



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 28th February 2022
at 7pm in The Function Room , The Harlington

Present:

Cllr Holt
Cllr Schofield
Cllr Kuntikanamata
Cllr Jasper

Officers: Janet Stanton – Town Clerk

1	Apologies Cllr Hope and Robinson
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 14 th February were accepted as a correct record of the meeting.
6	<p>21/03207/HOU Beeches Waverley Avenue Fleet GU51 4NW Installation of new vehicle access and extension of driveway Comments required by 28 February</p> <p>OBJECTION on the grounds that the proposal is counter to the recommendations of the NFCA Character Appraisal and Management Plan and contrary to the Article 4 Direction protecting front boundaries.</p> <ul style="list-style-type: none">• The Design and Heritage Statement fails to acknowledge planning application 21/02790/HOU granted in November 2021 (although the picture of the modified property is shown on the core of the statement)• The Statement fails to acknowledge Section 9 ISSUES AND RECOMMENDATIONS of the NFCA character appraisal and Management Proposals – Approved 04/12/08 Section 9.2, Maintaining the existing buildings and their boundaries:

- *The need to preserve and protect existing front boundaries and ensure that new works do not detract from the sylvan character of the conservation area.*
 - *The protection of front gardens including resistance to the creation of parking areas*
 - *The potential loss of hedges and other shrubbery*
- The application of the existing Article 4 Direction including enforcement. Recommendations include (page 29)
 - *The District Council will continue to enforce the existing Article 4 Direction and will encourage property owners to keep existing vegetation if carrying out works to their front garden.*
 - *The District Council will, funds permitting provide written guidance to property owners about the Article 4 Direction advising them what constraints are in forces and providing good practice advice about the creation of car parking, driveways, fencing walls and the protection of greenery and trees*
 - This application significantly extends an already significant area of hard standing and opens up a new access through an existing hedge which is contrary to the Article 4 Direction

21/03208/HOU

56 Dinorben Avenue Fleet GU52 7SH

[Erection of a replacement 1.8m high fence along part of the south boundary and erection of a new 1.8m high fence and automated gate along part of the south boundary and the east boundary \(retrospective\)](#)

Comments required by 25 February

OBJECTION

- This property is in the Basingstoke Canal Conservation Area
- The major frontages on Dinorben are very green and well tree'd
- This property has a number of trees to frontage and it appears trees have not been damaged.
- The works AS CONSTRUCTED are a 1.8m high black painted fence with a 1.8m high electrically operated gate
- This is totally out of keeping with local character and diminishes the local environment and should be the **subject of an enforcement order**

22/00175/HOU

5 Woodgate Fleet GU51 2TX

[Erection of a single storey side extension and single storey rear extension following demolition of existing conservatory](#)

Comments required by 25 February

NO OBJECTION in principle

Looks as if the side extension goes to the boundary which is the rear garden of the nearest house. Issue of maintenance of gulleys etc.

22/00209/HOU

86 Kenilworth Road Fleet Hampshire GU51 3AZ

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

Comments required by 4 March

NO OBJECTION

21/02986/HOU

Jon Mur Reading Road North Fleet GU51 4AQ

[Replace all windows and single side door](#)

Comments required by 4 March

NO OBJECTION - the proposed windows are an improvement on the existing dated window frames.

However to note, page 28 of the NFCA Characterisation and Management Report explains that in the original Institution of the NFCA, the Article 4 direction included constraints on the alteration of the buildings as well as the front boundaries. These restrictions included installation of plastic windows, change to roof materials or the addition of a front porch. It comments that generally buildings in the CA **have not suffered these inappropriate changes.**

22/00164/HOU

1 Cheswell Gardens Church Crookham Fleet GU51 5NJ

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

Comments required by 4 March

Tree Officer has raised some technical queries but looks like a more permanent replacement of a temporary timber structure on virtually the same footprint.

NO OBJECTION subject to resolution of the Tree Officer's queries.

22/00267/HOU

7 Frere Avenue Fleet Hampshire GU51 5AW

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

Comments required by 4 March

NO OBJECTION

22/00165/HOU

26 Leawood Road Fleet GU51 5AL

[Erection of a part single part two storey rear extension, first floor side extension over the existing garage, alterations to porch, removal of shed and blocking up window to ground floor side and first floor rear](#)

Comments required by 9 March

NO OBJECTION

- Increases property from 4 to 5 beds, but no additional parking requirement.
- Taking up some additional front garden for hard standing?

22/00233/HOU

1 Dinorben Close Fleet Hampshire GU52 7SW

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

Comments required by 10 March

- plans are drawn on a sheet of crumpled brown paper

	<ul style="list-style-type: none"> the first floor extension is detailed but marked as “ignore” <p>If the application is solely for the minor extension to the rear of the building – then NO OBJECTION</p>
7	<p>Noted:</p> <p>Weekly List</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>9th March 2022</p>
9	<p>Date of Next Advisory Group Meeting</p> <p>14th March 2022</p>

Meeting closed: 8pm

Signed:.....

Date: