



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 25th March 2024
at 7pm in The Function Room, The Harlington

Present:

Cllr Holt
Cllr Hope – Acting Chair
Cllr Robinson
Cllr May

Officers: Charlotte Benham

1	Apologies Apologies received from Cllr Schofield
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 11 th March were accepted as a correct record of the meeting.
5	24/00130/HOU 38 The Croft, Fleet, GU51 4EG Erection of a two storey side extension, alterations to windows to ground floor rear and replacement of tile hung cladding to cladding board Comments required by 25 March <ul style="list-style-type: none">• This is the end of a terrace and all properties are built of a similar character• This would result in a very large house, at double the size of the existing, and is proposed to be boarded in a dark timber. The house backs onto Tavistock Road and the rear elevation is boarded and will impact the street scene• The parking arrangement appears remote from the house. If they own the area identified on the plan there is no issue with parking even with an increase in one bedroom

- Concern expressed by two neighbours about impact of construction traffic on a busy road used as access to Calthorpe Park School
- Some mature trees in proximity to the works so root zone protection is required. Need a Condition that all tree protection works are installed and approved before construction works commence.

NO OBJECTION subject to confirmation that they own the parking area outlined in red and conditions that:

1. Tree protection / root zone protection measures are submitted and put in place before any works begin.
2. The dark timber is changed to a more in keeping colour.

24/00358/AMCON.

24 Alton Road, Fleet, Hampshire GU51 3HN

[Variation of Condition 3 \(materials\) attached to Planning Permission 22/00464/HOU dated 26/05/2022. Side wall to be rendered not brickwork](#)

Comments required by 26 March

- The immediate neighbour has objected strongly to the proposed amendment to the proposed finishes on two grounds:
 - 1) Access to their land to carry out the modified work (not a planning issue)
 - 2) This is an extensive wall at 12m long which protrudes to the front of the adjoining property and will have a significant visual impact. White render is not in keeping with the local pallet of materials so will stand out and exaggerate an already overdevelopment of the site. Brick as originally specified would have blended better with the local character.
- This is a retrospective application for a breach in Planning.

OBJECTION - should have applied for planning permission beforehand. White render is out of keeping and should be reverted back to what was actually approved i.e. a brick finish.

24/00465/HOU

1A Rochester Grove, Fleet GU51 3LU

[Erection of a two storey rear extension and entrance porch. Insertion of new bay window and porch roof, insertion of one window ground floor side and one window to both sides first floor](#)

Comments required by 26 March

NO OBJECTION

24/00186/FUL

150 First Floor ,Fleet Road Hampshire, GU51 4BE

[Conversion of existing first floor offices Class E to provide 2no self contained flats](#)

Comments required by 29 March

- Just exceeds the minimum gross internal area – 2 bed x 3 person = 61m²
- 2 x 2 bed home requires 5 parking spaces to be provided but no parking provision because of bus service every 2 hours – this service is not frequent and stops early evening so poor reasoning

- Adjacent to cycle route – one of the worst and most dangerous routes down to Fleet Station

OBJECTION

24/00292/FUL

13 Fairmile, Fleet, Hampshire, GU52 7UT

[Joint application for 11 and 13 Fairmile - Erection of a two storey rear extension, conversion of loft into habitable accommodation with rear dormer, single storey rear extension to garage and removal of sheds](#)

Comments required by 29 March

- Had this before as two separate developments. No.11 originally had a French door and Juliet balcony at the upper floor level and a rear neighbour objected on the grounds of overlooking.
- As the two properties are being jointly developed any issues with 45^o rules here have been eliminated. Check there is no 45 degree rule issue with No.13 and No.15
- Although the rear elevation gives a completely out of character façade the front elevation is still that of a chalet bungalow with the ridge height only raised by 600mm.
- Each house is adding a bedroom. 2 x 4 bedroom houses requires 6 allocated parking spaces and 1 unallocated space. The parking plan shows 3 spaces to each front garden which would remove most of the soft landscaping in breach of the Fleet Neighbourhood Plan Policy 15, Front gardens. Regrettably a number of properties in the area have completely hard surfaces their front gardens for parking amenity so at least it would not be out of character.
- The concern of No.8 Ruford Close is appreciated but the separation with standard windows and any intervening vegetation would minimise any overlooking.

NO OBJECTION in principle to proposed plans but concern over parking and breach of Neighbourhood Plan

24/00496/GPDCOM

Atrium House, 89 Fleet Road GU51 3PJ

[Application for Prior Approval for the change of use ground and first floors of building from Class E \(business\) \(formally B1\) to Class C3 \(residential dwelling\) to form one dwelling pursuant to Part 3 Class MA of the Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 \(as amended\)](#)

Comments required by 1 April

Since March 5 2024 the regs have been relaxed. Conditions now are:

- Unit must be vacant
- Has been a commercial property for 2 years
- Previous limit not exceeding 1,500m² removed
- Provision of adequate natural light in all habitable rooms ****
- National space standards apply
- No external alterations (otherwise planning required)

Appears to meet the conditions for Permitted Development except possibly for light - it is not readily apparent if adequate light will be available to all habitable rooms so should be checked.

	<p>Hart should check is parking is adequate before approval</p> <p>24/00486/HOU 42 Aldershot Road, Fleet GU51 3FT Erection of a conservatory to the rear following demolition of existing conservatory Comments required by 2 April Rear extension. Only issue would be the current conservatory is fully glazed which does not take any light off the neighbouring property, but this will be replaced by a 3.6m long, 2m high flank wall which will take some light off the rear of the adjoining property.</p> <p>NO OBJECTION in principle subject to confirmation wall height is within Hart's limits and confirmation that there will be no major loss of light to neighbour through submission of a light plan.</p> <p>24/00503/HOU 17 Kenilworth Crescent Hampshire GU51 3BA Erection of a single storey side extension and new roof over existing rear extension. Erection of an open front porch and block up one window first floor side Comments required by 2 April</p> <ul style="list-style-type: none"> • No issues with proposed extension - fits well with host building • Does the addition of a downstairs shower room adjacent to the lounge constitute an additional bedroom in accordance with Harts SPD? <p>NO OBJECTION subject to confirmation that there is adequate parking as no plans to show this submitted.</p>
6	<p>To Note:</p> <p>Review of weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>10th April</p>
8	<p>Date of Next Advisory Group Meeting</p> <p>8th April</p>

Meeting closed: 7.45pm

Signed:.....

Date: