



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 27th January 2025
at 7pm in the Function Room, The Harlington

Present:

Cllr Holt
Cllr Hope
Cllr Chenery
Cllr Schofield

Absent: Cllr James

Officers: Charlotte Benham

1	<p>Apologies</p> <p>Apologies received from Cllr Robinson</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 13th January were accepted as a correct record of the meeting.</p>
5	<p>24/02492/GPDBUC NTT House 2 Waterfront Business Park Fleet GU51 3QT</p> <p><u>The removal of the existing roof, and the construction of 2 no. floors, one in facing brickwork to match existing and one in lightweight zinc to the front elevation and two floors of lightweight zinc to the rear. The creation of 24 no. apartments, 19 no. 2 bed units and 5 no. 1 bed units. The erection of 4 external cycle stores to the south of the building 1 no. additional parking space to the car park</u></p> <p>Comments required by 29 January</p> <ul style="list-style-type: none"> As set out by HCC Highways, the proposed development of 66 apartments has inadequate parking compared with Hart's SPD. The projected traffic movements are

greater for the proposed residential development than for the previous commercial use

- With the progressive erosion of local employment and loss of employment space residents are forced to commute. Unless the workplace is on or accessible from the train line, then the use of a car is inevitable.
- The general area on the business park is yellow lines so if there is inadequate onsite parking there is no alternative nearby
- HCC promote that the impact of increased traffic flow is resolved through a cash payment. Without an absolute commitment that the works will be implemented in time for occupation of the development a cash contribution will not resolve any problems.
- Where is the evidence that 64 apartments helps resolve the projected housing shortage. The Local Plan Policy requires a mix of dwellings of which only 35% is for 1 and 2 bedroom units. Apart from Hartland Village there is a lack of development of small family homes – 2 beds with a small garden or 3/4 bedroom units.
- There should be evidence from a housing survey of the demand for further 1 and 2 bedroom apartments before approval is given
- The raising of two floors will have a significant impact on the local character, primarily because of the development's proximity to the Fleet Pond Nature reserves - this will have significant negative impact on views from many areas of the pond. Hart have successfully appealed against permitted development rights to raise a floor due to impact on local character.
- Additionally, the top floor balconies will give unprecedented views over the nature reserve.

OBJECTION

25/00044/GPDHSE

1 Winchcombe Close Fleet Hampshire GU51 3RQ

[Application for prior approval for erection of a single storey rear extension following demolition of the existing conservatory](#)

Comments required by 31 January

- This is seeking prior approval to a permitted development rights development
- Rear extension can be 8m long, 4m high and no more than 3 to eaves if within 2m of boundary
- Although there will be some additional shading to the adjacent property it would not appear to be extensive, and the developer has contained the extension within the rules

NO OBJECTION

25/00042/HOU

9 Tavistock Road Fleet Hampshire GU51 4EH

[Erection of a two storey side extension following removal of existing garages, new first floor roof to raise existing ridge, single storey rear extension and front porch.](#)

Comments required by 31 January

- This is a major increase in bulk and mass. It is a significant change in visual character, generally not in keeping with the Tavistock estate.
- The ground floor area to the right of the entrance is readily convertible into a separate annex with the potential for a living room a kitchen, bedroom and bathroom.
- The overall development would be 6 bedrooms, but under Hart's SPD this requires only 4 on-site parking spaces which can be accommodated.
- The development would appear to be in breach of Fleet Neighbourhood :Plan Policy 10:
 - 10.1 the development does not complement and is not integrated with neighbouring properties
 - 10.2 the design does not reflect or reinforce local distinctiveness
 - 10.3 the height of the new building is not in keeping with the neighbouring properties
 - 10.4 an established building line has not been respected and encroaches onto the open front garden
- Because of the extension, there are proposed works that affect an established oak tree which is stated to be protected by near neighbours

OBJECTION

24/02306/HOU

56 Basingbourne Road Fleet Hampshire GU52 6TH

Erection of a single storey rear extension and two storey side extension following demolition of existing utility, detached garage and open porch, blocking up of door and window to ground floor side, insertion of door to ground floor other side and creation of a first floor

Comments required by 4 February

- This is the conversion of a typical 1960/70's bungalow into a potentially 4 bedroom house, contrary to Fleet Neighbourhood Plan Policy 11, Safeguarding building stock for people of limited mobility including people with disabilities and older residents.
- The upstairs is shown as two bedrooms and an office but the office has access to the en-suite, making it a possible fourth bedroom.
- The retention of one bedroom downstairs does not save the development from breaching Policy 11 as any future sale of the property would be as a typical family home, separating living and sleeping accommodation across two floors.
- Two rear Juliet balconies would allow some overlooking of the neighbouring garden, so a loss of privacy.

OBJECTION

24/02456/HOU

11 Nursery Close Fleet Hampshire GU51 3JE

Erection of a two storey side extension and single storey rear extension.

Comments required by 4 February

- Increase from 3 to 4 bedrooms, requires 3 parking spaces on-site which is shown to be accommodated by the conversion of the front garden to parking – this would require a drop kerb the complete width of the property

	<ul style="list-style-type: none"> • This would breach Fleet Neighbourhood Plan policy 15 - Residential Gardens, where 50% of the front garden should be retained as soft landscape. • Design does not impact the street scene <p>NO OBJECTION in principle but note that it does breach the Neighbourhood Plan</p> <p>25/00064/HOU Candlewick Cottage ,Avenue Road,Fleet, Hampshire, GU51 4NG <u>Demolition of detached garage, erection of a porch and single storey side and rear extensions, raised patio, alterations to the roof of the dormer to the rear and alterations to fenestration</u> Comments required by 6 February</p> <ul style="list-style-type: none"> • Significant increase in hard standing due to increase roof area and raised patio. Needs a drainage plan preferably utilising SUDS. • Proposed garage is not a garage so all parking would be to front of property, as present and no change to the front boundary and access point • Rear elevation does not support the concept of a cottage, but it is a rear elevation so won't be seen <p>NO OBJECTION in principle subject to an adequate drainage plan</p> <p>25/00057/GPDCOM Kings House,7 Kings Road,Fleet, GU51 3DJ <u>Application for prior approval for change of use of the property from offices (Use Class E) to 4 x self-contained flats (Use class C3)</u> Comments required by 6 February</p> <ul style="list-style-type: none"> • Because the current toilets are to be converted into toilet/shower rooms the min space standard is reduced to 37 m² and these flats are to the minimum standard • Planning statement mentions London Borough of Enfield – that has nothing to do with Fleet which is a District Council and not a Borough <p>As it is permitted development there are very limited grounds to object,</p>
6	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>19th February</p>
7	<p>Date of Next Development Control Committee Meeting</p> <p>10th February</p>

Meeting closed: 8.00pm

Signed:.....

Date: