



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Tuesday 9th May 2023
at 7pm in The Function Room, The Harlington

Present:

Cllr Hope
Cllr Robinson
Cllr Schofield
Cllr Holt

Officers: Charlotte Benham

1	Apologies Apologies received from Cllr May
2	Declarations of interest to any item on the agenda None declared
3	Public Session None
4	Approval of the Notes The minutes of the development and control advisory group meeting held on Monday 23 rd April were accepted as a correct record of the meeting.
5	23/00679/HOU 37 Guildford Road Fleet Hampshire GU51 3EY <u>Erection of a part two storey and part single storey side and rear extensions and front porch</u> Comments required by 8 May <ul style="list-style-type: none">• No objection to the design in principle, but concern about infringement of the 45^o rule with regard to No.35, the semi-detached neighbour. Would take some early morning light off the rear of the property• Addition of a bedroom requires 3 parking spaces which are shown in a line contrary to Hart's Technical Advice Note. It does retain a maximum of green space to the front garden at least and would therefore comply with FNP Policy 15.

If there is no breach in the 45 degree rule then NO OBJECTION subject to a resubmitted parking plan that meets Harts standards i.e. not 3 in a row

23/00782/HOU

2A Farnham Road Fleet Hampshire GU51 3JD

[Demolition of side extension and erection of a two storey side extension, single storey rear extension, single storey front extension, rendering of existing brickwork and replacement of existing windows](#)

Comments required by 5 May

- Proposed extension looks compatible with existing dwelling and the end result looks a well-balanced design. Upper floor white render does not look out of place.
- Increase from 3 to 4 beds which requires at least 3 parking spaces. Proposed parking layout would breach Fleet Neighbourhood Plan Policy 15 Front gardens - 50% of front area should be retained as soft landscaping.

NO OBJECTION to extension itself however parking is an issue and as much soft landscaping as possible should be retained

23/00808/HOU

12 Cypress Drive Fleet Hampshire GU51 3HE

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

Comments required by 9 May

NO OBJECTION in principle subject to a dimensioned parking plan that meets Harts TAN

23/00725/HOU

14 Copse End Fleet Hampshire GU51 4EQ

[Erection of a first floor and part two storey rear extension and first floor bay window to side](#)

Comments required by 11 May

- 45 degree rule needs checking in regards to neighbouring property
- No issue with the proposed design of the extended property.
- Increase from 3 to 4 beds which would require 3 on-site parking spaces according to Hart's parking TAN..
- It may be possible to accommodate 3 cars on the existing front drive but there is not an issue with on-street parking in the immediate vicinity of the property.

NO OBJECTION in principle but require a parking plan that meets Hart's standards.

23/00834/HOU

24 Kenilworth Road Fleet Hampshire GU51 3AX

[Erection of a porch, extension of accommodation at first floor within the existing roofspace and creation of accommodation at second floor within the proposed roofspace, erection of a two storey rear extension, erection of single storey side and rear extensions, erection of a covered canopy to the rear, alterations to garage, demolition of outbuilding, blocking up two windows and insertion of door to ground floor side, replacement of standard window and bay window to ground floor front](#)

Comments required by 11 May

- This is the conversion of a very modest, probably 1960s chalet bungalow which currently has 2 bedrooms and a bathroom downstairs and a bedroom in the roof space.
- The proposal removes all bedrooms and a bathroom from the ground floor and moves them to the first and the second storey, so a property that is suitable for people of limited mobility including older residents is lost contrary to the Fleet Neighbourhood Plan, Policy 11.
- Policy 11 does define a bungalow as a property with no staircase, but the proposal results in the permanent loss of a property that meets the Policy 15 criteria of being available for persons with limited mobility. There are no downstairs bedrooms and no bathroom.
- The proposal creates a three storey house which is out of character with the local area, with roof lights and a dormer at the second floor level.
- The proportions of the property being tall and thin do not match any local building and the proposed character of the building is quite out of keeping with the local character – breaches Fleet Neighbourhood Plan Policy 10 and HDCLP retained Policy DEV1
- The property has already given over the entire front garden to block paving and there is no attempt to provide a 10% biodiversity gain within the development despite acknowledging the necessity.

OBJECTION

23/00913/GPDCOM

Pinto Potts Estate Agents 34 Reading Road South Fleet Hampshire GU52 7QL
[Application to determine if prior approval is required for a proposed change of use from commercial, business and service \(Use Class E\) to dwellinghouses \(Use Class C3\) to create 5 flats](#)

Comments required by 12 May

- Building to just the minimum space standards is poor design
- Intention is to not amend the external elevations of the property at all. None of the flats have any access to any personal outside space – poor design again
- No development of the overall plot has been submitted apart from bin storage:
 - Is bin store in a hygienic location?
 - There is no parking plan shown for a requirement of at least 10 spaces.
 - There is no cycle storage facility shown.
 - There is no attempt to provide any soft landscaping to the development.

OBJECTION

23/00724/FUL

Penny Royal Reading Road North Fleet Hampshire GU51 4AD
[Change of use of part of the property to a mixed used property \(gallery\)](#)

Comments required by 15 May

- The application form states: “Residential/Dwelling Units - Does your proposal include the gain, loss or change of use of residential units? Yes/ No” and they answered NO and yet there is a loss of residential space so form is incorrect
- The property is reduced from a 4 to 2 bedroom unit
- If commercial access is limited then no apparent problem

NO OBJECTION

23/00927/FUL

47 Fleet Road Fleet Hampshire GU51 3PJ

[Change of use of ground floor to takeaway and installation of canopy extract duct at rear](#)

Comments required by 18 May

- This will be another take away unit in this parade but it is not stated what sort of take away will be introduced – need more information
- Near flat occupier does not question noise or smell, but gathering of people from nearby pubs. No opening hours are stated for the operation – need more information
- Only Parking available is poor – would another takeaway exacerbate current parking issues?

OBJECTION subject to further clarification.

23/00842/HOU

73 Velmead Road Fleet Hampshire GU52 7LY

[Erection of a single storey rear extension following demolition of existing, single storey](#)

[side extension following demolition of existing, single storey front extension.](#)

[Raising of ridge and conversion of loft into habitable accommodation, new cladding and render to elevations. Insertion of solar panels on front roof slope and alterations to windows and doors.](#)

Comments required by 18 May

- This is a 3-bedroom bungalow converting to a 5 bedroom chalet bungalow with only roof lights to illuminate the bedrooms and bathroom in the loft space
- The proposal does not completely breach Policy 11 of the Fleet Neighbourhood Plan as it retains the original number of bedrooms downstairs with improved bathroom facilities
- The principal objection is to the character of development as the proposal has the appearance of a church hall.
- Totally out of character in style and use of materials so breaches Fleet Neighbourhood Plan Policy 10 - Design.
- Parking area as shown is potentially adequate but standard parking spaces are now 2.5 x 5m so parking dimensions need checking.

OBJECTION

	<p>23/00865/GPDCOM 50 Elvetham Road Fleet Hampshire GU51 4QE Change of use from Class E (Commercial, Business and Service) to Class C3 (Dwellinghouse) under Part 3, Schedule 2, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Comments required by 18 May</p> <ul style="list-style-type: none"> • This has been a progressively manipulated situation for some time. The on-going work is progressing towards residential occupation. • There is an issue that two of the identified parking spaces are within the root zone of 2 oak trees and special ground treatment would be required to prevent harmful impact to the soil within the root zone. Tree protection measures need submitting <p>Permitted development so cannot object to application itself however tree protection measures should be made a condition in regards to parking within the tree root zones. A parking plan should also be requested showing the ability to enter/exit site in a forward direction as Elvetham Road is often very busy.</p> <p>23/00963/HOU 3 Devon Close Fleet Hampshire GU51 2TW Demolition of front porch and erection of a two storey front extension Comments required by 18 May</p> <ul style="list-style-type: none"> • Proposal to go from 4 to 5 bedroom house. • 5 bed house potentially requires 4 parking spaces under Harts parking technical advice note and 6 cycle spaces • The double garage will only count as 1 space so 3 spaces required to the front of the property <p>No objection in principle but OBJECTION until a suitable parking plan is submitted as detailed above</p> <p>23/00936/AMCON 285 Fleet Road Fleet Variation of Condition 3 attached to Planning Permission 19/01650/FUL dated 24/09/2019 to allow an extension of the permitted opening times Condition Number(s): 19/01650/ful Conditions(s) Removal: Having been granted my alcohol license I would like to open later on Thursday Friday and Saturday evenings only. I would like my hours to be extended on a Thursday Friday and Saturday evening to 9.30pm, to be able to have nibble food and wine/ craft beer / gin etc in the proposed evenings Comments required by 18 May</p> <p>NO OBJECTION but isn't this a licensing issue?</p>
6	<p>Noted:</p> <p>The weekly lists</p>

7	Noted: Hart Planning Meeting Dates 14 th June
8	Date of Next Advisory Group Meeting Monday 22 nd May

Meeting closed: 8.15pm

Signed:.....

Date: