



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 23<sup>rd</sup> May 2022  
at 7pm in The Function Room , The Harlington

**Present:**

Cllr Holt  
Cllr Hope  
Cllr Robinson  
Cllr Schofield

**Absent:**

Cllr Krishnmurthy

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Cllr May
2	<b>Chair / Vice Chair</b>  To defer election of a Chair and Vice Chair of the Development/Control and Planning Committees until the next meeting when more members are in attendance.
3	<b>Declarations of interest to any item on the agenda</b>  None declared
4	<b>Public Session</b>  None
5	<b>Approval of the Notes</b>  The minutes of the development and control advisory group meeting held on Monday 9 <sup>th</sup> May were accepted as a correct record of the meeting.
6	22/00833/HOU Hillside 12 Courtmoor Avenue Fleet Hampshire GU52 7UF <a href="#">Demolition of conservatory and erection of a single storey rear extension.</a> Comments required by 20 May

Generally in keeping with the host building and does not look to create a loss of light issue to the adjacent neighbour and does not appear to infringe the 45° rule. Only potential issue is no tree report, otherwise NO OBJECTION

22/00583/FUL

5 Lapwings Fleet Hampshire GU51 5BT

[Change of use of public space to private residential amenity space to accommodate the siting of a timber carport](#)

Comments required by 24 May

We have previously commented on this application and noted that it appeared to be outside the curtilage of the building and possibly on jointly owned land. This has now been clarified and the other residents notified of the proposal. We did not object in principle before so NO OBJECTION

22/00546/HOU

73 Greenways Fleet Hampshire GU52 7XD

[Erection of a single storey side extension.](#)

Comments required by 24 May

- This is a minor extension to a 2 bed bungalow.
- No attempt to aesthetically connect the extension to the host building, but it is reasonably well set back from the road
- Distance from kerb to front door is 9.6m so just two parking bay lengths; plenty of additional room required but should limit area to front of property to hard standing. NFP Policy 15 applies
- Relevant Policies HDC Policy NBE10 Design and Fleet Neighbourhood Policy 10 General Design Management Policy

NO OBJECTION

22/00796/HOU

The Bungalow Old Pump House Close Fleet Hampshire GU51 3DN

[Erection of a single storey side and rear extension.](#)

Comments required by 25 May

- Obviously had a tree survey but make no reference to it or the need/ or lack of any tree protection works.
- Development right to the boundary which means any future maintenance work will need to be carried out from the public highway

Otherwise NO OBJECTION

22/00837/HOU

42 Clarence Road Fleet Hampshire GU51 3RY

[Demolition of existing rear bathroom and store lean to and erection of a two storey side and rear extension and single storey rear extension](#)

Comments required by 26 May

- Purpose to increase living space and increase size of third bedroom, but no added bedroom. There is currently only 1 parking space on site for 3 beds which is inadequate, but no change so cannot object
- Does not appear to create any issue with the neighbouring properties and extension blends well with host building.

NO OBJECTION

22/00863/HOU

2 Dinorben Avenue Fleet Hampshire GU52 7SG

[Alterations to windows and doors](#)

Comments required by 26 May

Property located in the Basingstoke Canal Conservation Area, but the building itself is of no architectural consequence and the impact on the canal will be negligible - looks well balanced and coordinated

NO OBJECTION

22/00529/HOU

11 Woodcote Green Fleet Hampshire GU51 4EY

[Erection of a two storey side extension following demolition of existing part single part two storey side extension, alterations to doors and windows to ground floor front, one window to first floor front, double doors to ground floor rear and replacement of flat roof to front with pitched roof](#)

Comments required by 26 May

This is a small close of very similar designed properties and therefore strong local character. It would appear a number of neighbours have undertaken similar extensions in the past, but generally maintained the height of the ridge. The lower ridge and the hip end makes the development look completely out of character counter to Fleet Neighbourhood Plan Policy 10(1).

OBJECTION – suggest changing the hip to gable ends which would blend the proposed development more into the local character and would then remove any objection.

22/00876/ADV

Travis Perkins Fleet Road Fleet Hampshire GU51 3PD

[Display of non illuminated signage](#)

Comments required by 27 May

Majority of signs are internal and those on Fleet Road are of limited change. The three proposed signs on Albert Street are 8ft x 4ft and appear excessively large and dominant in a mixed-use road (commercial/residential).

NO OBJECTION in principle but suggest size be decreased on the three signs on Albert Street so as to be less dominating

22/00801/HOU

86 Aldershot Road Fleet Hampshire GU51 3FT

[Erection of a single story side extension, extension to existing dormer window and creation of a balcony terrace](#)

Comments required by 27 May

- Property located in the Basingstoke Canal Conservation Area.
- The host property is of no architectural significance.
- No issue with the proposed side extension to the kitchen.
- Extension to the bedroom with an accessible balcony creates the usual problem of overlooking and loss of privacy to the immediate neighbours
- There are no heritage structures on the canal that runs parallel to Aldershot Road so there is no issue with appropriately modifying the rear elevation of the property

OBJECTION inclusion of an accessible balcony causing a loss of privacy to the adjoining neighbours.

22/00885/HOU

2 Longdown Fleet Hampshire GU52 7UZ

[Demolition of garage and erection of a two storey front and side extension \(to include replacement garage\) with front dormer and single storey rear extension](#)

Comments required by 26 May

- FTC raised no objection to the previous application which was a reduction in mass from an earlier application but HDC REFUSED
- Application 22/00160/H (not referenced in this application) refused because of the negative impact on the front elevation, particularly losing the architectural significance of the cat-slide roof. This application has made a modest attempt to address this issue but has not really addressed the Officer's assessment in 22/00160/
- Support Hart's comments

The current proposal does not adequately address the concerns of the previous refusal which is based on the proposed front elevation being out of local character and on that basis the proposal cannot be supported therefore  
OBJECTION

22/00791/FUL

230 Fleet Road Fleet Hampshire GU51 4BY

[Change of use of retail unit to takeaway with installation of an extraction flue to the rear](#)

Comments required by 27 May

OBJECTION

- Residents in the block of flats behind the shops are concerned about noise, smell and waste control – support residents concerns
- The Environmental Officer makes the following points:  
*It follows that an odour nuisance would unlikely occur with appropriate mitigation with a high level of odour control in place, and adequate maintenance of the system to be carried out in accordance with the manufacturers instructions and/or servicing agreement. Despite this, final assessment as to whether the system will prevent odour, smoke or fume nuisance can only be made after the system has been installed and has started operations under its most intense use conditions for the food type - should nuisance still occur then further adaptations will be required post installation.*

- It is the maintenance of these extraction systems that is most likely to be a future problem and be a significant nuisance to the residents immediately to the rear of the development
- We cannot object on grounds of usage as another fast food outlet but there are no details of what fast food is being sold
- No immediate parking is another issue

OBJECTION on the grounds of loss of amenity and negative impact on the residents immediately to the rear of the proposed development in the event of the failure of the extraction system.

22/00931/HOU

145 Tavistock Road Fleet Hampshire GU51 4EE

[Erection of a single storey front extension and first floor side extension](#)

Comments required by 1 June

OBJECTION

- Inadequate parking – no change in number of bedrooms but loss of parking space to extension. Need dimensioned plan that meets Hart’s standards i.e. 3 spaces
- Breach of FNP Policy 15 Front Gardens. Parking plan indicates complete loss of vegetation to hard standing.

22/00865/HOU

33 Church Road Fleet Hampshire GU51 4NA

[Demolition of existing outbuilding and erection of a detached garage](#)

Comments required by 2 June

NO OBJECTION

22/00934/HOU

34 Lawrence Road Fleet Hampshire GU52 7SS

[Demolition of conservatory and erection of a single storey rear extension to the garage and single storey side extension](#)

Comments required by 2 June

- Question why the “golf Room extension is shown in a different render on the architectural drawings. The application form states the wall finishes to be brickwork to match existing. If rendered proposed this would present poor design
- To build the side extension will require the clearance of what is stated to be mixed shrubs 2 to 3 m high.
- Generally have no issues subject to the following Conditions:
  1. That the “Golf Room extension is constructed in matching brickwork to the main dwelling to comply with Fleet Neighbourhood Plan Policy 10 General Design policy.
  2. FTC has no objection to this proposal subject to the imposition of a suitably worded Condition which secures biodiversity mitigation measures (or wherever possible net gain) and sustainable drainage systems within the remaining garden on the application site which would offset any loss of biodiversity and flood risk or climate change impacts due to the loss of shrubs..

	<p>3. Golf room should be for personal use only and not commercial</p> <p>NO OBJECTION only subject to the three conditions set out above</p>
	<p>Noted:</p> <p>That Councillors have been invited to an engagement session with HDC's Development Management team via Microsoft Teams. There are two dates – members have opted to attend the same session on Wednesday 29<sup>th</sup> June 7pm.</p>
7	<p><b>To Note:</b></p> <p>Review of weekly lists</p>
9	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>15<sup>th</sup> June 2022</p>
10	<p><b>Date of Next Advisory Group Meeting</b></p> <p>13<sup>th</sup> June 2022</p>

**Meeting closed: 8.00pm**

**Signed:**.....

**Date:** .....