



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 28th October 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
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 14 th October were accepted as a correct record of the meeting.
5	24/02040/AMCON Woodside ,Cove Road, GU51 2RR Variation of Condition 2 (approved plans) attached to planning permission 24/00550/FUL dated 06/06/2024 Comments required by 1 November Modest increase in the bulk of the building so NO OBJECTION 24/01871/FUL 26 Albert Street,Fleet,GU51 3RL Redevelopment of 26-28 Albert Street to provide a ground floor plus two storey building comprising of 38 flats (23 x one bedroom and 15 x 2 bedroom) together with associated parking and landscaping Comments required by 6 November

- Primary issue is parking – Hart’s SPD requires 1 parking space for 1 bedroom and 2 spaces for 2 bedrooms plus unallocated parking (visitors). This requires 53 parking spaces plus visitor parking against a 40 space provision – inadequate parking.
- There is no safe on-street parking on Albert Street and the nearest public parking is Church Road.
- Travis Perkins often has very large vehicles parked on this section of Albert Street to access the builders’ merchants. Parking is already an issue on Abert Street.
- It does not matter that this is claimed to be a sustainable site because of its proximity to the station, bus services (which is limited) and shopping - cars are a convenience.
- There is no affordable housing provision. There is a mix of larger than minimum standard units and a number that meet the bare minimum.
- This is yet another addition to the stock of flats within the fleet area that is already being saturated with conversions of commercial units on Ancells Farm and the Waterfront Business Park. There is no demonstration of how this development impacts the mix of properties. There is a major gap in the supply of small family homes with individual amenity space.
- Amenity space provided is minimal for the number of flats.

OBJECTION

24/02015/HOU

18 Grenville Drive, Church Crookham, Fleet, Hampshire, GU51 5NR

[Erection of a single storey rear extension and detached garage](#)

Comments required by 6 November

- Accessibility to the proposed garage looks difficult
- The front parking area does not have dimensions for three parking spaces, but there is no change in the number of bedrooms
- Increased area of hardstanding to form the rear patio – is drainage an issue?

NO OBJECTION in principle as long as the garage remains a garage and does not become additional accommodation

24/01877/FUL

12 Reading Road South, Fleet, Hampshire, GU52 7QL

[Demolition of a single storey commercial building and erection of a two storey mixed use building with one residential dwelling at ground floor and one residential dwelling and one commercial unit at first floor](#)

Comments required by 7 November

- The upstairs flat is 40.5 sqm which is 10sq m less than the minimum space for a 2 person flat, yet the plan illustrates a double bed.
- The downstairs flat is marginally over the minimum for a 2 person flat, so as presented would require 3 parking spaces - only 2 provided so inadequate parking.
- It appears illogical to retain an office at the first-floor level. It would be more practical to make the upstairs flat a 2 bedroom property and remove the office entirely – would then meet space standards. To note this would then require 4 parking spaces in total.
- The development would require a very large near blank, side wall which would dominate the local scene. Out of keeping.

OBJECTION

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 11th November</p>

Meeting closed: 7.45pm

Signed:.....

Date: