



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 25th September 2023
at 7pm in The Function Room, The Harlington

Present:

Cllr Schofield - Chair
Cllr Holt
Cllr Robinson

Officers: Charlotte Benham

1	Apologies Apologies received from Cllrs Hope and May
2	Declarations of interest to any item on the agenda None declared
3	Public Session None
4	Approval of comments from last meeting due The comments collected by email and submitted that would have been reviewed at the cancelled 11 th September meeting were approved. 23/01645/HOU 6 Drovers End, Fleet, GU51 2XB Partial demolition of existing conservatory and erection of a single storey rear extension and insertion of window ground floor side Comments required by 14 th September NO OBJECTION 23/01748/HOU 151A Clarence Road, Fleet GU51 3RR Erection of single storey rear extension and extension of decking Comments required by 14 th September NO OBJECTION
5	23/01997/HOU

37 Longdown, Fleet, GU51 7UY

[Erection of a single storey rear extension and insertion of one door and one window ground floor sides](#)

Comments required by 26th September

Design integrates well with the host building. NO OBJECTION

23/02011/HOU

3 Lyndford Terrace, Fleet GU52 7SE

[Erection of a two storey rear extension following demolition of existing single storey rear extension and insertion of window to first floor rear](#)

Comments required by 28 September

Looks to be a neat design to improve the overall living accommodation.

No increase in bedrooms.

NO OBJECTION

23/01946/FUL

166 Fleet Road, Fleet, GU51 4BE

[Erection of a four storey building following demolition of existing two storey building, with ground floor commercial unit and undercroft car parking and servicing area and 26 residential apartments at first, second and third floors \(14 x 1 bedrooms, 12 x 2 bedrooms\)](#)

Comments required by 4th October

- This is a classic example of what would result from “intensification” of the town centre
- This is a 4 storey development that would significantly stand out from the neighbouring properties and dominate the end of Branksomewood Road
- It is out of keeping with the immediate area in mass, design and character
- Overdevelopment of the site
- Breaches Fleet Neighbourhood Plan Policy 10
 - 10.1 it does not complement or is integrated with neighbouring properties in terms of scale, massing, materials and access
 - 10.2 the design does not reflect high quality local design and totally fails to reinforce local distinctiveness
 - 10.3 the building towers over adjoining buildings and is totally out of keeping with the local roofscape. It is overbearing and dominates the street scene especially along Branksomewood road
 - 10.8. the number of proposed parking spaces falls well short of Hart’s TAN
- 2 bed flats require 2 dedicated parking spaces and 0.5 unallocated spaces. The 1 bedroom flats require 1 dedicated space and 1 unallocated space. Even taking a conservative view of 0.5 unallocated spaces per flat, that would still require a total parking provision of 51 spaces - barely half this number is provided
- The proposed access to the under croft parking is close to the access to Birchayes public car park and presents a potential traffic safety hazard
- The proposed development does not conform to NPPF Policy 130
 - 130a) it does not function well and add to the overall quality of the area. It is detrimental to the character of the local area.

- 130b) *it is not visually attractive in relation to local character*
- 130c) *it is not sympathetic to local character including the surrounding build environment*
- 130d) *it does not create a strong sense of place - it totally disrupts local character*

- The proposal breaches Harts retained policy GEN1
 - 1(i) *the development is not in keeping with local character by virtue of its scale, design massing, height prominence, materials landscaping siting and density*
 - (ii) and (iii) *the location of the access to the undercroft car park will impact on the recently approved conversion of the ground floor retail units on the opposite side of Branksonewood road*
 - (vii) *the on-site parking provision is totally inadequate. It will be argued this is a sustainable site close to bus routes etc, but the buses are infrequent and do not have routes that take local residents to work centres or places of interest*
- Hart Local Plan Policy H1 requires the provision of an appropriate mix of dwelling types and sizes having regard to the most up to date evidence on housing need
- This is yet another development of 1 and 2 bedroom flats unsuitable for small families and only adds to the significant stock of flats in the near by area. There is no demonstration of the need for further small units that generally only meet the minimum space standards
- Policy H2 requires a provision of 40% of affordable homes. It is argued that a mix of open market and affordable housing is not practical. It is argued that on the pre-app advice given that the development will make a financial contribution towards affordable housing to be utilised by Hart District Council. What evidence is there that Hart can provide equivalent affordable units within the money to be provided?

OBJECTION on the grounds that the development breaches policies in the Fleet Neighbourhood Plan, Hart's Local Plan and the NPPF

23/02013/HOU

24 Osborne Drive, Fleet, GU52 7LL

[Erection of single storey front, rear and side extensions and alterations to the roof to accommodate first floor bedrooms and bathrooms and related internal alterations](#)

Comments required by 5 October.

- It is recognised that this proposal breaches the Fleet Neighbourhood Plan Policy 11 as it introduces a staircase into a "bungalow" however four bedrooms are retained at ground floor level with bathrooms so it is still an accessible property
- The property is being expanded from 3 to 5 bedrooms with the possibility of a 6th bedroom in the designated study
- The general character of the area is a mixture of white render and brickwork which is the current finish to the property. It is proposed to render the whole of the front elevation but it would be more in keeping to retain some exposed brickwork.
- The property is reasonably well shielded by hedging but the proposed maximum ridge height will be 800mm above the adjoining properties so the combination of scale and

	<p>finishes including light grey window frames will make it stand out from the local setting</p> <ul style="list-style-type: none"> • Any statements about being a life long house should be disregarded as it is not a planning issue. • Timber cladding is being proposed for the rear extension which is not a locally used material and creates a radically different character to the rear of the building which will be timber and glass. <p>Materials/finishes are out of keeping – OBJECTION until this is resolved</p> <p>23/02012/HOU 54 Durnsford Avenue, Fleet GU52 7TB Demolition of shed and erection of a single storey side extension Comments required by 5 October</p> <ul style="list-style-type: none"> • Office and a study with a downstairs shower room - could become/be classed as an additional bedroom • Would appear an earlier application converted the garage into living accommodation so all parking will be to the front of the property • Hart’s TAN requires 3 parking spaces for a three bedroom house and there does not appear to be adequate parking on site (shared drive) <p>NO OBJECTION in principle but parking is an issue so a parking plan that meets Hart’s standards is required before approval is given</p> <p>23/01635/HOU 6 Woodlark Mews, Fleet, GU51 3HG Conversion of loft into habitable accommodation with rear dormer Comments required by 5 October</p> <ul style="list-style-type: none"> • Additional double bedroom to loft space – total 3 to 4 beds requiring 3 parking spaces • 2 parking spaces shown immediately in front of the property but these are only 4m deep and 5m wide • Double parking in front of the property is outside the ownership of the property and severely obstructs the access to No.5 the adjoining neighbour therefore parking is impractical • The addition of a full height dormer makes the property effectively 3 stories – this is out of keeping with the adjoining semi-detached property, but again it is to the rear • Would be suspicious that parking in a densely developed area would be a problem and additional on road parking will only exacerbate the problem <p>OBJECTION</p>
6	<p>Noted:</p> <p>The weekly lists</p>

7	Noted: Hart Planning Meeting Dates 11 th October
8	Date of Next Advisory Group Meeting 9 th October

Meeting closed: 7.50pm

Signed:.....

Date: