



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 22nd October 2018 7pm –RVS, The Harlington

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

Also Present: Cllr Woods

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies received from Cllrs Jasper and Wildsmith</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None were declared.</p>
3.	<p>Public Session</p> <p>One member - Giles Moir, Chapman Lily Planning re Sankey Lane Care Application.</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the development and control meeting on 8th October were accepted as a correct record of the meeting.</p>
5	<p>Presentation- CARE FACILITY AT SANKEY LANE HDC REF. 18/01301/PREAPP Pre-application proposal for care facility at Bramshot House/Sankey Lane</p> <p>Notes from presentation:</p> <ul style="list-style-type: none"> • Coach House will be retained • Industrial units being removed • In strategic gap so can't be converted to residential housing • Feedback has been that 96 bed care home is too large, can remove 1 wing and have more parking • Will have rural house type frontage and greenery/screening to reduce impact • Bus stop opposite site, site has been realigned to improve access; old access road would be closed off. Buses run every half hour but not all day? • Members concerned about access to/from site during busy periods, especially for deliveries

- Parking set back from road, 46 spaces but this includes staff and visitors. Members concerned parking is not adequate especially if some residents have cars, visitors and staff; staff changing shifts will require more parking during changeover
- Care home will be high level care i.e. dementia but assisted living (56 units) will be C2 i.e. independent but requires 2 hours care a week
- Application proposed as HDC Local Plan SHLAA highlights more care units needed, apparently 200 short?
- Assisted living will be 2 storeys high and Care Home 2.5 storeys
- Care Home may have GP service that assisted living can also access, depends on care provider. Members concerned that if there's no GP service, this would put already under strain GP's in Fleet under even more pressure
- 3 operators interested in site at the moment
- Members concerned about lack of facilities – site may have hairdresser visits, activities room, pool etc. that care home and assisted living can use. Minibus into town also possible option
- Staff – will probably come from out of area, Aldershot, Farnborough etc.

 Current Applications to be Considered:

[18/02161/AMCON](#)

Land To The Rear Of Heather Hill Reading Road North Fleet Hampshire
 Variation of Condition 1 attached to Planning Permission 18/00606/FUL to allow for the relocation of the garage to serve Plot 1 Planning Application
 Comments required by 31 Oct

OBJECTION

- Agree with Cllr Forster & Conservation Officer re keeping the garage as is on approved plans, new layout is not an improvement
- Garage too small under Hart's standards

[18/02224/FUL](#)

Sovereigns Court Victoria Road Fleet Hampshire
 Remove a side window of the main front entrance. Replace it with a wheelchair accessible automated front door, and an access ramp.
 Comments required by 1 Nov

NO OBJECTION

However

- question can a wheelchair will get in door past the stairs
- concern over privacy, passing windows on the ramp
- Are all residents aware of these plans?

[18/02105/HOU](#)

Spinney Reading Road North Fleet GU51 4HR
 Remove green wire fence and replace with a low lying (1m) wall rising to a (2m) column within the driveway
 Comments required by 1 Nov

OBJECTION

- Columns/wall too high and as it's in North Fleet Conservation Area, fence should be greenery not a plain brick fence

[18/02211/HOU](#)

4 Medonte Close Fleet Hampshire GU51 3NU

Demolition of existing conservatory, erection of a part two storey part single storey rear extension and alterations to fenestration in the north side elevation
Comments required by 2 Nov

NO OBJECTION

[18/02027/HOU](#)

23 Reading Road South Fleet Hampshire GU52 7QP

Erection of a single storey garage workshop to replace existing shed at rear of car port

Comments required by 2 Nov

NO OBJECTION

[18/02195/FUL](#)

Dray House Broomrigg Road Fleet Hampshire GU51 4LR

Proposed two storey detached house

Comments required by 2 Nov

OBJECTION

- Agree with Mr Smart's comments that it doesn't meet URB 18 regarding plot sizes for conservation area "in order to retain the high quality of the residential environment within the specific areas of north fleet...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 of that area..."
- Concern about parking area and tree root zone, no dig construction/tree protection measures needed

[18/02226/HOU](#)

9 Alton Road Fleet Hampshire GU51 3HN

Single storey rear extension

Comments required by 6 Nov

NO OBJECTION

But check 45 degree rule not breached

[18/02274/HOU](#)

87 Tavistock Road Fleet Hampshire GU51 4EN

Proposed first floor side extension. Proposed tile hanging replaced with weatherboard and proposed porch canopy

Comments required by 7 Nov

OBJECTION

- Parking seems tight/impractical – looks right up against porch on plan
- Garage too small under Hart's standards
- Timber out of keeping

[18/02276/HOU](#)

86 Dukes Mead Fleet Hampshire GU51 4HE

Existing porch to be demolished and rebuilt to front elevation to match existing.
Existing conservatory to rear to be demolished and replaced with a single storey lean to

Comments required by 8 Nov

NO OBJECTION

[18/02245/HOU](#)

4 Honister Gardens Fleet Hampshire GU51 3DD

Erection of a single storey extension to the rear of the property to adjoin with the existing garage and an extension to the front of the garage. Conversion of garage into living space

Comments required by 8 Nov

OBJECTION

- Parking bays shown on plan are too small – need a properly dimensioned car plan that meets Hart’s standards

[18/02253/HOU](#)

9 Elms Road Fleet Hampshire GU51 3EG

Partial demolition of existing dwelling and construction of two-storey side and rear extensions

Comments required by 8 Nov

OBJECTION

- Parking seems tight/impractical – looks right up against porch on plan. Need a properly dimensioned car plan that meets Hart’s standards
- Garage too small under Hart’s standards
- Too tall/dominating – breaches URB 16 (i) - The proposed development should “be sympathetic in scale and character to the existing dwelling and surrounding properties”
- Out of keeping with street scene – Breaches URB 16 (iii) - The proposed extension should “not harm the street scene”

[18/02150/FUL](#)

Edenbrook Hitches Lane Fleet Hampshire

Erection of 41 apartments, 16 one bedroom and 25 two bedroom, plus associated access, parking, landscape, and other associated works

Comments required by 9 Nov

OBJECTION

- Inadequate parking and there are already parking problems on Edenbrook, plus no buses so everyone will have cars. Does it meet Local Plan standards?
- Overdevelopment of site
- No on site facilities

6

Noted:

Weekly List

7	<p>Noted:</p> <p>Planning Appeal:</p> <p>18/00791/HOU The Lake House 1 Attenborough Close Fleet GU51 2RP Two storey side extension with integral garage and alterations to fenestration and front porch following demolition of existing detached garage APP/N1730/D/18/3212220</p> <p>Enforcement cases received:</p> <p>18/00250/COND3 Complainant: PUBLIC Address: 8 Lyndford Terrace Fleet Hampshire GU52 7SE Complaint Possible wood burning stove being installed, in readiness for use an independent dwelling.</p> <p>18/00253/XPLAN3 Complainant: PUBLIC Address: 14 Wickham Close Church Crookham Fleet Hampshire GU52 6NU Complaint First floor window inserted (not obscure glazed)</p> <p>18/00245/XPLAN3 Complainant: PUBLIC Address: 13 Pondtail Gardens Fleet Hampshire GU51 3JP Complaint Alleged development not in accordance with approval - 17/00889/HOU</p> <p>Enforcement cases closed:</p> <p>None closed</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates 10th October 2018</p>
9	<p>Date of Next Meeting</p> <p>5th November – 7pm in the RVS, Harlington</p>

The meeting closed at 9pm

Signed:.....

Date: