



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 24th October 2022
at 7pm in The Function Room, The Harlington

Present:

Cllr Hope
Cllr Holt
Cllr May
Cllr Schofield
Cllr Robinson

Officers: Charlotte Benham

1	Apologies None received
2	Declarations of interest to any item on the agenda None declared
3	Public Session None present
4	Approval of the Notes The minutes of the development and control advisory group meeting held on Monday 10 th October were accepted as a correct record of the meeting.
5	22/02102/HOU 19 Fitzroy Road Fleet Hampshire GU51 4JJ <u>Erection of a two storey side extension following demolition of existing detached double garage, erection of a two storey rear extension, erection of an attached triple garage with room above and conversion of loft within main house to habitable accommodation.</u> Comments required by 24 October Substantial house within the North Fleet Conservation Area - Currently 6 bedrooms all to the first floor which would become 6 bedrooms all with en-suite facilities over two floors with bedroom 6 in the roof space creating a 3 storey building

- The proposed triple garage is an oak-framed car barn clad in timber boarding
- There has been some attempt to manage the extensions to mirror the principal property both in style and massing
- The property falls within Character Area 1 of the North Fleet Conservation Area where the dwellings are described as “detached two storey houses”
- The main deviation from the current character and the recommendations in the Management Proposals at paragraph 9.2 – the need to prevent unsympathetic changes to the existing houses such as oversize extensions or changes to the elevations and details
- By increasing the overall mass of the property, the change to a three storey building is not so evident. Because the property is set back substantially from the road and the boundaries are well treed there is no potential overlooking from the second storey windows
- There is no intention to alter the front boundary of the property which will remain well treed
- The car barn is a very substantial addition to the property being 10m wide and 5.880m high. It is only by comparison to the overall mass of development and the retention of dormer windows that reflect the character of the principal property that this addition becomes potentially acceptable.

NO OBJECTION – not totally in keeping but well set back from road and screened by trees

22/02131/FUL

36 Albany Road Fleet Hampshire GU51 3PT

[Erection of a 2 bedroom dwelling to the rear of 36 Albany Road.](#)

Comments required by 24 October

OBJECTION

- Abstracted from the flood report:
*Paragraph 100 of the NPPF states: “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, **but where development is necessary**, making it safe without increasing flood risk elsewhere.”*
- We have seen this development at least twice before and the issues have been flood related. This is an area of frequent flooding, and the development is NOT necessary - Hart have their development quota and there are other areas of Fleet that could support development outside Flood Zone 3.
- Support the Drainage Officer’s comments/objection

22/01991/ADV

219-221 Fleet Road Fleet Hampshire GU51 3BW

[Display of internally illuminated fascia sign and non illuminated projecting sign](#)

Comments required by 26 October

- Another retrospective application – permission should be sought before work done
- The illustrated “proposed shop front” is not as shown as the shop has only a single door entrance

	<p style="text-align: center;">NO OBJECTION</p> <p>22/02261/AMCON 36 Pondtail Road Fleet Hampshire GU51 3JJ Variation of Conditions 2 and 3 attached to Planning Permission 21/01364/HOU dated 06/09/2021 to make some amendments to the positions of the windows and doors and make some amendments to the proposed materials. Comments required by 28 October</p> <ul style="list-style-type: none"> • Original rear elevation was acceptable although FTC objected to the full glazing and the accessible balcony. Now timber cladding surround to the rear glazing has been added which is out of keeping with the host building – should revert back to original design • Amendments to drawings need to be highlighted so that it is clear what amendments have actually been introduced <p>OBJECTION to amendments – previous design should be kept as more in keeping and was a condition of previous approval</p> <p>22/02452/HOU 34 Wellington Avenue Fleet Hampshire GU51 3BF Erection of a single storey side extension following demolition of existing conservatory Comments required by 4 November</p> <p style="text-align: center;">NO OBJECTION</p> <p>22/02401/HOU 33 Knoll Road Fleet Hampshire GU51 4PT Erection of a part two storey part first floor front extension Comments required by 7 November</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • The existing front elevation with the large dormer window over the garage is a recent amendment to the property and has been constructed without planning permission. It cannot be “permitted development” as the condition is “no extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.” • The Pre App response of HDC dated 31st August 2022 states the proposal brings the front elevation closer to the road than any other immediate development and the concern is that if it comes forward past the immediate neighbouring property it will have a significant impact on the street scene: <ul style="list-style-type: none"> - would not reflect local character - would breach Fleet Neighbourhood Plan Policy 10 in that it does not complement or is well integrated with the neighbouring properties and it does not reinforce local distinctiveness
6	<p>To Note: Review of weekly lists</p>

7	Noted: Hart Planning Meeting Dates 16 th November 2022
8	Date of Next Advisory Group Meeting 14 th November 2022

Meeting closed: 7.45pm

Signed:.....

Date: