION if onerous cycle requirements set aside to allow more parking

22/02603/HOU

8 Castle Street Fleet Hampshire GU52 7ST

[Erection of a single storey rear extension](#)

Comments required by 23 November

- According to the block plan the extension protrudes beyond the neighbouring property, but the detailed plans indicate the neighbouring property already extends to a similar depth to that proposed so there would not be no infringement of the 45° rule

If neighbour has extended then NO OBJECTION

22/02620/HOU

The Beech Stockton Avenue Fleet Hampshire GU51 4NS

[Erection of a single storey side extension, porch, rendering and cladding, replacement of roof covering and alterations to all doors and windows](#)

Comments required by 23 November

- Acknowledges the property is in Character Area 8 of the North Fleet Conservation Area but ignores the Issues at paragraph 7.2 of the NFCA Management Plan “*the need to prevent unsympathetic changes to the existing houses such as oversize extensions or changes to the elevation details.*”
- The Recommendations of the Management Proposals to the NFCA Character Appraisal and Management Proposals at 9.2 repeats the statement as 7.2 above

	<p>This is also reinforced in the Fleet Neighbourhood Plan Policy 16 NFCA at 2:  <i>“Development shall retain the architectural features of the existing buildings and extensions shall complement and reinforce the character of the principal building.”</i></p> <ul style="list-style-type: none"> <li>• Policy 10 General Design and Management policy at 1:  <i>“Development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing separation, layout <b>materials</b> and access.”</i></li> </ul> <p>In this particular case it is the use of materials that is at issue. The use of off-white render, black cladding, slate tiles and grey window frames.  Although a case is made that the white render will be more in keeping with some of the neighbouring properties, they are generally of a traditional white render, not normally accompanied by black cladding and not under slate tiles. The combination proposed for this house will be totally out of keeping.</p> <p>OBJECTION to current materials being out of keeping and contrary to both the NFCA Management Plan and FNP policies  If palette of materials changed the proposal would be more acceptable.</p>
6	<p><b>To Note:</b>  Review of weekly lists</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>16<sup>th</sup> November 2022</p>
8	<p><b>Date of Next Advisory Group Meeting</b></p> <p>28<sup>th</sup> November 2022</p>

**Meeting closed: 9.05pm**

**Signed:**.....

**Date:** .....