



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 24th March 2025
at 7pm in the Function Room, The Harlington

Present:

Cllr Holt
Cllr Schofield

Absent: Cllr Chenery

Officers: Charlotte Benham

1	Apologies Apologies received from Cllr Robinson and Cllr Hope
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 10 th March were accepted as a correct record of the meeting.
5	25/00102/HOU 34 Tavistock Road, Fleet, Hampshire, GU51 4EJ <u>Conversion of garage to habitable accommodation to include the replacement of the garage door with two windows, single and two storey rear and side extension, rear patio and facade alteration</u> Comments required by 25 March 2025 <ul style="list-style-type: none">• Significant increase in bulk and mass of building but the separation of the building is increased by the neighbour's garage so no detrimental impact on neighbours in terms of a loss of light.• Front elevation is maintained in terms of local character but the rear elevation is totally out of keeping with the architectural style of the host building, although as a rear elevation it is not readily visible

- This is a 5/6 bedroom house so needs a minimum of 4 parking spaces - the location plan indicates a limited front garden so where will the parking be accommodated? Local on-street parking is limited. No details of a cycle store.

OBJECTION on grounds of inadequate parking and lack of cycle storage.
Breach of FNP Policy 15 and HDC SPD

25/00075/HOU

99 Albert Street, Fleet, Hampshire, GU51 3RN

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

Comments required by 25 March 2025

- Appropriate design to extend an old, possibly Victorian semi into a 3 potentially 4 bedroom family house.
- Main issue is there is only 2 parking spaces on site and Albert Street is a busy road with limited parking.
- Cycle provision must be provided under Hart's SPD— a minimum of 3 cycle spaces, one space close to front door and one space for a cargo bike.

No objection to design of extension but OBJECTION on grounds of inadequate on-site parking.

25/00338/HOU

35 Crookham Road, Fleet GU51 5DT

[Erection of a timber orangery to replace existing conservatory](#)

Comments required by 27 March 2025

Located within the Basingstoke Canal Conservation Area but no impact.
NO OBJECTION

25/00393/HOU

16 Galloway Close, Fleet GU51 2TJ

[Erection of a detached outbuilding for home office](#)

Comments required by 28 March

NO OBJECTION

25/00386/HOU

2 Haywood Drive, Fleet, Hampshire, GU52 7RZ

[Erection of a garage and garden room](#)

Comments required by 28 March

- This appears to be an independent annex, larger than the footprint of host building.
- Under Hart's SPD a single garage is not counted as a parking space and although a double garage door is shown, the internal space is divided such that the parking area does not comply with Hart's standard.
- The two existing parking spaces are shown as 2.4 x 4.8m
- The extent of the proposed "garden room" will have an impact on No.4 Haywood Drive as it will take sun permanently off a significant area of garden.
- See HDC Planning letter of June 24 related to application 19/01210/HOU.
- The proposed plan does not meet previous requirements.

	<ul style="list-style-type: none"> • Current use of building/personal circumstances are not a planning issue and should not affect any decisions – planning permission establishes potential future as well as current occupation of the building. • Overdevelopment of the site, negative impact on the street scene, inadequate on site parking, negative impact on immediate neighbour. <p>OBJECTION</p> <p>25/00241/HOU 16 Fairmile, Fleet, Hampshire, GU52 7UR <u>Erection of part two storey, part single storey rear extension following demolition of existing conservatory and alterations to fenestration of side of existing house to insert two new windows</u> Comments required by 2 April</p> <ul style="list-style-type: none"> • Significant rear extension, stepped to minimise the impact on neighbouring property. • Main benefit is to add a bathroom to the first floor and increase the size of the bedrooms – there is no increase in the number of designated bedrooms, but shower room retained at ground floor either to future proof the property or to allow the lounge to be used as a fourth bedroom. • Side access to property is only 2.679m wide. A standard parking space is now 2.5m with 0.5m addition for parking adjacent to a wall so parking is inadequate. • Parking three in a row only counts for two spaces and a single garage does not count as a parking space - parking plan that meets requirements needs submitting. • Parking to front garden would breach Fleet Neighbourhood Plan Policy 15, Residential Front Gardens, as a loss of soft landscaped area and environmental consequences. <p>NO OBJECTION in principle but note concerns about parking and breach of Fleet Neighbourhood Plan Policy 15.</p> <p>25/00582/PREM Application for a NEW PREMISE LICENCE Caleb's Coffee, 10 The Hart Centre, Fleet Road, Fleet, Hampshire, GU51 3LA Any comments required by 4 April</p> <p>NO OBJECTION to unit being used but question the opening hours in regards to shopping centre opening hours, parking and public access in the late evening.</p>
6	<p>Noted:</p> <p>Hart Planning Meeting Dates 17th April</p>
7	<p>Date of Next Development Control Committee Meeting 14th April</p>

Meeting closed: 8.10pm

Signed:.....

Date: