



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 27th June 2022
at 7pm in The RVS, The Harlington

Present:

Cllr Hope
Cllr Holt
Cllr Robinson
Cllr May
Cllr Krishnamurthy
Cllr Schofield

Officers: Charlotte Benham

1	Apologies None received
2	Chair / Vice Chair Cllr Schofield was elected as Chairman of the Planning and Development & Control Committees. Cllr Hope was elected as Vice Chairman of the Planning and Development & Control Committees.
3	Declarations of interest to any item on the agenda None declared
4	Public Session None
5	Approval of the Notes The minutes of the development and control advisory group meeting held on Monday 13 th June were accepted as a correct record of the meeting.
6	22/00909/HOU 80 Kenilworth Road Fleet Hampshire GU51 3AZ Erection of two storey side and single storey rear extensions Comments required 28 June

No issues with the proposed development in principle but to note:

- Parking 3 in a row is against Hart's parking standards
- Ecology Officer has objected on the grounds of no bat survey in an area likely to support bats

NO OBJECTION subject to Bat survey issue being resolved and a parking plan that meets Hart's standards

22/01091/HOU

3 Shelley Close Fleet Hampshire GU51 3XF

[Demolition of existing carport, garage and conservatory and erection of a single storey side extension. Replace rear ground floor window with bi-fold door and new window on ground floor rear](#)

Comments required by 27 June

Reduction in impermeable area through removal of conservatory and garage. Currently park 3 in a row which goes against Hart's parking standards – they indicate widening of front drive to accommodate third car (not 3 in row) but majority of front garden retained so would be acceptable under Fleet Neighbourhood Plan Policy 15

NO OBJECTION subject to dimensioned parking plan to confirm cars will fit on site in arrangement shown

22/01128/HOU

22 Dunmow Hill Fleet Hampshire GU51 3AN

[Erection of a replacement porch and insertion of window to ground floor side](#)

Comments required by 27 June

NO OBJECTION

22/01222/PRIOR

192 - 196 Fleet Road Fleet Hampshire GU51 4BY

[Partial change of use from a vacated building of class E use to a ground floor class E premises with a new access stair and conversion of first floor to 1 one bed and 1 two bed flats](#)

Comments required 28 June

OBJECTION on lack of on-site parking provision

22/01149/HOU

Waverley Lodge Waverley Avenue Fleet Hampshire GU51 4NN

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

Comments required by 1 July

Application recognises plot is located in North Fleet Conservation Area and Character Area 8. Plans not wholly in keeping with the main dwelling - a glass box on the rear of a character building although it has very limited visibility and therefore virtually no impact on the conservation area. Design could be more in keeping with the host building but NO OBJECTION in principle.

22/01104/HOU
45 Dukes Mead Fleet Hampshire GU51 4HD
[Change of roof over porch, garage and utility room from felted flat to hip tiled roof](#)
Comments required by 4 July

NO OBJECTION – the pitched roof improves appearance of the property

22/01130/HOU
5 Glen Road Fleet Hampshire GU51 3QS
[Erection of an external porch canopy, changes to window sizes and materiality, with two rooflights to rear](#)
Comments required by 4 July

The description of the work is not complete - It is a complete make over with change of roof material from concrete tiles to grey slate, change of majority of elevations from red brick or red tiles to white render, change of windows from white plastic to black or grey frames and the addition of some zinc to the front elevation.

Glen Road has a variety of house styles, but traditionally in red brick with concrete tiles and some hanging tiles to front elevations. This would be out of keeping therefore OBJECTION – if materials were maintained more in keeping with the local character, the proposal would be more acceptable.

22/01093/HOU
1 Kingscroft Fleet Hampshire GU51 3NH
[Conversion of loft into habitable accommodation with rear dormer and insertion of 3 roof lights on front roof slope](#)
Comments required by 5 July

OBJECTION

- Little impact to the front elevation but significant impact to the rear.
- Putting in full height windows makes the rear elevation out of proportion, but most significantly will overlook the immediate neighbours' gardens (No.2 Kingscroft and 27/29 Aldershot Road) and potentially others, so loss of privacy.
- The neighbour who provided support (no 33) is not impacted by the rear development and it is not appreciated how this development increases the value of the area, potentially to the contrary
- Parking – question if there is adequate on-site parking?
- House will effectively become 3 storeys which is out of keeping with the local area.

22/01088/FUL
Cody Technology Park Ively Road Farnborough Hampshire GU14 0LX
[Erection of two storey data centre and plant enclosure on existing car park](#)
Comments required by 5 July

This is a significant building, but it is on the south side of the development facing Comet Road and the QinetiQ site so no impact therefore NO OBJECTION

22/01057/HOU

57 Elvetham Road Fleet Hampshire GU51 4QP

[Erection of a part two storey and part single storey rear extension](#)

Comments required by 5 July

- This is a more modern intervention into the North Fleet Conservation Area that breached a number of the recommendations of the Management Report
- The extension is all to the rear so has no impact on the street scene, but has a significant area of glass
- The extension approaches the side boundary which is tree'd and the tree report identifies encroachment into the Root protection Area of at least 2 trees and recommends specialist ground works and construction techniques

It should be a condition that no works commence until the extent of the root zone is confirmed by an arboreal expert and the extent of specialist work to be put in place as a result are confirmed.

NO OBJECTION in principle but HOLDING OBJECTION until tree issues are resolved

22/01173/HOU

Kaikoura 6 Spruce Way Fleet GU51 3JB

[Erection of a single storey front extension, alterations to one windows to ground floor front and insertion of one window to ground floor side](#)

Comments required by 6 July

A previous very similar application was refused 21/01812/H. Reason for refusal: *REASONS FOR REFUSAL 1 The proposed single storey front extension, by virtue of its height and size, in particular its footprint, would fail to appear subservient to, and would compete with, the main dwellinghouse. As such, the proposal would result in a visually intrusive structure which would cause material harm to the character of the area and have an adverse impact on the street scene. The proposal is therefore contrary to Local Plan Policy GEN1 of the Hart District Local Plan 1996-2006 Saved Policies, Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2032 and Policy 10 and 15 of the Fleet Neighbourhood Plan.*

The new proposal is very similar, slightly shorter and changed from timber clad to white render with anthracite window frames, but the impact in relation to the host building and the surrounding area are the same and the same Planning policies can be quoted.

OBJECTION

The proposal is contrary to Local Plan Policy GEN1 of the Hart District Local Plan 1996-2006 Saved Policies, Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2032 and Policy 10 and 15 of the Fleet Neighbourhood Plan.

22/01235/HOU

55 Tavistock Road Fleet Hampshire GU51 4EL

[Alterations to existing porch and re-roof over porch and garage. Replace roof over existing conservatory with warm roof](#)

Comments required by 6 July

NO OBJECTION - general improvement to the design of the building.

	<p>22/00976/HOU 31 Wood Lane Fleet Hampshire GU51 3EA <u>Demolition of conservatory and erection of a single storey rear extension, front porch, first floor side extension and conversion of garage into habitable accommodation. Alterations to windows and doors</u> Comments required by 7 July</p> <ul style="list-style-type: none"> • 4 beds require at least 3 parking spaces. Looks adequate parking on site due to extensive hardstanding area • Front porch is out of character with the host property although Wood Lane has become an eclectic mix of architectural styles <p>NO OBJECTION in principle but suggest porch materials and size could be more in keeping</p>
7	<p>To Note:</p> <p>Review of weekly lists</p>
9	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>5th July 2022</p>
10	<p>Date of Next Advisory Group Meeting</p> <p>11th July 2022</p>

Meeting closed: 8.10pm

Signed:.....

Date: