



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 11<sup>th</sup> April 2022  
at 7pm in The Function Room , The Harlington

**Present:**

Cllr Hope  
Cllr Holt  
Cllr Jasper  
Cllr Robinson  
Cllr Schofield  
Cllr Kuntikanamata

**Officers:** Charlotte Benham

1	<b>Apologies</b>  None
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  None
4	<b>Approval of the Notes</b>  The minutes of the development and control advisory group meeting held on Monday 28 <sup>th</sup> March were accepted as a correct record of the meeting.
5	22/00338/FUL 162 Fleet Road Fleet GU51 4BE <a href="#">Installation of new shop front and ventilation system</a> Comments required by 8 April  Technical application related to quality and quantity of an air intake and extraction system. As stated by the Environmental health officer the application does not address the impact on neighbours, both from noise and smell. If there is no harm to neighbours then NO OBJECTION

22/00395/HOU

18 Albany Close Fleet Hampshire GU51 3PY

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

Comments required by 8 April

We recently commented on No.17 Albany Close that there was no objection as long as No.18 was developed in parallel. This application now says No.17 is under construction so if that is the case and both are approved there is NO OBJECTION

22/00369/HOU

53 Elvetham Road Fleet Hampshire GU51 4QP

[Erection of a single garage](#)

Comments required by 8 April

#### OBJECTION

- This application is within the North Fleet Conservation Area - this structure in the proposed location would neither preserve nor enhance the Conservation Area. It is out of keeping.
- The proposed garage does not meet Hart's recommended size for a single garage 6m x 3m.
- The structure which is 3.6m high to the ridge is proposed towards the front boundary and is well forwards of the general building line and totally out of character with surrounding properties.
- If moved further back on plot so not close to road would be more acceptable

22/00402/HOU

5 Linkway Fleet Hampshire GU52 7UN

[Demolition of conservatory and erection of a single storey extension to side and rear, first floor rear extension to create accommodation in roof space, insertion of roof light to front roof slope. Extend dropped kerb and alterations to windows and doors.](#)

Comments required by 13 April

#### OBJECTION

- Loss of a bungalow - Although two bedrooms are retained at the ground floor there is no bath or shower facility at this level and the bathroom is moved upstairs which contravenes Fleet Neighbourhood Plan Policy 11 Safeguarding building stock for people of limited mobility including people with disabilities and older residents
- Being a bungalow adjoining neighbours have had privacy in their gardens and the inclusion of an extensive rear dormer with two bedroom windows overlooking 5 neighbours gardens would result in a significant loss of privacy.
- Relying on on-site parking provision for three cars potentially breaches Fleet Neighbourhood Plan policy 15 Residential Gardens as less than 50% of the front garden is retained as original areas of soft landscape

22/00494/FUL

Ashworth Veterinary Group 1 Courtmoor Avenue Fleet Hampshire GU52 7UE

[Erection of two external air conditioning condensers.](#)

Comments required by 14 April

See later amendment

22/00415/HOU

40 The Lea Fleet Hampshire GU51 5AU

[Erection of a single storey side and rear extension following demolition of existing rear extension and formation of replacement hard standing patio to rear garden](#)

Comments required by 15 April

Rear elevation architectural finish includes dark grey window and door frames and vertical timber cladding which is out of keeping with the rest of the house and the neighbouring properties, but all to the rear and not visually intrusive  
NO OBJECTION but support tree officers comments

22/00516/HOU

11 Howard Close Fleet Hampshire GU51 3ER

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

Comments required by 19 April

NO OBJECTION blends well with the existing structure.

- Tree Officer has raised a Holding Objection subject to the submission of a tree protection plan which entails a line of Harris fencing across the width of the rear garden.

22/00494/FUL

Veterinary Group , 1 Courtmoor Avenue, Fleet, Hampshire, GU52 7UE

[Erection of two external air conditioning condensers, insertion of door on the side \(south east\) elevation and repositioning of window on the rear \(south west\) elevation](#)

**Amended plans:**

1 Description altered to include the insertion of a door on the side (south east) elevation and re-positioning of window on the rear (south west) elevation.

Comments required by 14 April

- Principal concern would have been the noise of external air conditioning units but the Environmental Health Officer is satisfied that particularly because of the limited time of use they would not be a problem

**OBJECTION**

- Support neighbours comments
- An adjacent neighbour has raised an issue with the addition of the side door, suggesting it would create a nuisance with people exiting the consultation room in such close proximity to their property. is the door necessary? Visitors could return to the waiting room to exit the building. A condition could be placed that door is emergency exit only?

22/00522/HOU

5 Fitzroy Road Fleet Hampshire GU51 4JH

[Conversion of store/ garage into habitable accommodation and alterations to](#)

[windows and doors](#)

Comments required by 19 April

**NO OBJECTION**

- The proposal recognises the Policies covering the North Fleet Conservation Area.
- There is no impact on the boundary and the area of parking (gravel) is maintained.
- The major impact on the change to the front elevation of the garage faces the main house so is of very limited impact.
- Should be a condition that it does not become a separate dwelling

22/00509/FUL

196 Fleet Road Fleet Hampshire GU51 4BY

[Replace an existing window with a door on the side elevation and insertion of window on the rear elevation at 1st floor](#)

Comments required by 20 April

NO OBJECTION but concern these proposed changes are a prelude to the inquiry of last meeting if the commercial accommodation could be converted into flats, effectively permitted development. These modifications are necessary to achieve the layout of flats shown in the pre-app. In their own right there are no grounds for objection so

22/00364/HOU

11 Florence Road Fleet Hampshire GU52 6LG

[Demolition of conservatory and erection of a single storey rear extension and replacement porch. Proposed loft conversion to include velux roof windows and two new rear facing windows at roof level. Alterations to windows at ground floor. Installation of solar panels and dropped kerb](#)

Comments required by 21<sup>st</sup> April

**OBJECTION**

- This is technically again a loss of a bungalow contrary to Fleet Neighbourhood Plan Policy 11, but two bedrooms are being retained at ground floor level with en-suite bathroom facilities so still accessible
- It is an unusual design but has limited impact on the street scene. The major impact is the addition of the solar panels, but these are permitted.
- The velux windows in the roof slope for the upper floor bedrooms are of a height that allows overlooking of the neighbouring properties as they are side facing so loss of privacy
- The proposed parking plan takes up the whole of the front garden (3 vehicles) contrary to Fleet Neighbourhood Plan Policy 15 residential gardens where 50% of the original front garden should be retained as soft landscaping. Full frontage parking is also out of character in the area. Need dimensioned parking plan.
- Identified oak tree in the rear garden with no tree protection plan

22/00563/AMCON

124 Kings Road Fleet Hampshire GU51 3DU

[Variation of Condition 2 \(Approved Plans\) attached to Planning Permission 21/02066/HOU dated 01/10/2021 to amend the drawings to allow for- Roof insulation, roof falls and parapet are required on part of the roof. First floor](#)

	<p><a href="#">reorganisation to allow more usable bedroom space (the planning approved design has small and impractical bedroom sizes). The cill heights on the dormer windows (and hence the width of the dormer windows) will need to be adjusted to comply with Building Regulations</a></p> <p>Comments required by 21 April</p> <p>NO OBJECTION to plans in principle but OBJECTION to large window in bedroom 2 which increases the potential for overlooking neighbours property along with the two side bedrooms windows – loss of privacy</p> <p>22/00579/HOU 3 Beveren Close Fleet Hampshire GU51 2UB <a href="#">Erection of a single storey rear/side extension and conversion of garage into habitable accommodation to include the replacement of the garage door with a window</a></p> <p>Comments required by 25 April</p> <p>NO OBJECTION in principle to proposed building work, but OBJECTION to parking - loss of garage results in 3 cars parked in a row which requires at least 15m length of drive and is against Hart's standards – may not be enough space and on road parking not suitable. A dimensioned parking plan needs to be submitted before decision is made.</p> <p>22/00612/HOU 5 Richard Close Fleet Hampshire GU51 5YZ <a href="#">Erection of a single storey front extension</a></p> <p>Comments required by 25 April</p> <p>NO OBJECTION</p>
	<p><b>Other items:</b></p> <p>2 Loxwood Avenue Church Crookham GU51 5NS - possibility of having a dwelling built in rear garden which backs onto small piece of land on Richard Close belonging to FTC. Would vehicle access be possible? If so what would be the process?</p> <p>COMMENTS:</p> <ul style="list-style-type: none"> <li>• Don't support back garden development</li> <li>• Keep cemetery access</li> <li>• Won't sell council land</li> <li>• Would set precedent for other neighbours</li> <li>• Developments should have to provide adequate parking</li> </ul>
6	<p><b>To Note:</b></p> <p>Review of weekly lists</p>

7	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b>  13 <sup>th</sup> April 2022
8	<b>Date of Next Advisory Group Meeting</b>  25 <sup>th</sup> April 2022

**Meeting closed: 8.05pm**

**Signed:.....**

**Date: .....**