



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 27th July 2020

Present:

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

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Not present, Cllr: Wildsmith, Cllr Pierce (comments sent)
2	Declarations of interest to any item on the agenda None declared
3.	Public Session None present
4	Approval of the Minutes The minutes of the development and control meeting that would have been held on Monday 13 th July were accepted as a correct record of the meeting.
5	20/01534/FUL The Cottage Branksomewood Road Fleet GU51 4JU Erection of a detached 4 bedroom house following demolition of existing bungalow Comments required by 4 August OBJECTION <ul style="list-style-type: none">The existing property meets the definition of a bungalow having only one floor, so demolition would be in breach of Fleet Neighbourhood Plan Policy 11 Safeguarding Bungalow Stock

- The property is also located within the North Fleet Conservation area where the principal test is “would the development preserve or enhance the Conservation Area”
As the proposed development is of no architectural significance it does neither

20/01558/HOU

99 Albert Street Fleet GU51 3RN

[Erection of a pitched roof to flat roofed two storey element to the rear of the property](#)

Comments required by 4 August

NO OBJECTION but concern

That the edge of the roof and gutter is outside designated property i.e. overhangs neighbour

20/01571/HOU

4 Montrose Close Fleet Hampshire GU51 3XB

[Demolition of conservatory and erection of a single storey rear extension. Erection of a single storey front extension and proposed loft conversion with rear dormer](#)

Comments required by 6 August

OBJECTION

- This is effectively loss of a bungalow to a house as a staircase is being added as well as rooms being added upstairs contrary to Fleet Neighbourhood Plan Policy 11 which clearly defines a bungalow
- Agree with neighbours comments that adding a Juliet balcony to the rear deprives the neighbour of any privacy and this is exacerbated by the addition of the curved window to the front which completely overlooks the neighbours front garden.
- The new proposed rear windows are less than 15m from No. 46 and 47 Albany Close and would look into their rear bedrooms so again loss of privacy
- The large rear extension would take light away from the rear window of the neighbour. This is made worse as it this extension is on the south of the neighbour and would also break the 45 degree rule
- A parking plan that meets Hart’s standards needs to be submitted

20/01565/FUL

106 - 108 Fleet Road Fleet Hampshire

[Retrospective planning application to regularise development as constructed, including use of the building for Use Class A2 at ground floor and first floor.](#)

Comments required by 7 August

OBJECTION

- There appears to be little harm in what has been built compared to what was consented, but there is a matter of principle and not building what was approved on the plans
- HCC Highways make the point that there is inadequate onsite parking but suggest mitigation is a nearby public car park, however this is not part of the parking guidance

	<p>20/00782/HOU Inglewood , Branksomewood Road, Fleet, GU51 4JS Erection of an outbuilding and associated swimming pool (part retrospective) Amended Plans: 1 Response to Tree Officer's comments 2 Plans of proposed planting scheme (options 1 and 2) 3 As built plan Comments required by 5 August</p> <p>OBJECTION</p> <ul style="list-style-type: none"> As raised by the Tree officer, this is a reverse planning application - rather than start with a tree plan and develop a proposal that accommodates the trees this is a vain attempt to try and make an unacceptable development acceptable by introducing trees. The proposal now includes tree replacement in the body of the garden just to make the proposal more acceptable however it is STILL an unacceptable structure in the Conservation Area and removed trees without consent. The Ginko Biloba is not a native tree in the UK and all new trees should be native to the UK. The colour and shape of these trees would not be in keeping with the trees in the area - they will stand out and not blend with the existing mature trees. Putting trees tight between a structure and an Edwardian brick wall would undermine both structures and would be poor for root growth. <p>20/01643/HOU 55 Tamworth Drive Fleet Hampshire GU51 2UP Replace the existing 2 metre high fence with a 3 metre high fence on the rear boundary with Cove Road. Comments required by 17 August</p> <p>OBJECTION</p> <ul style="list-style-type: none"> A 3m high fence is a significant structure and would stand out in a semi-rural setting The foundations for a 3m high fence could potentially impact on the root zone of the existing trees Hedge planting or a visual barrier of greenery would appear to be a more appropriate solution If the fence is however approved then perhaps painting the bottom 3ft dark brown and the top a lighter colour may reduce the impact slightly
7	<p>Noted: Planning Enforcement notices</p>
8	<p>Noted: Hart Planning Meeting Dates N/A</p>
	<p>Date of Next Meeting 10th August, 18:30 for 19:00 virtually</p>

Meeting closed: 7.30pm

Signed:.....

Date: