



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 22<sup>nd</sup> May 2023  
at 7pm in The Function Room, The Harlington

**Present:**

Cllr Schofield - Chair  
Cllr Hope – Vice Chair  
Cllr Robinson  
Cllr Holt  
Cllr May

**Officers:** Charlotte Benham

1	<b>Apologies</b>  No Apologies received
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3	<b>Public Session</b>  None
4	<b>Approval of the Notes</b>  The minutes of the development and control advisory group meeting held on Monday 9 <sup>th</sup> May were accepted as a correct record of the meeting.
5	<b>Election of Chair and Vice Chairman</b>  Cllr Bob Schofield was elected as Chairman of the Planning and Development & Control Committee.  Cllr Alan Hope was elected as Vice Chairman of the Planning and Development & Control Committee.
6	23/00962/HOU 41 Springwoods Fleet Hampshire GU52 7SX <a href="#">Erection of single storey rear, side and front extensions with new velux and alterations to the existing fenestration</a>

Comments required by 19 May

Potentially needs 3 parking spaces, but looks to be adequate space on site to accommodate 3 vehicles therefore NO OBJECTION

23/00895/FUL

39 Willowbourne Fleet Hampshire GU51 5AB

[Change of use of land and creation of two additional parking spaces](#)

Comments required by 19 May

- Too dense development with inadequate parking
- Although this house already has a double garage and two parking spaces to the front (total of 4 spaces) - unless No.39 is the cause of frequent visitor parking in the immediate area it is not appreciated how this can alleviate a local parking issue
- It is stated that there is already a dropped kerb, but this is the character of the area where there are no pavements and the roads about the gardens
- This will be the loss of even more green space to accommodate parking

OBJECTION – regret loss of green space and recommend if approved, that grasscrete blocks are using not paving.

23/00953/HOU

8 Hartsleaf Close Fleet Hampshire GU51 3RD

[Erection of a two storey side and rear extension and conversion of garage into habitable accommodation to include the replacement of the garage door with a window and the replacement of one window for a door ground floor rear](#)

Comments required by 19 May

- Actual design develops the basic/host property well and does not appear to impose on immediate neighbours.
- Ownership of the access to the front of the house must be shared to allow No.9 access to their property - so in fact the whole of the front garden will be converted to hard standing contrary to Fleet neighbourhood Plan Policy 15, Front gardens. It seems there is just adequate parking for 3 vehicles as plot width is 10m.

No Objection in principle to plans but does breach Fleet Neighbourhood Plan Policy 15, loss of soft landscaping to front of property.

23/00907/HOU

3 Kestrel Walk Fleet Hampshire GU51 5DD

[Erection of a timber framed garden gazebo in back garden \(Eden\)](#)

Comments required by 19 May

- A large gazebo in a small garden.
- Where located it could have some potential impact on the garden of No.1 Kestrel Walk. Being 3m high it could cast a permanent shadow on their rear garden being to the north of the structure, but the impact is minimised by the public access between the adjoining property.
- It should not impact the neighbour at No.3 the Willows and will not give any elevated view into their garden.

- It is in Zone 3 flood Zone but the Drainage Officer does not appear concerned at a little more impermeable hard standing.

NO OBJECTION as long as no issue of shadow on the neighbouring property.

23/00317/FUL

181 Fleet Road Fleet Hampshire GU51 3BL

[Change of use of vacant ground floor commercial premises to a hot food takeaway \(sui generis use\), incorporating the installation of an air inlet vent and extract outlet to the rear elevation, and the installation of a replacement shop front](#)

Comments required by 25 May

- This is another fast food take away in an area with no immediate parking. Just Eat/Deliveroo delivery drivers already park on the pavement to access KFC.
- The only positive point is it utilises an empty shop unit that has been vacant for years.
- If permitted the side elevation on Church Road needs improving.

OBJECTION until a technical assessment is received from the Environmental Health Officer on impacts of noise and smell on neighbouring properties. Also design of side elevation on Church Road needs improvement and parking issues need addressing..

23/01002/HOU

1 Rosedene Gardens Fleet Hampshire GU51 4NQ

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

Comments required by 25 May

- Looks like the extent of the build has been reduced to avoid the tree root zone. A smaller footprint than previously agreed?
- Looks acceptable apart from the steel stack from a wood burning stove in the gym?
- It is the rear garden fence that has the greatest detrimental impact on the Conservation Area. This proposal has no real impact on NFCA

NO OBJECTION

23/01020/HOU

41 Knoll Road Fleet Hampshire GU51 4PT

[Enlargement of existing side facing dormer roof structure to form bathroom](#)

Comments required by 25 May

NO OBJECTION subject to highest obscure grade glass being used in window.

23/01024/HOU

Dovecote The Avenue Fleet Hampshire GU51 4DL

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

Comments required by 26 May

- An older bungalow in the NFCA.
- Proposed extension is all to the rear.

	<ul style="list-style-type: none"> <li>It does not compromise the character of the conservation area and does not impact any neighbours.</li> </ul> <p><b>NO OBJECTION</b></p> <p>23/00909/HOU  Kifissia ,Victoria Hill Road Hampshire, GU51 4LG  <a href="#"><u>Erection of a first floor side extension and alterations to windows and doors to rear elevation</u></a>  Comments required by 31 May</p> <ul style="list-style-type: none"> <li>Looks to have very limited front garden to allow access to Tybryn the last house on the road</li> <li>Increasing from 4 to 5 bedrooms – Hart’s parking TAN would require a total of 4 parking spaces which are shown to just fit on the front garden but the whole front garden would be given over to parking and potentially hard surfacing which would then breach Fleet Neighbourhood Plan Policy 15</li> <li>Plot falls within Character Area 1 of the NFCA</li> <li>The key issues related to the NFCA are: <ul style="list-style-type: none"> <li>The Juliet Balcony may allow overlooking of the neighbouring garden and is out of keeping with the character of the host building.</li> <li>Is the extension sympathetic to the host property?</li> <li>Does the additional space impact the front boundary?</li> <li>Does the development impact the front garden by creation of additional parking?</li> </ul> </li> </ul> <p>Overall does not harm the conservation area so <b>NO OBJECTION</b> in principle subject to no loss of privacy to/overlooking neighbouring properties.</p>
7	<p><b>Noted:</b></p> <p>The weekly lists</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>14<sup>th</sup> June</p>
9	<p><b>Date of Next Advisory Group Meeting</b></p> <p>Monday 12<sup>th</sup> June – <i>to note Charlotte away so someone else will cover</i></p>

**Meeting closed: 8pm**

**Signed:**.....

**Date:** .....