



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 10<sup>th</sup> July  
at 7pm in The RVS, The Harlington

**Present:**

Cllr Schofield - Chair  
Cllr Robinson  
Cllr Holt  
Cllr May

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Cllr Hope
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 26 <sup>th</sup> June were accepted as a correct record of the meeting.
5	23/01038/HOU Istona, Stockton Avenue, Hampshire, GU51 4NP <a href="#">Conversion of existing outbuilding to independent living space</a> Comments required by 11 July <ul style="list-style-type: none"><li>• Stated as 27.5m<sup>2</sup> total accommodation area</li><li>• This is clarified as an independent dwelling for an aging parent or a returning adult child. The minimum recommended space standard for a single bedroom single occupancy is 39m<sup>2</sup> so proposal is well below the minimum standard.</li><li>• As a permanent residence it would be required to meet current building regulations but will impact materials including insulation etc.</li><li>• Would require registration as an independent dwelling if permitted</li></ul>

- Changes the dwelling pattern bringing a living unit close to the pavement and it is quite far away from main dwelling.

## OBJECTION

23/01311/HOU

92 Connaught Road, Fleet, GU51 3LP

[Erection of a two storey front extension, creation of first floor, demolition of existing conservatory and alterations to fenestration](#)

Comments required by 11 July

- This is a conversion of a three bedroom bungalow into a 4 bedroom house – this results in the loss of a property suitable for persons of limited mobility contrary to Fleet Neighbourhood Plan Policy 11.
- Fleet Neighbourhood Plan Policy 11 has been supported in at least two appeal cases
- Parking arrangement is 3 in line which breaches HDC's TAN. Also includes an existing single garage which is not counted as a parking space (TAN para 5.12)
- Out of character in area of bungalows

OBJECTION on grounds of inadequate parking and breach of Fleet Neighbourhood Plan Policy 11

23/01319/HOU

88B Kings Road, Fleet, GU51 3AP

[Erection of one outbuilding following demolition of two outbuildings](#)

Comments required by 11 July

- This creates a continuous building which projects 11m beyond the rear of the adjoining property (No.86)
- New building is 4m high compared with the existing building which is 3m high. A significant area of the neighbouring garden will be in shadow.
- It would not be difficult to remove an internal wall between living accommodation and storage room to make the extension an independent annexe.
- If it became an independent annexe this would impact on parking requirements
- The proposed cladding in "black boarding" is not in keeping with any local character.
- Proposed roofed extension to rear of host building will take considerable amount of light off the rear of the principal building.

## OBJECTION

23/01330/HOU

29 Kings Road, Fleet, GU51 3AF

[Extension of dropped kerb](#)

Comments required by 12 July

- Unlikely land ownership extends across the public pavement – needs checking.
- Two properties exist next door to one another that have completely paved their front gardens to create as extensive parking as possible which is uncharacteristic of Kings Road
- Extension of the drop kerb is to facilitate easier parking of more cars.

- Packing cars to the front of the property will inevitably mean vehicles having to reverse out onto Kings Road in a particularly busy part of the road which is a safety concern.

## OBJECTION

23/01338/HOU

14 Moorlands Close, Fleet GU51 3PL

[Demolition of utility room and erection of a single storey side extension connecting to the garage, conversion of garage into habitable accommodation to include the replacement of the garage doors with two windows](#)

Comments required by 13 July

- Loss of a double garage to non-essential family space (gym and cinema) – could be used as additional bedroom in future adding to parking issue.
- Creates a parking issue as arrangement shown is effectively triple parking which would be against Harts TAN.
- Impractical parking - would require 2 cars to be moved to get either of the front two cars out, onto the end of a cul-de-sac.
- Modifications to property do not present any problems

NO OBJECTION in principle but concern over parking issues

23/01368/HOU

47 Pondtail Road, Fleet, GU51 3JF

[Demolition of outbuilding and erection of a first floor rear infill extension and single storey side extension](#)

Comments required by 14 July

- Increase from 4 to 5 beds.
- Internal garage does not count as a garage under Harts TAN so 3 allocated and 1 unallocated spaces required for a 5 bed house
- Could squeeze 3 spaces to the front but would mean shuffle parking
- Building adjacent to neighbour with increase from 2.3m to 4m high. Looks to have limited impact on No.45
- Design Statement ignores any Fleet Neighbourhood Plan Policies

OBJECTION on grounds of inadequate parking and potential loss of front garden to accommodate parking contrary to Fleet NP Policy 15

23/01412/HOU

17 Hereford Mead, Fleet, GU51 2TN

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

Comments required by 20 July

- No drawings of the proposed extension seem to be available on the website?
- Outline of proposed extension shown on the arboricultural report

	<ul style="list-style-type: none"> <li>• Access to building work heavily restricted by tree protection</li> </ul> <p>Does not look to be any issues but we require drawings of the extension before application can be commented on!</p>
6	<p><b>Noted:</b></p> <p>The weekly lists</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>12<sup>th</sup> July</p>
8	<p><b>Date of Next Advisory Group Meeting</b></p> <p>Monday 24<sup>th</sup> July</p>

**Meeting closed: 8pm**

**Signed:**.....

**Date:** .....