



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 13th February 2023
at 7pm in The Meeting Room, The Harlington

Present:

Cllr Schofield
Cllr Robinson
Cllr Holt
Cllr May

Officers: Charlotte Benham

1	Apologies Cllr Hope
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 January were accepted as a correct record of the meeting.
5	23/00069/HOU 40 The Lea Fleet Hampshire GU51 5AU <u>Erection of a single storey side and rear extension following demolition of existing rear extension and formation of replacement hard standing patio to rear garden</u> Comments required by 7 February <ul style="list-style-type: none">• No significant issues but the rear extension is timber clad and uses dark grey surround windows which is out of keeping with the main dwelling.• Should the extension be complementary or deliberately different?• Under Hart's standards parking 3 in a row is not accepted NO OBJECTION in principle but extension material could be more in keeping with main dwelling

23/00080/HOU

83 Albert Street Fleet Hampshire GU51 3RN

[Demolition of exiting ground floor kitchen, bathroom and shed and erection of a single storey rear extension, conversion of loft into habitable accommodation, replacement of roof on first floor bathroom and new bathroom window on first floor.](#)

Comments required by 9 February

OBJECTION

- Rear elevation has no set design
- Main concern is the impact on the immediate neighbours either side - looks to potentially infringe the 45° rule and take natural light from the rear of both neighbours.
- Due to increase from 2 to 3 bedrooms increased parking and cycle storage arrangements are needed that meet Hart's new guidelines. Inadequate on-site parking.

23/00106/HOU

123 Clarence Road Fleet Hampshire GU51 3RR

[Alterations to windows and doors, raised patio and dropped kerb.](#)

Comments required by 9 February

WITHDRAWN

22/03039/ADV

Land Outside 178 - 180 Fleet Road Fleet Hampshire GU51 4DA

[Display of two internally illuminated digital 75 inch LCD display screens, one on each side of the proposed street hub unit](#)

Comments required by 10 February

OBJECTION

- Major concern over the location on the pavement edge which is a significant obstruction to someone of limited sight
- It is also close to the first pedestrian crossing on Fleet Road and would present a significant distraction to drivers with large bright active display screens.
- Have these been approved by Hampshire Highways in such close proximity to the highway?

22/03038/ADV

Land Outside 164 Fleet Road Fleet Hampshire GU51 4BE

[Display of two internally illuminated digital 75 inch LCD display screens, one on each side of the proposed street hub unit](#)

Comments required by 10 February

OBJECTION

- Concern over the location on the pavement which is a significant obstruction to someone of limited sight. - suggest replacing a dilapidated phone box
- It is also close to the road and would present a significant distraction to drivers with large bright active display screens
- Have these been approved by Hampshire Highways in close proximity to the road?

22/03037/ADV

Land To The Front Of 126 - 134 Fleet Road Fleet Hampshire

[Display of two internally illuminated digital 75 inch LCD display screens, one on each side of the proposed street hub unit](#)

Comments required by 10 February

OBJECTION

- Concern over the location on the pavement which is a significant obstruction to someone of limited sight and congests a lot of street furniture in a limited space- suggest relocating on the dilapidated phone box site. This would reduce the impact on road users.
- Have these been approved by Hampshire highways in close proximity to the highway?

23/00100/HOU

15 Carthona Drive Fleet Hampshire GU52 7SF

[Erection of a first floor side extension with front dormer](#)

Comments required by 10 February

NO OBJECTION in principle but suggest that:

Slightly changing the angle of the front catslide roof to match the ridge level of the existing property would possibly improve the design

23/00082/HOU

28 Dukes Mead Fleet Hampshire GU51 4HE

[Erection of a front porch and extension of the living room creating a bay window.](#)

Comments required by 13 February

NO OBJECTION

22/02978/HOU

7 Foxwood Fleet Hampshire GU51 2TY

[Conversion of existing garage to habitable accommodation to include the replacement of the garage doors with windows and insertion of a door to ground floor side of the dwelling](#)

Comments required by 15 February

OBJECTION

- Conversion of garage into study but with WC, sink and shower this could become an additional bedroom.
- Loss of garage means all parking to front garden. Hart Technical Advice Note requires 3 parking spaces and 1 unallocated (visitor). Block plan shows 3 spaces that occupy most of front garden which is contrary to FNP Policy 15 residential gardens which aims to maintain 50% of front gardens to soft landscaping to support biodiversity and climate change.

23/00057/ADV

287 Fleet Road Fleet Hampshire GU51 3BT

[Installation of a replacement fascia sign on the rear elevation of the building](#)

Comments required by 15 February.

NO OBJECTION

23/00095/HOU

5 Pondtail Road Fleet Hampshire GU51 3JN

[Erection of a first floor rear extension and insertion of roof light](#)

Comments required by 15 February

- Has been submitted before
- Nothing specific but next door neighbour (No.7) has objected on the basis of the French Doors and Juliet balcony which will allow overlooking of their garden. Do not understand objection as from plans shown, due to the geometry there will be less overlooking by advancing the French doors.

Generally do not support French doors and Juliet balconies but **NO MAJOR OBJECTIONS**

23/00044/HOU

46 Church Road Fleet Hampshire GU51 4NB

[Installation of roof mounted solar photovoltaic panels](#)

Comments required by 20 February

- It is noticeable that the first house in Avenue Road also in the conservation area has photovoltaic panels on the roof.
- The only potential issue is at para 9.2 of the NFCA Character Appraisal and Management Proposals which states:
The need to prevent unsympathetic changes to the existing houses, such as oversize extensions or changes to the elevations and details
It does clarify that "it was decided not to impose planning constraints on individual owners in relation to minor changes to their houses which are usually considered to be permitted development. This covers changes such as the installation of plastic windows, a change in roof materials, or the addition of a front porch.
This could be deemed a minor change to a roof material
- Supporting climate change
- Well screened and colours blend in

Therefore **NO OBJECTION**

23/00009/HOU

43 Greenways Fleet Hampshire GU52 7XG

[Demolition of existing garage and erection of a single storey side and rear extension,](#)

[alterations to windows and doors](#)

Comments required by 22 February

OBJECTION

No issue with the proposed structural changes as is well designed, but issue with additional bedroom that requires increased parking but with no garage all parking would be to front of the property. 3 spaces would completely fill the front garden in breach of Fleet Neighbourhood Plan Policy 15

6	To Note: Review of weekly lists
7	Noted: Hart Planning Meeting Dates 15 th February
8	Date of Next Advisory Group Meeting 27 th February

Meeting closed: 8.05pm

Signed:.....

Date: