



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Tuesday 28<sup>th</sup> August 2018 7pm –RVS, The Harlington

**Present:** Cllr Schofield  
 Cllr Holt  
 Cllr Jasper  
 Cllr Wildsmith  
 Cllr Hope  
 Cllr Robinson

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

1	<p><b>Apologies</b></p> <p>Apologies received from Cllr Pierce and Hope?</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>The Fosse, Pheasant Copse – Cllr Holt          33 Clarence Road – Cllr Jasper</p>
3.	<p><b>Public Session</b></p> <p>One member of public present: Phil Gower - FCCS</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the meeting held on the 13<sup>th</sup> August were accepted as a correct record of the meeting.</p>
5	<p>Current Applications to be Considered:</p> <p>18/01626/HOU          22 Fitzroy Road          First floor side extension and alterations to front entrance porch          Comments required by 30 Aug</p> <p>NO OBJECTION          However as it's in a conservation area, question whether a Juliet window is in keeping?</p> <p>18/01637/FUL          Poundworld Plus 187 - 191 Fleet Road          Change of use of first floor storage and office space ancillary to A1 use to 10 flats (C3) 5 x studio flats and 5 x two bed flats</p>

Comments required by 31 Aug

**OBJECTION**

- Unacceptable and impractical that no parking has been provided – people will end up parking on the already crowded Albert Street.
- Breach of GEN1(vii)
- Poor design, access to flats is poor as you have to go through 4 internal doors to access some flats and there is no lift. How do you move furniture in and out?
- Question compliance with fire regulations? If a fire was to break out some flats residents would be trapped, perhaps external stairs should be added?
- Overdevelopment of site
- Majority of flats only just meet minimum size as set out in Hart's Draft Local Plan.
- Concern that supply of studio flats is distorting Fleet's housing needs.

18/01777/HOU

33 Clarence Road

Proposed ground floor rear conservatory and side window.

Comments required by 3 Sept

**NO OBJECTION**

Just to note the location plan shows house 31, not 33

18/01780/HOU

4 Arundel Close

Proposed ground floor side extension.

Comments required by 4 sept

**NO OBJECTION**

18/01646/FUL

4 Fieldway

Subdivide one 4 bedroom dwelling into two (one 3 bedroom and one 2 bedroom) dwellings

Comments required by 4 sept

**OBJECTION**

- Inadequate parking under Hart's standards – needs minimum 5 spaces
- Proposed plans create a terrace of three houses – out of keeping with local character which is predominantly semi-detached dwellings
- Overdevelopment of site
- It's basically adding a new dwelling so a SANG contribution should be made
- Additional drop kerb will be required

18/01714/FUL

The Annexe 33 Church Road

Erection of 5 no. bedroom detached dwelling, with integral garage and associated landscaping following the demolition

of the existing dwelling, garaging and outbuildings on the site.  
Comments required by 5 Sept

**OBJECTION**

- Breaches URB 18 by not meeting plot densities for North Fleet conservation area  
“residential development at the following densities will be permitted where the local planning authority is satisfied that this would not result in any demonstrable harm to the character and visual amenity”
- Development requires demolishing part of the host dwelling. Separate planning permission needed for part of house no. 33?
- Annex is not an independent dwelling, it is interconnected with No 33.
  - New build not a replacement dwelling
  - Would require a SANG contribution
- Serious concern about access onto narrow part of Church Road.

18/01809/HOU

124 Kings Road

Proposed alteration with ground and first floor extensions

Comments required by 6 Sept

**OBJECTION**

- Parking 3 cars in a row not accepted under Hart’s standards
- Loss of a bungalow – against Fleet’s Draft Neighbourhood Plan, Policy 11
- Plans should be classed more as a new dwelling rather than an extension
- Building right onto plot boundary, over development.
- Breaches URB 16 (i) – The proposed development is not sympathetic in scale and character to the existing dwelling and surrounding properties

18/01581/HOU

1 Broadacres

Single storey rear extension

Comments required by 7 Sept

**NO OBJECTION**

18/01115/HOU

18 Glen Road

Part single, part two storey front and side extension and alterations following demolition of existing garage, and alterations to frontage

Comments require by 31 Aug

**OBJECTION**

- Proposed plans create a terraced effect – out of keeping
- Parking seems inadequate/tight – dimensioned plan needed
- The proposed ground floor plan shows the structure extending 750mm beyond the first floor if this is removed creating a gap between the adjacent property the design would be much improved.

18/01683/FUL

The Fosse Pheasant Copse

Erection of a new dwelling and garage on land to the east of the existing dwelling at The Fosse. Demolition of existing flat roof garage and erection of a new single garage to serve the host dwelling.  
Comments required by 7 Sept

**OBJECTION**

- Has been rejected previously, revised proposal does not significantly address the previous concerns.
- Breaches URB 18 by not meeting plot densities for North Fleet conservation area “residential development at the following densities will be permitted where the local planning authority is satisfied that this would not result in any demonstrable harm to the character and visual amenity”
  - Allowing it would set a precedent for others to disregard plot densities in conservation area in the future
- Key test in the conservation area is “does the development preserve or enhance the character of the conservation area? The proposed development does neither.

18/01209/HOU  
5 Hawkins Way  
Single storey rear extension  
Comments required by 10 Sept

**NO OBJECTION**

18/01743/FUL  
5A Elvetham Road  
5A, 5B and 7 Elvetham Road - Demolition of the existing Care Home (Use Class C2) and residential dwellings (Use Class C3), and the erection of a part two-storey part three-storey, Care Home (Use Class C2) with 27 studio rooms and 4 dementia suites, with associated access, parking, and landscaping.  
Comments required by 10 Sept

**OBJECTION**

- Looks like an office block – Out of keeping in North Fleet conservation area
- Breaches GEN 1 (i) not “ in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density”
- Parking – minimum of 13 spaces needed.
  - Serious concern about lack of staff parking, There is no readily accessible public parking. Will cause local on street parking.
  - Parking seems inadequate for residents, staff and visitors especially as there’s no other public car parks nearby
- Overdevelopment of site in relation to amenity space available for residents

18/01658/HOU  
47 Elvetham Road  
Removal of single storey garage family room, conservatory,

and chimney, proposed single, two and first floor extension chimney and porch.  
 Comments required by 10 Sept

**OBJECTION**

- Loss of a bungalow – against Fleet Draft Neighbourhood Plan, Policy 11
- Proposed plans should be classed as a new dwelling rather than an extension
- Breaches URB 16 (i) – not “sympathetic in scale and character to the existing dwelling and surrounding properties”
- Out of keeping in North Fleet Conservation area
- Overdevelopment of site
- Key test in the conservation area is “does the development preserve or enhance the character of the conservation area? The proposed development does neither

18/00480/OUT  
 68 Albany Road  
 Outline application for the redevelopment of the existing site to incorporate new access road from Albany Road and provision of 11 dwellings as well as the retention of no.68 Albany Road with access and siting for consideration (landscaping, scale and appearance as reserved matters) - Revised Plans  
 Comments required by 5 Sept

**NO OBJECTION**  
 But concern

- about loss of 55 trees and no root protection measures outlined at present
- whether bin stores accessible
- If approved a condition be included for a s106 contribution be made for Oakley Park for improvements?

8 **To note:**

**Appeals:**

17/02357/FUL  
 141-145 Clarence Road  
 DESCRIPTION OF DEVELOPMENT: Demolition of existing former Red Cross building and garage and erection of a new building housing 8 self-contained flats with associated parking, cycle storage and bin storage areas (Updated SuDS and Drainage Report received 30.01.2018)

**Enforcement cases received:**

18/00175/UNTDY  
 Address: Land Adjacent To 16 Wood Lane Fleet Hampshire  
 Complainant: PUBLIC  
 Complaint Alleged untidy site

18/00182/OPERT  
 Address: 22 Copse End Fleet Hampshire GU51 4EQ  
 Complainant: PUBLIC  
 Complaint Alleged erection of timber extension at rear of dwelling

18/00189/ADV3

Complainant: PUBLIC  
Address: Victoria House 18-22 Albert Street Fleet Hampshire GU51 3RJ  
Complaint Display of boards

18/00195/COU3  
Complainant: PUBLIC  
Address: Fleet Town Football Club Calthorpe Park Crookham Road Fleet Hampshire  
Complaint Alleged siting of portacabins for use as a commercial nursery

18/00191/COND3  
Complainant: PUBLIC  
Address: 19 Fallow Field Fleet Hampshire GU51 2UU  
Complaint Alleged development in breach of condition 2 (matching materials) of  
planning  
permission 17/02849/HOU

18/00198/OPERT  
Complainant: CLLR  
Address: 19 Fallow Field Fleet Hampshire GU51 2UU  
Complaint Alleged breach of condition 2 of 17/0249/HOU - materials not matching

18/00202/OPERT  
Complainant: PUBLIC  
Address: 16 Highland Drive Fleet Hampshire GU51 2TH  
Complaint Alleged unauthorised extension.

**Enforcement cases closed:**

18/00170/XPLAN3  
Address 61 - 65 Albert Street Fleet Hampshire GU51 3RN  
Complaint Alleged development not in accordance with approved plans  
(distance from slab to boundary).  
Conclusion Not Expedient to take enforcement action

18/00135/COND3  
Address 1 Wickham Close Church Crookham Fleet Hampshire GU52 6NU  
Complaint Alleged breach of condition 5 of planning application 17/01230/FUL.  
Conclusion Breach Ceased

16/00357/OPERT3  
Address 87 Reading Road South Fleet Hampshire GU52 7SY  
Complaint Alleged painting of fence panels which is visually discordant  
Conclusion Not a breach of planning control

17/00062/TREE1  
Address Heron On The Lake 14 Old Cove Road Fleet Hampshire GU51 2RY  
Complaint Alleged works not in accordance with tree protection methods  
associated with planning permission 14/00206/HOU and breach of condition 5.  
Conclusion Not Expedient to take enforcement action

18/00119/OPERT3  
Address 23 Pondtail Road Fleet Hampshire GU51 3JJ  
Complaint Alleged dormer extension  
Conclusion Planning Application Approved

9	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b> 12th September 2018
10	<b>Date of Next Meeting</b>  <b>10<sup>th</sup> September – 7pm in the RVS, Harlington</b>

**The meeting closed at 8.35pm**

**Signed:.....**

**Date: .....**