



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 9th March 2020 – RVS Offices, The Harlington

Present: Cllr Pierce
Cllr Holt
Cllr Robinson
Cllr Hope
Cllr Schofield

Absent: Cllr Carpenter

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Apologies received from Cllr Wildsmith and Cllr Jasper
2	Declarations of interest to any item on the agenda None declared
3.	Public Session One member FCCS and two members of Knightland Property Re Fleetwood Lodge: <ul style="list-style-type: none">• Windows on stairs have been removed and building moved further back to prevent overlooking neighbours• Orangery removed• Same style but lowered roof height• 4 extra parking spaces added so 24 in total• 12-15 staff in at a time, will have taxi scheme for staff/transport plan• Excavating knotweed and other invasive plants from site and lane next to plot
4	Approval of the Minutes The minutes of the development and control meeting held on Monday 24 th February were accepted as a correct record of the meeting.
5	20/00331/HOU 21 Brookly Gardens Fleet GU51 3LL Demolition of single garage, erection of single storey side and rear extensions, rendering and cladding and alterations to fenestration Comments required by 17 March NO OBJECTION subject to following conditions:

- A parking plan being submitted that meets Hart's standards due to the loss of the garage
- Tree should be retained
- Meeting Fleet Neighbourhood Plan Policy 15 which states that 50% of the original garden area is retained as soft landscaping.
- Reason – to maintain local character and minimise loss of carbon absorbing vegetation.

20/00384/HOU

44 Dukes Mead Fleet GU51 4HE

Erection of single storey link extension to detached garage, conversion of attached garage to habitable accommodation including the replacement of the garage door with two windows, part single storey part two storey front extension, single storey rear extension, first floor side extension and alterations to fenestration

Comments required by 17 March

NO OBJECTION subject to meeting the following conditions:

- Meeting Fleet Neighbourhood Plan Policy 15 which states that 50% of the original garden area is retained as soft landscaping.
- Reason – to maintain local character and minimise loss of carbon absorbing vegetation.
- It is demonstrated that the forward projection of the Kitchen area does not makes it difficult to get both of the cars into or out of the garage

20/00386/HOU

Tall Trees Sunnyside Fleet GU51 4LF

Erection of a two storey rear extension, single storey side extension, part ground floor part first floor front extension, demolition of single storey side element of existing front projection and creation of a pitched roof to front element of existing front projection, creation of pitched roof on flat roofed double garage with dormer windows to front and rear and an external staircase to rear to create habitable accommodation at first floor, extension of ground floor garage link and alterations to fenestration

Comments required by 17 March

OBJECTION

- Work has already started without permission
- Loss of trees?
- Design could be better, in accordance with URB16 extensions should be sympathetic in scale and character to the existing property.
- Breaches URB 17 – annexes should be connected to main dwelling and should not have own external door.

20/00401/FUL

121 Clarence Road Fleet GU51 3RS

Erection of detached two bedroom dwelling following demolition of existing garage

Comments required by 19 March

OBJECTION

- Concern whether hard surface is sufficiently permeable – if not may be a flooding risk due to slope to the rear of the property.

- Inadequate car parking for the host dwelling– especially as close to junction and additional on street parking would present a hazard.
- Overlooking neighbours -adding opaque glass to windows in bedroom does not solve issue if windows are opened. Breaches GEN 3 should not cause “material loss of amenity to adjoining residential uses, through loss of privacy, overlooking..”
- If storing bins at front of property then they need to be screened in accordance with Fleet Neighbourhood Plan Policy 15.3
- Breaches Fleet Neighbourhood Plan Policy 19.1, overall parking provision does not meet Hart District Council parking standards

20/00419/HOU

39 Velmead Road Fleet Hampshire GU52 7LJ

Demolition of existing conservatory and erection of a two storey side extension.
Alterations to fenestration

Comments required by 19 March

NO OBJECTION

Subject to submission of adequate tree protection plan

20/00426/HOU

Cornerways 8 Velmead Road Fleet Hampshire GU52 7JY

Erection of a single storey side extension

Comments required by 20 March

NO OBJECTION

But question practicality of parking plan

20/00359/FUL

189 Fleet Road Fleet Hampshire GU51 3BL

Installation of new section of shopfront and signage

Comments required by 24 March

NO OBJECTION

20/00439/FUL

12 Reading Road South Fleet Hampshire GU52 7Q

Erection of building forming 3 x 1 bed flats and commercial unit following demolition of existing retail unit

Comments required by 24 March

OBJECTION

- Question Fleet’s need for any more one bed flats when compared with the number of units identified in the Draft Local Plan– should provide proof for the need for them
- Bins will likely be stored/brought to front of property – out of keeping in high street
- No parking provision in Breach of GEN1vii) and Fleet Neighbourhood Plan Policy 19
- Loss of a retail frontage within a parade of shops.

20/00505/PRIOR

17 Clarence Road Fleet Hampshire GU51 3RZ
Notification of a Proposed Larger Home Extension for a single storey rear extension and replacement of a ground floor window with bi fold doors.
Comments required by 17 March

NO OBJECTION subject to the following clarification:
Question the fact that they are currently converting the loft into accommodation under permitted development – in this case should a parking plan be required for this application due to increase in the number of bedrooms?

20/00341/HOU

15 Longmead Fleet GU52 7TX
Erection of a single storey side extension, porch and alterations to fenestration
Comments required by 26 March

NO OBJECTION subject to the following clarification
A parking plan being submitted due to the addition of a porch at the front of property and the slope to the plot restricting the parking area.

20/00438/FUL

3 Cotswold Court Albert Street Fleet GU51 3XZ
Proposed installation of secure mobility scooter store adjacent to front entrance door
Comments required by 26 March

NO OBJECTION

20/00448/FUL

Land At Kennels Lane Kennels Lane Farnborough
Retention of car park accessible via Bramshot Lane, including proposed installation of cycle stands, fencing and all other ancillary and enabling works (Part retrospective application)
Comments required by 26 March

OBJECTION

- Extensive loss of trees within the woodland parking area.
- Urban layout of carpark within a woodland setting
- Timber bollards have lights – lights should be removed as it's a SANG area and laying the electric cables would cause damage to tree roots and they're out of keeping with a natural wooded area.
- Question why so many spaces are being provided when it's predominately for use by Hartland Village residents who can walk to the site
- SANG should be natural space – a bike track is not classed as this
- Access to the carpark should be wider to improve visibility especially while Bramshot Lane is used by construction traffic (see HCC Highways comment)

20/00418/FUL

Fleetwood Lodge Reading Road North Fleet GU51 4AN
Demolition of Existing Care Home and erection of a new 60 Bed Care Home.
Comments required by 27 March

	<p>NO OBJECTION Support the more sympathetic design within the Conservation Area.</p> <p>20/00511/OUT 141-145 Clarence Road Fleet GU51 3RR Outline planning application for the demolition of the existing former red cross building and garage and erection of three detached buildings comprising 6 x 2 bedroom flats with associated car and cycle parking and bins provision Comments required by 27 March</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Breaches Fleet Neighbourhood Plan Policies, 10, 10A and 19 and Policy GEN1 vii) <ul style="list-style-type: none"> ○ Inadequate parking – needs 15 spaces not 6 • Need to demonstrate the demand for more 1 bed flats – should have to prove the need for them against the allocation identified within the Draft Local Plan. • Transport report is incorrect and references earlier application. • Condition that residents can't apply for on road parking permit means they'll just park on one of surrounding roads making parking issues worse. Proposed condition is unworkable and unenforceable • Minimum size standards for flats are only just met. • Waste bin allocation to flats appears incorrect, responsibility for moving bins to kerbside if shared? <p>20/00226/FUL 181 Fleet Road Fleet Hampshire GU51 3BL Change of use from Retail (Land use Class A1) to Restaurant (Land Use Class A3) with ancillary Takeaway (Land use Class A5) Comments required by 27 March</p> <p>NO OBJECTION But concern about discharge cowl and smell/noise to nearby residents</p> <p>20/00529/AMCON Hart House 335 - 337 Fleet Road Fleet Hampshire GU51 3NT Variation of Condition 17 attached to Planning Permission 97/00149/FUL dated 08/04/1997 to extend the hours of use of the rear terrace in the evenings to 11.30pm Sunday to Thursday or midnight Friday to Saturday Comments required by 27 March</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • This is an open air terrace and would disturb local residents – 6pm was implemented to protect residents and should be retained • If HDC are minded to approve it then it should be 10pm at the absolute latest, not 11.30/12pm
6	<p>Noted: Weekly List</p>
7	<p>Noted: Planning Enforcement notices</p>

8	Noted: Hart Planning Meeting Dates 11 th March
9	Date of Next Meeting 23 rd March at 7pm in the RVS offices at The Harlington

The meeting closed at 8.40pm

Signed:.....

Date: