



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

**Monday 9<sup>th</sup> April 2018**  
**7pm –RVS, The Harlington**

**Present:** Cllr Pierce - Chairman  
Cllr Jasper  
Cllr Schofield  
Cllr Holt  
Cllr Robinson  
Cllrs Hope  
Cllr Gotel

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

1	<b>Apologies</b>  No apologies received
2	<b>Declarations of interest to any item on the agenda</b>  No interests were declared
3.	<b>Public Session</b>  Two members present - Colin Gray and Phill Gower from FCCS
4	<b>Approval of the Minutes</b>  The minutes of the meetings held on the 26 <sup>th</sup> March were accepted as correct records of the meetings.
5	Due before meeting:  18/00231/HOU 22 Fir Tree Way Proposed single storey rear and side extension after demolition of existing single detached garage. Comments required by 6 <sup>th</sup> April Amended Plans: 1 Extension set in from boundary 2 Alterations to parking provision 3 Alterations to proposed roof profile  Previous comments: OBJECTION

- ' Extension is too tall - GEN 1.1, URB 16
- ' Breach in 45 degree rule which therefore results in a loss of privacy to neighbour - GEN 1.2, URB 16.2
- ' Zinc sheeting is totally out of keeping especially as the dwelling is in the Basingstoke Canal Conservation Area - GEN 4
- ' Overdevelopment - extension is 70% of the size of the current dwelling
- ' Building right to the boundary
- ' Proposed plans would make the street scene look terraced
- ' Dimensioned car parking plan required to meet HDC standards
- ' No bin storage

**OBJECTION**

**Dimensioned car parking plan now meets HDC standards however all other previous comments still stand:**

- ' Extension is too tall - GEN 1.1, URB 16
- ' Breach in 45 degree rule which therefore results in a loss of privacy to neighbour - GEN 1.2, URB 16.2
- ' Zinc sheeting is totally out of keeping especially as the dwelling is in the Basingstoke Canal Conservation Area - GEN 4
- ' Overdevelopment - extension is 70% of the size of the current dwelling
- ' Building right to the boundary
- ' Proposed plans would make the street scene look terraced
- ' No bin storage

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18/00009/HOU  
 94A Reading Road South  
 Erection of side and rear extensions, link to detached garage, remodelling of garage, construction of a replacement outbuilding.  
 Comments required by 12<sup>th</sup> April  
 Amended plans:  
 1 Change to description of application, including replacement of an outbuilding.

Previous comments:

**OBJECTION**

Rear elevation is poor design ' windows are out of keeping  
 GEN 4 ' proposed plans do not sustain or improve the urban design qualities of area

**OBJECTION**

**Previous comments stand:**

- **Rear elevation is poor design - windows are too big, out of keeping and overlook neighbours**
- **GEN 4 - proposed plans do not sustain or improve the urban design qualities of area**

18/00467/HOU  
 9A Courtmoor Avenue  
 Reconstruction of Garage adjoining to main house  
 Comments required by 25<sup>th</sup> April

**NO OBJECTION**

**However**

- **Matching garage roof to that of the main house would improve the design – both hip or gable, not one of each style**
- **Question whether there is enough room for access/transportation of bins, if not a bin store should be provided at the front of the property**

18/00566/HOU

38 Pondtail Road

Erection of a first floor rear extension and alterations to fenestration

Comments required by 17<sup>th</sup> April

**NO OBJECTION**

**But question whether the proposals breach the 25 degree rule and result in a loss of light to neighbouring property (no.40)**

18/00568/FUL

Garages Adjacent To Parsons Close

Erection of storage unit

Comments required by 16<sup>th</sup> April

**NO OBJECTION**

**However due to loss of parking, question what the impact will be on the owner/the street?**

18/00574/FUL

329 Fleet Road

Demolition of Nos. 329-331 Fleet Road and erection of four storey hotel containing 71 bedrooms with parking for 39 cars

Comments required by 31st April

**OBJECTION**

- **Poor drawings**
- **Loss of light to neighbours – this has not be adequately addressed from previous applications**
- **On previous application part of frontage was to be retained to be more in keeping with street scene – these plans show no frontage being retained**
- **Too tall/dominating – at highest point it's 4/4.5 storeys high**
- **Narrow access/is there space for service/delivery vehicles to manoeuvre about carpark?**
- **Inadequate parking – 71 spaces should be provided in accordance with 1 space per bedroom standards**
- **No parking has been set aside/allowed for existing users of the carpark, where will they park?**
- **Lift tower not shown on front elevations**
- **Would the drains be able to cope with this increased volume of water?**
- **Would traffic entering/exiting at night disturb nearby residents/neighbours?**
- **One of the documents mentioned there are no conservation areas in Fleet which is clearly incorrect!**

18/00606/FUL

Land To The Rear Of Heather Hill Reading Road North

Part retention of two self-contained detached dwellings; and construction of garages with associated access, driveway and garden areas (Alternative scheme to that approved under planning permission ref: 16/01278/FUL as varied by minor material amendment application ref: 16/03018/AMCON) (Part retrospective application)

Comments required by 23<sup>rd</sup> April

#### **OBJECTION**

- **Overall site is 4.2ha which if split into two proposed plots as per previous plans just meets URB 18 aka, the minimum size for plots in the North Fleet conservation area. The fence on these plans appears to have moved so that one plot is now bigger than the other so that one plot no longer meets the minimum plot size (2.2ha)**
- **Many trees already removed**

18/00650/PRIOR

Infineon House Fleet Mill Minley Road

Prior Notification under Part O of the GDPO for the change of use of offices (Class B1a) to form 19 apartments at Infineon House (Amendment to prior approval scheme for 20 apartments (17/00475/PRIOR) granted on 26th April 2017).

Comments required by 23<sup>rd</sup> April

#### **NO OBJECTION**

However

- **Several flats don't meet the upcoming minimum size for flats in the Hart Local Plan**
- **It should be made a condition that the ditch mentioned in the flood plan be maintained**

18/00649/PRIOR

Lorica Consulting Ltd Lorica House

Prior Notification under Part O of the GDPO for the change of use of offices (Class B1a) to form 17 apartments at Lorica House (Amendment to Prior Approval scheme for 18 apartments (17/00477/PRIOR) approved on 26th April 2017).

Comments required by 25<sup>th</sup> April

#### **NO OBJECTION**

However

- **Several flats don't meet the upcoming minimum size for flats in the Hart Local Plan**
- **It should be made a condition that the ditch mentioned in the flood plan be maintained**

18/00617/LDC

47 Fleet Road

Application to confirm the use of a garage structure as a workshop ancillary to 47 Fleet Road

Comments required by 26<sup>th</sup> April

**OBJECTION**

**There appears to be parking issues and no rear access which doesn't seem fitting for a workshop. There's also no evidence it is actually being used as a workshop?**

18/00455/HOU

117 Aldershot Road

Proposed demolition of garage and erection of ground floor side and rear extension

Comments required by 11<sup>th</sup> April

Amended Plans:

1 Reduction in length of structure

**OBJECTION**

**Extension is still far too dominating**

**Other previous comments still stand:**

- **loss light to neighbouring property**
- **breach in 45 degree rule**
- **poor design**
- **set up to be a separate dwelling**

18/00638/HOU

10 Cedar Drive

Erection of a ground floor side and rear extension to include attached garage, conversion of loft space by raising the ridge to create accommodation at first floor and alterations to fenestration following demolition of existing detached garage and removal of front porch

Comments required by 1<sup>st</sup> May

**OBJECTION**

- **loss of a bungalow**
- **Breaches URB 16 iii. Out of keeping – other houses are brick with white windows, this is white with grey windows**
- **Breaches URB 16 i. Extension not subordinate to existing dwelling and should really be classed as a new dwelling not an extension**
- **Breach in 45 degree rule with neighbouring properties**
- **The garage is set back off the boundary so it is too narrow and short to be classed as a garage under HDC standards.**
- **The 3 car parking spaces should be dimensioned**

**To Note:**

**Enforcement cases received:**

18/00055/OPERT

Officer Name Sylvia O'Connor

Received: 16/03/2018 Complainant: PUBLIC

Address: 7 Foxwood Fleet Hampshire GU51 2TY

Complaint Alleged fence exceeding 2 metres in height

**Enforcement cases closed:**

	<p>17/00291/OPERT2 Address Broomrigg House Broomrigg Road Fleet Hampshire GU51 4LR Complaint Alleged development at rear of property. Conclusion Not a breach of planning control</p> <p>17/00285/COU2 Address Little Bramshot Farm Cove Road Fleet Hampshire GU51 2RT Complaint Alleged breach of requirements of Enforcement Notice (10/00007/COUGEN refers) relating to continuing unauthorised use of land for storage of caravans and campervans, and alleged long term occupation of caravans at the site. Conclusion Breach Ceased</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b> 11th April 2018</p>
8	<p><b>Date of Next Meeting</b> <b>23<sup>rd</sup> April 2018 – 7pm in the RVS, Harlington</b></p>

**The meeting closed at 8.20pm**

**Signed:**.....

**Date:** .....