



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

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

Present:

Cllr Holt
Cllr Chenery
Cllr Schofield

Absent: Cllr James

Officers: Charlotte Benham

1	<p>Apologies</p> <p>Apologies received from Cllr Robinson and Hope</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3	<p>Public Session</p> <p>None present</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the development and control advisory group meeting held on Monday 10th February were accepted as a correct record of the meeting.</p>
5	<p>25/00200/HOU 67 Velmead Road, Fleet, Hampshire, GU52 7LS <u>Erection of a single storey rear extension following demolition of existing conservatory, alterations to fenestration to ground floor front and side, cladding to entrance, blocking up of old vehicular access and creation of new vehicular</u> Comments required by 27 February</p> <ul style="list-style-type: none"> • Significant rear extension has little impact on neighbouring properties. • Proposal includes relocating the vehicular and pedestrian access to the centre of the property by removing part of an established tree line. • This will provide a more open view of the property from the road and the intention is to render over the existing finished facing brickwork. The colour of the render is not declared, but the general character of the area is brick finish so it would likely be out of keeping.

- The new entrance and turning area inside the hedge requires Cell Web to protect the tree root zone which raises the general ground level approximately 100mm if installed to the manufacturers standard.
- It is essential that there is an adequate turning area to the front of the property to allow vehicles to enter and exit the site in a forward direction. Velmead Road is a busy and dangerous road because of on road parking for school access.

NO OBJECTION in principle subject to tree root protection measures and adequate turning space as above. Suggest brick finish rather than render would be more in keeping.

25/00215/FUL

176 Fleet Road, Fleet, Hampshire, GU51 4DE

[Erection of first floor front, side and rear extensions, change of use of part of ground floor and whole of first floor to residential and creation of a second floor to provide 9 flats \(3 x 1 bed and 6 x 2 bed\) and alterations to shopfront and fenestration](#)

Comments required by 27 February

- The major grounds for refusal of this development have been removed by the Planning Inspector's decision that only refused the development on the grounds of not securing SPA provisions.
- Hart refused to allocate SANG land on the basis that the development was not policy compliant. The Inspector stated the development met all Planning Policy provisions and therefore Hart's ability to refuse allocating SANG land has been removed.
- The inspector has acknowledged that there is inadequate on-site parking 9 places off SPD requirement of 21 places. The Inspector's report states:

The proposed on-site parking provision would be below that set out in the SPD3. Parking restrictions would prevent on street parking on many streets nearby. However, the SPD aims to encourage a shift away from car use and the standards are said to be a guide, allowing some flexibility including where there is access to alternative modes of transport.

The Inspector therefore gives weight to "a shift away from car use" but no weight to the parking provisions as they are stated to be only "a guide". As a precedent this totally undermines the value of the SPD in establishing onsite parking requirements.

Residents allegedly already parking in private carpark for business next door so this would be made worse.

- Under SPD 4.11 one of the bike spaces provided per flat should be to front of property and each flat should have space for a non standard cargo bike. This has not been met.
- These flats are minimum gross internal area. Two of the 2 bed flats have a living dining space of 19.6m², smaller than the 1 bedroom units.
- Majority of the windows are on the side elevations which are effectively overshadowed by the adjacent buildings so will receive limited natural light – poor design.
- Access to the upper floors is by staircase alone.
- Hart Local Plan Policy NBE 9 Design - paragraphs i) and j) call for energy efficiency and the incorporation of low carbon energy technologies and then states:

	<p><i>Development proposals should demonstrate compliance with the above criteria through a Planning Statement or a Design and Access Statement submitted alongside the planning application.</i></p> <p>There is no such statement within the application documentation.</p> <p>OBJECTION Inadequate parking and cycle provision and poor design due to lack of natural light</p> <p>24/02487/FUL 20 Westover Road, Fleet GU51 3DG <u>Demolition of existing bungalow and erection of a 5 bedroom dwelling and associated parking and access</u> Comment required by 10 March</p> <ul style="list-style-type: none"> • Fleet Neighbourhood Plan Policy 11 does not apply as this property already has a staircase i.e. chalet bungalow. • This is a 5 bedroom house requiring 6 cycle spaces minimum, 1 space to be close to the front door and one space able to accommodate a cargo bike (SPD 4.11) • The guide to on-site car parking is 3 allocated and 1 unallocated. This can be accommodated on site but only in breach of Neighbourhood Plan Policy 15, Residential Gardens, where 50% soft landscaping should be retained. • The parking spaces should be 2.5 x 5.0m, the old standard 2.4 x 4.8m is referenced. • Note there is no reference to Fleet Neighbourhood Plan in the Design Document • The significant side elevation facing No.18 will have an over bearing impact and take light off part of the rear garden adjacent to the rear of the neighbouring property. • There is no evidence of a 10% gain in biodiversity. All new development should include swift boxes. • The proposed redwood timber panelling to the front elevation of the property is not characteristic of the area, although there is not a consistent style on the immediate area. <p>OBJECTION</p>
6	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>19th March</p>
7	<p>Date of Next Development Control Committee Meeting</p> <p>10th March</p>

Meeting closed: 7.45pm

Signed:.....

Date: