



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 11th November 2024
at 7pm in The Function Room, The Harlington

Present:

Cllr Holt
Cllr Robinson
Cllr Schofield
Cllr Hope

Officers: Charlotte Benham

1	Apologies Cllrs Chenery and James
2	Declarations of interest to any item on the agenda None declared
3	Public Session None present
4	Approval of the Minutes The minutes of the development and control advisory group meeting held on Monday 28 th October were accepted as a correct record of the meeting.
5	<p>24/02081/ADV 20 Kings Road, Fleet, GU51 3AD Updated graphics and signage to replace existing at Co-Operative Stores Comments required by 12 November</p> <p>NO OBJECTION to the illuminated signs on the Condition that the lights are turned off outside of shop opening hours. The Vinyl Graphics to the side elevation are not wholly in keeping with a mixed residential area – they could be more subtle</p> <p>24/02107/HOU 28 Shire Avenue, Fleet, Hampshire, GU51 2TB Part conversion of double garage to office with alterations to fenestration Comments required by 12 November</p>

- Reduction to a single garage would not count as a parking space under Hart's regulations so will require 3 parking spaces to the front of the property. This would mean opening up the whole of the front garden for parking which is uncharacteristic for the estate and also breaches Fleet Neighbourhood Plan Policy 16, Front Gardens which requires a retention of 50% of front gardens to protect the environment and sustain biodiversity.
- Also breaches Policy 19, Residential Parking.

OBJECTION until parking issues resolved as above

24/02027/GPDCOM

1 Avondale Road, Fleet, GU51 3BH

[Application to determine if prior approval is required for a proposed change of use from commercial, business and service \(Use Class E\), to dwellinghouse \(Use Class C3\)](#)

Comments required by 22 November

- It represents the loss of another employment space in Fleet.
- The proposal has no impact on the street scene and the conversion will not cause any harm as long as allocated parking is provided in the Crown car park to the rear of the property.
- The question is a technical one to be answered by Hart's Planning officers.

NO OBJECTION in principle subject to confirmation of parking provision as above

24/02159/EIA

Hartland Park, Ively Road, Fleet, Hampshire

[The Town and Country Planning \(Environmental Impact Assessment\) Regulations 2017: Request for an EIA Scoping Opinion at Hartland Village Phases 4 to 8](#)

Comments required by 13 November

- The extract below highlights one of the major purposes of this application – to increase the number of homes by a further 300 dwellings which will place additional burdens on the physical infrastructure as well as the natural environment.

"The Applicant is proposing to submit a 'drop in' hybrid planning application in relation to Phases 4 to 11 of the masterplan approved under the Extant Consent. The application will seek outline planning permission for an additional 300 dwellings (up to 1,800 dwellings). The number of overall phases for Hartland Village will also be reduced to 8 (rather than the previous 11 phases). Detailed planning permission will also be sought for Phase 4 of the masterplan which comprises approximately 200 dwellings (falling within the overall 1,800 dwellings that this hybrid application seeks to secure)."

- Another extract states:

"The maximum height of buildings within the Proposed Development will be 5 storeys with the tallest buildings closest to the centre of the Site."

This is for a "Village" environment. 5 storey buildings tend to be uncharacteristic of a village community.

	<ul style="list-style-type: none"> The Scoping document only makes reference to Local Plan Policies and fails to recognise the development area comes within the Fleet Neighbourhood Plan area and all the relevant policies with the Plan <p>OBJECTION – concern about the size of the development and its impact on infrastructure and the environment</p> <p>24/01131/HOU 1 Denning Close, Fleet, Hampshire, GU52 7SP Demolition of existing porch and erection of a single storey porch and first floor dormer Amended Plans: Change to design of dormer Comments required by 11 November</p> <p>Previous comments still stand, in particular the comment regarding parking:</p> <ul style="list-style-type: none"> No issue with the porch in principle Increase from 2 to 3 bedrooms needs 3 parking spaces. A parking plan needs submitting. The large dormer covers the new bedroom window and the stair well Pitched roof to dormer is out of character but necessary for internal headroom. If clad in boarding (Heritage statement states materials to match existing) it would blend with the host building <p>NO OBJECTION but a parking plan needs submitting that meets Harts standards</p>
6	<p>To Note:</p> <p>Review of weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>20th November</p>
8	<p>Date of Next Development Control Committee Meeting</p> <p>Monday 25th November</p>

Meeting closed: 7.35pm

Signed:.....

Date: