



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 26th June 2023
at 7pm in The Function Room, The Harlington

Present:

Cllr Schofield - Chair
Cllr Hope – Vice Chair
Cllr Robinson
Cllr Holt
Cllr May

Officers: Charlotte Benham

1	Apologies No Apologies received
2	Declarations of interest to any item on the agenda None declared
3	Public Session None
4	Approval of the Notes The minutes of the development and control advisory group meeting held on Monday 12 th June were accepted as a correct record of the meeting.
5	23/01237/HOU The Old Police House 15 Reading Road South Fleet Hampshire GU52 7QP <u>Demolition of detached garages and erection of a detached annexe.</u> Comments required by 28 June <ul style="list-style-type: none">• This looks like an independent detached unit that has no connection to the host property and would therefore require additional parking over and above that required by the host building.• Arrangement of 3 parking spaces shown looks very cramped and requires at least two vehicles to be moved to release any one vehicle. Also lack of turning space to allow a vehicle to exit the site in a forward direction onto busy Reading Road South is a safety concern.

- If annexe is to be a separate dwelling should be registered separately
- A parking plan for 4 spaces (3 for house 1 for annexe) should be submitted with dimensions.

OBJECTION on grounds of inadequate parking

23/01240/AMCON

Zinc And Popworld Upper Street Fleet Hampshire GU51 3PE

[Variation of Condition 1 attached to Planning Permission 15/00737/AMCON dated 20/05/2015 to allow extended opening hours.](#)

Comments required by 28 June

- It is a mixed residential area and there are flats above the shops along Fleet Road
- Longer opening hours has the potential that people could be more intoxicated leaving the premises and it is a time that once someone is woken it is more difficult to get back to sleep.
- Support objection by the Environmental Health Officer

OBJECTION – current opening hours are more than adequate.

APPLICATION WITHDRAWN

23/01221/HOU

5 Beech Ride Fleet Hampshire GU52 7XQ

[Erection of a two storey rear extension, ground floor infill front extension and first floor front extension.](#)

Comments required by 28 June

- Increase from 4 to 5 bedrooms.
- Building on the front garden reduces potential parking area - whole of front garden would need to be paved over to accommodate parking which would breach Fleet Neighbourhood Plan Policy 15 Front Gardens.
- Any development must show an increase in biodiversity, loss of a front garden without any compensatory factor runs counter to this environmental requirement.

Actual property development is acceptable in principle except for parking issues in regards to Neighbourhood Plan Policy.

23/01262/HOU

37 Fern Drive Church Crookham Fleet Hampshire GU51 5NW

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

Comments required by 28 June

- This is a near doubling of the ground floor footprint of the building and an increase from 3 to 5 bedrooms.
- Hart's TAN on parking will require 3 allocated and 1 unallocated parking spaces and 6 cycle storage spaces. The integral garage does not count as a parking space so 4 cars would need to be accommodated to the front of the property.

- To accommodate parking would require a complete loss of soft landscaping to front garden contrary to Fleet Neighbourhood Plan Policy 15
- Is there any impact on adjoining neighbour No.39 – is there a breach in the 45⁰ rule?
- Heritage statement appears to completely ignore FNP policies:
 - Policy 10 General Design Management Policy
 - Policy 14 Basingstoke Canal Conservation area
 - Policy 15 Residential Gardens
- development should provide an increase in biodiversity which has not been accommodated.
- what is the impact on front garden tree with increased parking area requirement?

OBJECTION until parking issues are resolved.

23/01245/HOU

33 Spruce Way Fleet Hampshire GU51 3JB

[Erection of a single storey rear extension, part conversion of existing garage to habitable accommodation, increase to front bay window and replacement fenestration.](#)

Comments required by 28 June

- Generally acceptable but parking is an issue. Theoretically reducing from 4 to 3 beds, but designating a room a study does not stop it from becoming a bedroom,
- Internal garage would not count as a garage / a parking space under HARTs TAN
- It does require 3 parking spaces which may not be feasible without removing the front tree
- Contrary to Fleet Neighbourhood Plan Policy 15 front Gardens, loss of soft landscaping does not support biodiversity and reduces carbon absorption capacity of the site.

OBJECTION on grounds of inadequate parking

23/01276/FUL

39 Willowbourne Fleet Hampshire GU51 5AB

[Change of use of the existing open space land and creation of two additional parking spaces.](#)

Comments required by 29 June

We have already commented on this but appears not to be showing on system?

Similar to HCC highways, this increases the parking available to the property to 6 spaces in total. As private parking it does not provide any additional general parking which would help ameliorate on road parking. Does the property cause a local parking issue due to frequent visitors?

PREVIOUS COMMENT:

- Too dense development with inadequate parking
- Although this house already has a double garage and two parking spaces to the front (total of 4 spaces) - unless No.39 is the cause of frequent visitor parking in the immediate area it is not appreciated how this can alleviate a local parking issue

- It is stated that there is already a dropped kerb, but this is the character of the area where there are no pavements and the roads abut the gardens
- This will be the loss of even more green space to accommodate parking

OBJECTION – regret loss of green space and recommend if approved, that grasscrete blocks are using not block paving.

23/01001/HOU

136 Aldershot Road Fleet Hampshire GU51 3GY

[Conversion of loft into habitable accommodation with rear dormer and insertion of three roof lights to the front roof slope.](#)

Comments required by 29 June

- another application that totally ignores The Fleet Neighbourhood Plan and its relevant policies, primarily 10 Design, 14 Basingstoke Canal CA and 15 Residential Gardens
- The front of this property is already totally laid to gravel
- Although it is the rear of the property that is majorly altered and faces the canal, it is an area of no major architectural significance, and the proposal does not detract from an already very underwhelming local character
- 4 vehicles parked to the front area is tight - allows approx. 600mm between vehicles.
- One issue is that there would be no turning capability on the site to allow vehicle to exit onto Aldershot Road in a forward direction. This can be a busy road at certain times of the day relating to school and working times so could be a safety concern.

NO OBJECTION in principle to development but concern over parking and ability to exit site in forwards direction.

23/01206/HOU

39 Brookly Gardens Fleet Hampshire GU51 3LL

[Extension to dormer windows to front and rear, erection of an open porch, conversion of garage to habitable commodation to include the insertion of a window to ground floor side and alterations to rooflight to front roofslope](#)

Comments required by 4 July

- Front garden parking is tight - depth of front garden is only 5m, but no increase in bedrooms. Total of 4 beds so requires 3 parking spaces.
- Loss of garage but garage does not count as a parking space under Hart's TAN..
- Some local on-road parking is available.

NO OBJECTION in principle

23/01286/HOU

1 Fieldway Fleet Hampshire GU51 4ER

[Erection of a first floor front extension.](#)

Comments required by 4 July

NO OBJECTION

23/01173/HOU

8 Johnson Way Church Crookham Fleet Hampshire GU52 6HJ

	<p><u>Erection of a single storey rear extension</u> Comments required by 4 July</p> <p>Plan appears to indicate neighbour's extension but photograph looks more like a wall than a proposed cavity extension? If it is a genuine extension, does not look to be an issue as long as it does not take any light away from neighbour's rear window and does not breach 45° rule</p> <p>23/01250/HOU 19 Rochester Grove, Fleet GU51 3LU</p> <p><u>Erection of a single storey rear extension and first floor rear extension</u> Comments required by 6 July</p> <p>Small rear extension and expansion of one bedroom. No overall change in the number of bedrooms and no impact on available parking space. NO OBJECTION</p>
:	<p>Noted:</p> <p>The weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>14th June</p>
8	<p>Date of Next Advisory Group Meeting</p> <p>Monday 10th July</p>

Meeting closed: 8pm

Signed:.....

Date: