



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 11th July 2022
at 7pm in The RVS, The Harlington

Present:

Cllr Hope
Cllr Holt
Cllr May
Cllr Schofield

Officers: Charlotte Benham

1	<p>Apologies</p> <p>Cllr Krishnmurthy 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>Two members present – a representative from Marengo Communications and a representative from Mission Town Planning regarding the proposed Cove Road Care Home</p> <ul style="list-style-type: none">• Frontier Estates are the developer – they believe there’s market for another care home• Would be a high dependency care home• To go on Cove Road by acquiring three bungalows for site of 1.36acres• Up to 75 beds (reduced from 85) and 2.5 storeys high maximum• 28 parking spaces (2 disabled) + services/drop off area• Sensory garden, planters, retaining trees on site – trees now have TPO orders on them• Facilities on site include salon and cinema• Encourage staff to walk/cycle/bus etc• 25 staff on shift at any one time• Planning app going in later in year, consultation with public soon. If approved could be finished as soon as summer 2024

	<p>Planning committee have concerns about</p> <ul style="list-style-type: none"> • Need evidence for another care home in Fleet • Access off busy Cove Road • Inadequate parking on site and none nearby plus public transport is not regular • Loss of bungalows against Fleet Neighbourhood Plan Policy 11 – would need to weigh up the potential benefit against detriment • Use of home by local residents or incomers. Potentially large building on the edge of the settlement boundary – transition urban/rural <p>They will come back to committee with answers</p>
4	<p>Approval of the Notes</p> <p>The minutes of the development and control advisory group meeting held on Monday 27th June were accepted as a correct record of the meeting.</p>
5	<p>22/01234/HOU 9 Osborne Drive Fleet Hampshire GU52 7LL Erection of a single storey side extension Comments required by 8 July</p> <p>NO OBJECTION</p> <p>22/01113/HOU 5 Pondtail Road Fleet Hampshire GU51 3JN Erection of a single storey rear extension, infill extension to dormers at front and side, change window to double doors and Juliette balcony to rear elevation Comments required by 11 July</p> <ul style="list-style-type: none"> • Double doors, balcony and finishes are out of keeping with street scene • Linking the dormers makes the internal space more usable but significantly changes the front elevation of the chalet bungalow to look top heavy • The inclusion of a French door with Juliet balcony to the rear bedroom leads to potential loss of privacy to the next door neighbour and the full height window will give an overview of the immediate neighbours rear garden <p>NO OBJECTION subject to the removal of the Juliet balcony and French doors and replacement with a conventional window along with approval of the finishes to the combined dormers.</p> <p>22/01282/HOU 57 Avondale Road Fleet GU51 3B Remove the existing roof and replace with a new roof which include 3 roof windows to the front (part retrospective) Comments required by 15 July</p> <p>NO OBJECTION but should get permission first, not retrospectively. Windows potentially located on the wrong side of the roof to reduce solar effects</p> <p>22/01225/FUL The Millmede Minley Road Fleet Hampshire GU51 2RB</p>

[Demolition of The Millmede and garage and the construction of one block of 8 flats \(8 x 2 bed\) with access alterations, parking, bin and cycle stores, landscaping, bridge and ancillary work](#)

Comments required by 18 July

OBJECTION

- Support neighbour's comment re removal of trees
- Parking inadequate – dimensioned parking plan that's meets Hart's standards needs submitting (8 x 2 bed flats within Zone 1 needs 16 spaces + visitor parking minimum 2)
- This is already a densely developed area, adding more flats and more hardstanding areas. Very little amenity space, limited access to outside space such as balconies etc. Overdevelopment of the site
- HDC Policy H1a) on housing mix – demonstration of the need for more 2 bedroom flats.
- If HDC are minded to approve planning this overall development has placed pressure on local recreational space and there should be a s106 contribution towards leisure to improve facilities in Ancells Farm park which is the nearest local amenity space for these new residents

22/00990/HOU

46 Church Road Fleet Hampshire GU51 4NB

[Demolition of existing concrete garage and erection of a detached garage and construction of new driveway](#)

Comments required by 18 July

OBJECTION

- New garage looks overbearing and is a substantial increase in hard standing in the North Fleet Conservation Area
- Existing garage approx. 2.5m high - the new proposal is 6m high with a footprint of nearly 50 sq m so is a large secondary building
- Despite the wording of the Heritage statement this is not a small garage/structure at 6m high it will be visible from the road, it therefore neither preserves or enhances the character of the conservation area.
- Question why is the electric charging point located close to the outside parking bays and not in the garage?

22/00942/FUL

128 Connaught Road Fleet Hampshire GU51 3QX

[Erection of two storey extensions to sides and creation of first floors following partial demolition of existing bungalows, demolition of existing garages and outbuildings, erection of five 2 bedroom dwellings, detached garage and cycle stores and new access from the public highway](#)

Comments required by 19 July

OBJECTION

- Two semi detached bungalows are to be converted into 3 bedroom houses, with 5 terraced houses behind. Loss of bungalows – against Fleet Neighbourhood Plan Policy

	<ul style="list-style-type: none"> • Significant loss of green space replaced with extensive hard standing for roofs, patios parking areas. • No. 128 and 130 would have 100% hard standing to front for parking space which is A) uncharacteristic of the area and B) is in breach of Fleet Neighbourhood Plan Policy 15 Residential Gardens which seeks to achieve 50% of the front gardens retained as green space. Existing bungalows have large percentage of lawn to the front of the property. • The extensive hard standing will require a SUDS system together with a demonstration that the site soil conditions will allow drainage of the system. • Is there adequate tree protection? • Currently houses on Clarence Road have a green view to the rear of their gardens this will be changed to the rear of the proposed two bedroomed houses with a ridge height of 8.5m to accommodate living space in the roof • It will create a concentration of traffic entering and exiting the site through the single access road widened at the junction with Connaught Road to 5m to allow passing • The immediate neighbours 124/126 will have traffic impacting their rear gardens with light and noise reducing the enjoyment of their rear gardens • The development does not comply with Fleet Neighbourhood Policy 10 <ul style="list-style-type: none"> - 10.1 states Development shall complement and be well integrated with neighbouring properties in the immediate vicinity in terms of scale, density, massing separation, layout material and access - 10.2 states architectural design shall reflect high quality local design references in both the natural and built environment and reflect and reinforce local distinctiveness of which current plans do not - 10.4 states soft landscaped front gardens and landscaped front boundaries should be retained and enhanced which current plans do not • Does not accord with Hart Policy GEN1 – • This would be classed as uncharacteristically high density development • Overdevelopment of site. • Any new development should demonstrate a 10% increase in biodiversity <p>22/01178/HOU 13 The Lea Fleet Hampshire GU51 5AX Erection of a part single part two storey rear extension and alterations to one window to first floor rear Comments required by 20 July</p> <p>NO OBJECTION</p> <p>22/01245/HOU 165 Tavistock Road Fleet Hampshire GU51 4EE Erection of a two storey rear extension Comments required by 20 July</p> <p>NO OBJECTION</p>
6	<p>To Note: Review of weekly lists</p>

7	Noted: Hart Planning Meeting Dates 17 th August 2022
8	Date of Next Advisory Group Meeting 25 th July 2022

Meeting closed: 8.40pm

Signed:.....

Date: