



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 14th September 2020

Present:

Cllr Holt
 Cllr Schofield
 Cllr Jasper
 Cllr Carpenter
 Cllr Robinson
 Cllr Hope (acting chair)

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Not present, Cllr: Wildsmith, Cllr Pierce (comments sent)</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3.	<p>Public Session</p> <p>None present</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the development and control meeting that would have been held on Monday 27th July were accepted as a correct record of the meeting.</p>
5	<p>20/01936/AMCON Whisper Wood Stockton Avenue Fleet GU51 4NH Variation of Condition 2 attached to planning permission 20/00851/FUL dated 24/07/2020 to allow the repositioning of the garage and the change of the surface material of the parking area and drive from gravel to permeable concrete block paving Comments required by 16 September</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • The property is located in the North Fleet Conservation Area, Character Area 8. Paragraph 7.2, bullet point 3 of the NFCA Character Appraisal and Management Proposals 2008 states:

The protection of front gardens including resistance to the creation of parking areas.

This same text is repeated in Section 9.2 and the last paragraph states that Hart will fund permitting, provide written guidance - advising what constraints are in force and provide good practice advice about the creation of car parking, driveways etc...

- Complete block paving of the front garden does not preserve or enhance the character of the conservation area and will give the appearance of totally converting the front garden to parking contrary to the Management Proposals
- Block paving is not as permeable as open gravel and large areas of block paving still allow significant run-off
- Moving the front of the garage back makes the access to the garage a lot easier and also makes parking in front of the garage more usable

20/01961/HOU

8 Dinorben Beeches Fleet GU52 7SR

Erection of single storey rear extension following partial demolition of existing conservatory

Planning Application

Comments required by 17 September

NO OBJECTION

- Not totally in keeping but little impact on front elevation/street scene
- Protection should be given to trees and roots during construction.

20/01850/HOU

69 Tavistock Road Fleet Hampshire GU51 4EL

Erection of a single storey side/front extension, conversion of garage into habitable accommodation and alterations to fenestration.

Planning Application

Comments required by 18 September

NO OBJECTION in principle however OBJECTION to current design. The design of the proposed front extension could be improved - windows are out of keeping with the host building and therefore makes the extension too dominant. Changing the window design to be more in keeping with the host building would make the development acceptable

A dimensioned car parking plan that meets Hart's standards should be submitted

A section of the ground floor plans is labelled as an annexe but has own entrance so should therefore be classed as a separate dwelling

20/01704/HOU

70 Kings Road Fleet Hampshire GU51 3AP

Creation of a dropped kerb for new vehicle access.

Planning Application

Comments required by 18 September

NO OBJECTION

The proposed in/out arrangement allows access onto Kings Road in a forward direction.

Suggest some greenery behind the fence would improve the street scene.

20/01938/HOU

10 Fir Close Fleet GU51 3YU

Erection of single storey front and first floor side extensions, conversion of garage to habitable accommodation, insertion of window to ground floor front and first floor front, replacement of rear flat roof with glazed pitched roof, new render finish to first floor at front and rear and alterations to fenestration

Comments required by 21 September

OBJECTION

- Front extension and infill over the garage from 3 to 4 beds increases the required parking spaces to 3.5 spaces. A dimensioned parking plan that meets Harts standards needs submitting
- Garage is wide enough but not deep enough – a modified plan needs submitting that meets Harts standards
- To provide 3 parking spaces would require the conversion of the whole front garden area to hard standing (min 4.8 x 7.2m for 3 standard spaces) which would not comply with the Fleet Neighbourhood Plan Policy 15 which requires 50% of the original garden to retain/be soft landscaping
- The concern of the neighbour relates more to the need for a party wall agreement which is outside the planning process
- Concern that the row of semis will look like a terrace.
- A bin store at front of property is needed that blends into the street scene – FNP Policy 15.3

20/01885/REM

Hartland Park Bramshot Lane Fleet Hampshire

Application for approval of reserved matters relating to 132 dwellings (Phase 2) with associated works pursuant to approval of outline permission via Hybrid

Comments required by 22 September

OBJECTION

- Plans look little like a village – density layout and parking at front of all properties
- Parking provided is 299 spaces for 132 dwellings = 2.25/dwelling. HCC Highways have raised a holding objection on the level of parking not meeting Harts standard which they assess as 2.75 so there is a shortfall of 60 parking spaces
- The coloured street elevations are pure artistic impressions, the density of housing is diminished by the strong background of trees however there are no trees left standing on the whole site, just a thin margin of trees to the boundary so the drawings are deceiving
- There is a strong objection from Natural England who are querying the impact on the SPA and the provision of SANG which they suggest is inadequate. It appears earlier comments have been ignored
- The affordable housing has been allocated at the end of the area against the road embankment that takes the traffic over Ively Road. Traffic will pass close to buildings at first floor level
- The flats in the blocks of flats are to minimum size standards 50sq.m for a 1 bed flat

- There is a holding objection from the Flood Authority as there is a paucity of detailed calculations to support the SUDS proposals
- It has to be assumed that all traffic will be fed into Phase 1 and all exit the site at the new roundabout on Ively Road. Ively Road can already be quite busy in the normal rush hours so this will be exacerbated
- Most houses are 3 storeys – again does not look like a village
- The front of the houses do not have 50% greenery/soft landscaping to meet the Fleet Neighbourhood Plan Policy 15
- The parking space sizes do not make any allowance for trade vans.

20/01988/HOU

30 Castle Street Fleet Hampshire GU52 7ST

Demolition of existing rear extensions and erection of a two storey rear extension. New front porch extension

Comments required by 23 September

OBJECTION

- Inadequate parking – changing from 2 to 4 bedrooms so needs at least 3 parking spaces but there's no room on site and parking on castle street is already a problem so not possible
- A clever design but question whether it would have some impact on neighbour (No2) who would have view of large expanse of side wall – will take light off the front of the neighbour's property.

20/01736/FUL

Cadogan Court Branksomewood Road Fleet GU51 4JT

Removal of existing timber door and sidelights and replacing with PPC aluminium to match in style and colour

Comments required by 22 September

NO OBJECTION

20/01761/ADV

181 Fleet Road Fleet Hampshire GU51 3BL

Display of two internally illuminated fascia signs and one projecting sign

Comments required by 22 September

NO OBJECTION

20/01977/HOU

8 Gorseway Fleet Hampshire GU52 7NA

Erection of a single storey rear extension

Comments required by 22 September

NO OBJECTION

20/01973/FUL

36 Albany Road Fleet Hampshire GU51 3PT

Erection of a 3 bedroom dwelling and new access to the rear of 36 Albany Road.

Comments required by 22 September

OBJECTION

- Back garden development
- Will potentially overlook rear garden of No.38 Albany Road so loss of privacy

	<ul style="list-style-type: none"> • Only 2 on-site parking spaces provided, not 3. Inadequate on road parking. • Located within a Flood Zone and prone to surface water flooding as highlighted by neighbour <p>20/01997/HOU 7 Oakley Drive Fleet GU51 3PP Erection of a single storey rear/side extension and rear single storey bay window Comments required by 23 September</p> <p>NO OBJECTION</p> <ul style="list-style-type: none"> • Poor rear design but no significant impact on front elevation • Increase in property footprint – question whether it will it have any impact on flooding?
7	<p>Noted:</p> <p>Planning Enforcement notices</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>N/A</p>
	<p>Date of Next Meeting</p> <p>28th September, 18:30 for 19:00 virtually</p>

Meeting closed: 7.50pm

Signed:.....

Date: