



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 23rd September
at 7pm in The Function Room, The Harlington

Present:

Cllr Holt
Cllr Robinson
Cllr Schofield

Officers: Charlotte Benham

1	<p>Apologies</p> <p>Cllrs Chenery and Cllr Hope</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 advisory group meeting held on Monday 9th September were accepted as a correct record of the meeting.</p>
5	<p>24/01725/FUL 248 Fleet Road, Fleet, Hampshire GU51 4BX Change of use of commercial ground floor unit from dry cleaners (Class E) to takeaway (Sui Generis) with installation of a kitchen extractor fan to the rear Comments required by 24 September</p> <ul style="list-style-type: none"> • The environmental Health Officer has some concerns about the exhaust system. • What is of particular concern is the cumulative effect of the number of food outlets concentrated in this one area with residential dwellings above. Can a combination analysis be done as well as stand alone? <p>OBJECTION - support environmental health officer's comments</p>

24/01795/GPDCOM

Cygnus House, 1 Waterfront Park, Fleet

[Change of use from Office \(Use Class E\) to Residential \(Use Class C3\) to provide 25 dwellings](#)

Comments required by 26 September

- This is Permitted Development over which we have very little control.
- Traffic is bound to be less for residential over commercial use. Adequate parking is being provided based upon Hart's standards.
- There are no immediate flooding issues.
- No recreation space for flats.
- Majority of the flats are barely minimum space standards. Do we need any additional one bedroom flats in Fleet?

Unable to object as it's permitted development

24/01797/GPDCOM

NTT House, 2 Waterfront Fleet GU51 3QT

[Change of use from Office \(Use Class E\) to Residential \(Use Class C3\) to provide 42 dwellings](#)

Comments required by 26 September

- This is the second unit belonging to the same group who own Cygnus House. Obviously, a developer getting out of commercial property.
- More 1-bedroom units slightly above minimum standards (around 46 m²) and the 2 person units are absolute minimum space standards.
- Do we need any more flats on the market?

Again Permitted Development so no option to object as does not exacerbate traffic or flooding.

24/01819/HOU

Ty Bryn, Victoria Hill Road Hampshire, GU51 4LG

[Erection of a fence and replacement gate up to 1.8m in height \(coloured Yellow on the Site Plan\) and a fence up to 1.8m in height set back 2.5m from the rear property boundary \(coloured Green on the Site Plan\)](#)

Comments required by 27 September

- The statement from the Tree Report as below is incorrect:
Hart District Council website indicates the property is affected by a Tree Preservation Order but is not located within a Conservation Area. Subject to the implementation of the detailed methodology within this report there should be no discernible impact on retained trees.
- The property is located in Character Area 1 of the NFCA and therefore comes within Hart's Policy area and the Fleet Neighbourhood Policy Area – Policy 16. Policy 16.5 states Boundary treatments shall reflect the semi-rural nature of the Conservation Area and help preserve views within and at the boundaries of the CA. The preferred options are hedges with, if necessary due to security considerations, inconspicuous fencing behind and modest wooden gates to driveways.

- The replacement of hedges with wooden fences or brick walls and the use of metal gates will not be supported.
- Long runs of exposed timber fencing nearly 2m high cannot be supported.
- The tree report exposes the significant number of trees that would be affected by the proposed fence work. This will make fence post locations irregular and impact standard fence panel lengths. It would dictate a significant amount of hand work and customising of fence panels.
- The opposite side of the footpath is already fenced. Fencing of the property boundary will make a corridor of fencing. Again, it would be preferable if the fencing could be set back off the boundary and leave a green edge to the footpath.
- Examples of other misdemeanours in the Conservation Area, especially Freshwood House, which is a significant blot on Reading Road North, should not be used as evidence for another breach of the Conservation Area management but for a call to enforce the NFCA Management Plan.

OBJECTION

24/01825/HOU

29 Tavistock Road, Fleet GU51 4EJ

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

Comments required by 27 September

No objection to the proposed structure but there is a recognised issue with foundation works within the projected root zone of a TPO'd oak tree. The tree report is not endorsed by a recognised tree company.

OBJECTION until tree issue resolved

24/01190/HOU

2 The Spinney, Fleet, Hampshire, GU51 4EP

[Erection of single storey rear extension, two storey side extension and alterations to external fenestration](#)

Comments required by 27 September

- No issues with the proposed extension to the property.
- It is proposed to expand from a 3 bedroom to a 5 bedroom house which requires 4 parking spaces. The overall width of the plot is 8m which would only allow 3 parallel parking spaces – inadequate parking.
- Parking would mean that the front garden would be totally given over to hard standing which breaches Fleet Neighbourhood Plan Policy 15, Residential Gardens.

OBJECTION

24/01821/HOU

7 Osborne Drive, Fleet, Hampshire, GU52 7LL

[Demolition of the existing carport and the erection of a new timber framed flat roof carport](#)

Comments required by 3 October

NO OBJECTION

24/01442/HOU

38 Guildford Road, Fleet, Hampshire, GU51 3EY

[Removal of fence and erection of a 1.8 metre brick wall on the boundary line and conversion of garage into storage](#)

Comments required by 3 October

- Appears to be a definition problem between a wall that is principally brick and a fence primarily wooden. The existing rear wall is a brick construction softened by creeping vegetation.
- It is not clear if the proposed wall adjacent to the neighbouring property in Cyprus Drive is a 6 foot brick wall or a lower wall with a slatted timber topping (see elevation drawings)
- A 6 foot high brick wall would be totally out of keeping with the local character and an oppressive construction immediately on the neighbour's boundary.
- If the wall was a lower construction with an open timber top it would be more acceptable, and planting could soften the impact.
- Appears to be a construction on the corner boundary that could have required planning permission?

Holding objection until wall issue clarified – is it all brick or is it brick with timber top. If timber topped would be more acceptable and impact could be further reduced by planting

24/01850/HOU

Burnside, Fleet, GU51 3RE

[Erection of an extension to garage and insertion of roof window to existing side extension](#)

Comments required by 3 October

Appears a nominal amendment and no change in the number of bedrooms
NO OBJECTION

24/01859/AMCON

50 Elvetham Road, Fleet, GU51 4QE

[S73\(a\) application for the variation of Condition 6 \(landscaping\) attached to Planning Permission 21/01978/FUL - Erection of an extension to the existing commercial building and hard surfacing to facilitate car parking and turning](#)

Comments required by 3 October

- This property is just outside the NFCA being on the railway side of Elvetham Road.
- 2m high chain link fencing to the front boundary is out of keeping with the local character.
- Gates should be set at least a distance from the kerb to allow a vehicle to pull off the road in the event the gates are shut as this is a very busy road at certain times of the day – road safety issue.

NO OBJECTION in principle, however if gates set back further from kerb and 2m high chain link fencing replaced with more appropriate front boundary screening then would be more acceptable

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To Note:

	Review of weekly lists
7	Noted: Hart Planning Meeting Dates 16 th October
8	Date of Next Development Control Committee Meeting Monday 14 th October

Meeting closed: 8:15pm

Signed:.....

Date: