



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

**Monday 27<sup>th</sup> January 2020 –RVS Offices, The Harlington**

**Present:** Cllr Pierce  
Cllr Holt  
Cllr Jasper  
Cllr Schofield  
Cllr Robinson

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<p><b>Apologies</b></p> <p>Apologies received from Cllrs: Wildsmith, Hope and Carpenter</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>None declared</p>
3.	<p><b>Public Session</b></p> <p>1 member of FCCS and 3 members of the public present regarding 19/02626/FUL:</p> <p>Neighbours worried about being dominated by development, proposals are out of keeping, worried about trees on boundary and access to proposed dwelling, overlooking neighbouring property and flooding</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the development and control meeting held on Monday 13<sup>th</sup> January were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p><b>20/00007/FUL</b> 164 Fleet Road Fleet Hampshire GU51 4BE Construction of a four storey rear extension and provision of a dual pitch roof with front dormer window to existing building fronting onto Fleet Road and construction of a three storey building to the rear of the site, to accommodate a total of 7 self-contained units (4 x 2 bedrooms and 3 x 1 bedroom) and retained ground floor commercial unit to front, provision of central courtyard, refuse/cycle storage and parking for one vehicle to rear Comments required by 3 February</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Previous objections stand</li> </ul>

- 4 storeys on high street is out of keeping – breaches GEN 1 “ not in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density”
- Poor access to proposed dwellings and existing commercial units
- Flats will have limited/no light due to neighbouring properties – courtyard/patio area will be enclosed on 4 sides
- Parking is totally inadequate – needs 13 spaces not 1! Continually approving plans with inadequate parking will result in the town centre car parks being filled with residential parking leaving limited spaces for actual shoppers
- Flats are not within 800m of the station and buses are not frequent – false information was given to the inspector and should be highlighted to them
- Poor access for refuse – bins will have to be wheeled down right of way and round onto the high street. Bins should not be left on/taken onto the high street – this does not happen anywhere else on the high street and would be an eyesore / cause access issues for people trying to navigate the pavement round 7+ bins
- Breaches Fleet Neighbourhood Plan policy 19 re Parking – the plan has now been adopted not ‘in early stage’ as quoted in application
- More 1 and 2 bed flats are not needed – should demonstrate need for them
- Breaches GEN 1.7 – should have” adequate arrangements on site for access, servicing or the parking of vehicles”
- Breaches GEN 4 – “does not sustain or improve the urban design qualities of towns, villages and other settlements which derive from their layout and form, scale, character or appearance, special features, or the arrangement, scale and design of buildings and spaces”
- Breaches GEN 1.2 – should not cause “material loss of amenity to existing and adjoining residential, commercial, recreational, agricultural or forestry uses, by virtue of noise, disturbance, noxious fumes, dust, pollution or traffic generation”

**20/00017/HOU**

100 Aldershot Road Fleet GU51 3GY

[Erection of detached garage](#)

Comments required by 4 February

**OBJECTION**

- A parking plan should be submitted that shows the ability to enter/exit site in forwards direction
- Agree with tree officers comments re using foundations that will protect tree roots
- Out of keeping - other houses in area are set further back from the road. Breaches GEN 1 “ not in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density”

**19/02776/ADV**

Moo Moo Upper Street Fleet GU51 3PE

[Display of two internally illuminated fascia signs](#)

Comments required by 4 February

NO OBJECTION but just to note the lighting description is different in statement and plans

**19/02839/HOU**

Wychwood House Robins Gardens Fleet GU51 4QT

Erection of proposed timber garden building to create gymnasium for personal use

Comments required by 5 February

**OBJECTION**

- Out of keeping in North Fleet Conservation Area – breaches CON 13 “proposals which fail to meet the objectives of conserving or enhancing the character or appearance of a designated conservation area will not be permitted”. Also breaches Fleet Neighbourhood Plan Policy 16 re Conservation Areas
- Building will reach 2m above fence so minor loss of amenity to neighbour via loss of light

**19/02626/FUL**

30 Basingbourne Road Fleet GU52 6TH

Demolition of existing garage and swimming pool and erection of a detached four bedroom dwelling and garage with access to the new dwelling through 30 Basingbourne Road

Comments required by 5 February

**OBJECTION**

- Backgarden development/overdevelopment of plot
- Shared access between existing dwelling and proposed new dwelling is poor design
- Plans do not demonstrate enough room for cars to turn to exit from proposed new dwelling in a forwards direction onto Basingbourne Road close to junction with Linkway.
- Proposed dwelling will overlook neighbouring property No.4 – breaches 20m guideline for separation of windows. Also overlooks the gardens of Nos 41 and 43 The Linkway causing loss of privacy.
- Concern about flooding due to increase in non permeable area especially with nearby stream
- A tree assessment has not been done – one needs to be submitted
- Breaches Fleet Neighbourhood Plan Policy’s 10.1, 10.2, 10.3, 10.4 and 10.12
- Breaches GEN 1.3 – proposals should not “cause material loss of amenity to adjoining residential uses, through loss of privacy, overlooking or the creation of shared facilities”
- Breaches GEN 11 – “development in areas liable to flood, or which would unacceptably increase the risk of flooding on other land, will not be permitted”
- Breaches URB 12.1 – proposals not “sympathetic in scale, design, massing, height, layout, siting and density both in itself and in relation to adjoining buildings”
- Breaches URB 12.4 – proposals should “not result in material loss of amenity to adjoining residents”
- Breaches HDC Local Plan

**19/02828/HOU**

103 Crookham Road Church Crookham Fleet GU51 5NP

Erection of a part single storey part two storey side extension following demolition of existing detached double garage, creation of covered porch, creation of dummy pitched roof and single storey front extension to existing

study, high level timber cladding and low level render and alterations to fenestration

Comments required by 6 February

**OBJECTION**

- Parking plan with dimensions needs to be submitted and demonstrate ability to enter/exit plot in a forward direction
- A tree protection plan needs to be submitted
- Fleet Neighbourhood Plan policy 15 states that 50% soft landscaping be retained to front of property

**20/00039/HOU**

31 Longdown Fleet GU52 7UY

Erection of single storey side and rear extensions, alterations to existing parking arrangement, conversion of garage to habitable accommodation, removal of two chimneys and alterations to fenestration.

Comments required by 7 February

NO OBJECTION subject to parking plan being submitted that meets Hart's standards due to loss of garage

**19/02871/FUL**

Guidion House Rye Close Fleet GU51 2UY

Demolition of an existing office building and erection of new industrial units for flexible B1b, B1c, B2 and B8 use with ancillary offices.

Comments required by 7 February

**OBJECTION**

Good to have more employment sites but:

- Uses B1 and B2 are acceptable but object to B8 as it will have HGV's driving through housing estate – this may disturb residents and neighbouring flats especially if early morning/late night or 24hrs a day operation is proposed. If approved then the hours of operation on B8 should be restricted
- B1 and B2 short on parking by 47 spaces. 167 spaces + 4 accessible spaces should be provided however only 119 can be accommodated on plans, this is only 71% of the required parking. B8 can meet required parking of 83 spaces
- Site should be reconfigured to provide the full amount of parking to service B1/B2 uses only. Site can readily accommodate 3 No. B1/B2 units

**19/02583/HOU**

Spring Forest Reading Road North Fleet GU51 4HR

Erection of a single storey front and rear extensions. Two storey link extension and alterations to fenestration. Conversion of garage into habitable accommodation.

Comments required by 10 February

**OBJECTION**

Existing design is poor and improvement would be welcome however the proposed plans are poor design also:

- Out of keeping in North Fleet Conservation Area - breaches CON 13 "proposals which fail to meet the objectives of conserving or enhancing the character or appearance of a designated conservation area will not be permitted"
- Breaches Fleet Neighbourhood Plan Policy 16 – not high quality or suitable design

	<ul style="list-style-type: none"> <li>• Breaches Fleet Neighbourhood Plan Policy 16.3 – does not follow historic precedent</li> <li>• A tree protection plan needs to be submitted</li> <li>• A parking plan that meets Hart’s standards needs to be submitted</li> </ul> <p><b>20/00051/FUL</b>  Bupa Dental Care Fleet Benson House 37 Kings Road Fleet GU51 3AF  Change of use from D1 Dental Surgery to C3 private dwelling house  Comments required by 12 February</p> <p>NO OBJECTION on planning terms but loss of a dentist in Pondtail area is regretted.</p> <p><b>19/02659/FUL</b>  Police Station 13 Crookham Road Fleet Hampshire GU51 5QQ  Demolition of existing building and redevelopment of the site to form 31 retirement apartments including communal facilities, retention of existing access, car parking and landscaping  Comments required by 12 February</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Inadequate car parking for residents, staff, servicing and visitors.</li> <li>• Out of keeping – breaches GEN 1 not in “keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density”</li> <li>• No affordable units have been provided saying it is not viable despite units being sold for: 1 bed £150k+ and 2 bed £250k+</li> <li>• Artist’s impression of Crookham Road street scene is not a true representation of the impact of the proposed development.</li> </ul>
6	<p><b>Noted:</b></p> <p>Weekly List</p>
7	<p><b>Noted:</b></p> <p>Planning Enforcement notices</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>12<sup>th</sup> February</p>
9	<p><b>Date of Next Meeting</b></p> <p>10<sup>th</sup> February at 7pm in the RVS offices at The Harlington</p>

**The meeting closed at 8.55pm**

**Signed:**.....

**Date:** .....