



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

**Meeting held on Monday 12th February 2024
at 7pm in The Function Room, The Harlington**

Present:

Cllr Schofield
Cllr Holt
Cllr Hope

Officers: Charlotte Benham

1	<p>Apologies</p> <p>Apologies received from Cllr May and 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>1 member of the public present from Villages Oppose Warehouses, a Community Interest Company speaking about the Pre-Planning Application to Hart for erection of a massive warehouse distribution centre adjacent to Junction 5 on the M3. (Ref. 23/02242/PREAPP).</p> <ul style="list-style-type: none"> • Hart rejected the Pre-App but the developers have announced their intention to submit an Outline Application sometime in February or March. • They believe that the 105,000 sqm warehouse with estimated vehicle movements of over twelve thousand between the hours 7am and 7pm, 7 days a week will cause issues for commuters. • Statement that most traffic will be at night which is outside the stated hours so will it be 24 hour. • Warehouse vacancies in area at moment so unlikely that they will be able to fill job positions as it's low paid work in an area with a high cost of living. • Noise and light pollution will affect residents. • Increased traffic would be a danger to children crossing road to go to school. • Would destroy rare chalk stream.
4	<p>Approval of the Notes</p> <p>The minutes of the development and control advisory group meeting held on Monday 29th January were accepted as a correct record of the meeting.</p>

5

24/00107/HOU

56 Springwoods, Fleet, GU52 7SX

Demolition of conservatory and erection of a single storey rear extension, replacement front door with oak canopy above and existing windows and doors painted to match, new sliding doors and first floor dormer extension.

Conversion of garage into gym/office.

Comments required by 6 February

- Fairly major development to the rear. Enlargement of rear dormer could conflict with immediate neighbour and breach the 45⁰ rule.
- Proposed large double, fully glazed doors with Juliet Balcony would significantly impact the immediate neighbour's privacy.
- Although there is an adequate parking area shown for four bedrooms, because of proximity to the school entrance it should be demonstrated that cars can exit the site in a forward direction for safety reasons.

Objection if No.54 is not approved on the grounds of a breach of the 45⁰ rule and loss of privacy to No.54 through overlooking.

If approved together then Objection is reduced to concern over loss of privacy to neighbour through the large glass panel doors and Juliet balcony. Also need to demonstrate ability to exit site in a forwards direction before approval.

24/00109/HOU

54 Springwoods, Fleet, GU52 7SX

Erection of a single storey rear extension and replacement flat roof with roof lights. Replacement front door with oak canopy above and existing windows to be replaced. Removal of chimney, erection of first floor rear extension and roof level. New bi fold doors and first floor dormer extension with double gable roof.

Comments required by 6 February

- This is a reflected development compatible with the application for 54 Springwoods.
- If approved together it would eliminate some of the concerns with No.56.
- It is in effect a 5-bedroom house as there is a downstairs "snug" with access to a shower room.
- 5 Bedrooms require 4 parking spaces which cannot be accommodated as shown. Three cars in a row breaches Hart's new standards and is only deemed as two parking spaces.
- 4 cars could potentially be accommodated on the front of the property but would then breach the Fleet Neighbourhood Plan Policy 15, front gardens, which requires 50% of the front garden to be retained as soft landscaping. It would appear almost impossible to turn vehicles on site to exit in a forwards direction.
- Although they have extended the rear dormer to match the neighbour's proposal, it is proposed to incorporate conventional windows to the rear which would have limited impact overlooking and is therefore acceptable.

Objection if No.56 is not approved – if approved together then No Objection but concern over parking issues and breach of Neighbourhood Plan Policy 15

23/02715/HOU

31A Avondale Road, Fleet, Hampshire, GU51 3LE

[Erection of a part single, part two storey part first floor rear extension and insertion of a glazed lantern to existing single storey rear extension](#)

Amended Plans:

1 - Reduced width of extension.

2 - Set two storey extension down from ridge.

Comments required by 7 February

- The width of the extension has been reduced by 500mm but the NW wall remains on the original line so no improvement to the overbearing impact of the extension.
- The roof ridge has been reduced by 177mm so again has very limited impact on the main concerns previously expressed.

OBJECTION – previous comments still stand:

- It will remove early morning sunlight from the downstairs and particularly the conservatory and kitchen of No.31 until such time as the sun rises above the ridge level.

- It is overbearing on the area immediately to the rear of No.31 and again the conservatory area.

23/02631/HOU

1 Cheviot Drive, Fleet, Hampshire GU51 2TF

[Erection of a single storey rear extension and insertion of one door and one window ground floor right side elevation.](#)

Comments required by 8 February

- Proposed extension would breach the 45° rule.
- No.3 being to the north of the development would have light taken off the rear windows and cast a shadow on the back of the house for an unreasonable length of the day.

OBJECTION as shown however if extension were built to the side instead of the rear this would remove issues above.

24/00170/HOU

7 Alton Road, Fleet, Hampshire GU51 3HN

[First floor roofs to be connected to allow circulation of first floor space, enlargement of two front dormers, conversion of garage to studio and alterations to windows and doors.](#)

Comments required by 14 February

- No objection in principle with the proposed development.
- The biggest issue is in accordance with the Hart's new SPD, any room that could become a bedroom (includes access to bathroom facilities) described as a snug or office should be deemed as a bedroom and parking provided accordingly. This property has the potential to be a 7-bedroom house with a requirement for 5 parking spaces which cannot be accommodated on site. Parking on Alton Road itself is often congested because the older properties do not have garages or adequate on-site space for parking.

OBJECTION – a 7 bed house needs 5 cars spaces which cannot be accommodated on site so parking is therefore inadequate.

23/02640/FUL

Jewson Ltd ,128 Clarence Hampshire, GU51 3RS

[Demolition of small brickwork store building and erection of a 2.4 metre high masonry wall, resurfacing, replace entrance doors, replace bay window roof, replace all windows with Upvc.](#)

Comments required by 15 February

- It looks as though the intention is to clean up the site.
- The demolition of a derelict building is welcome and there is no issue with the removal of a tree growing within the building, but are any adjacent trees impacted as identified by a neighbour to the rear of the proposed work?
- A 2.4m high wall would require reasonable “buttressing” but what type of bulk materials are to be stored in the area?
- Need clarification that if the derelict building is removed and used for bulk material storage will the on-site parking provision be re-established? Currently parking spaces are being used as storage.

NO OBJECTION subject to clarification about materials storage and parking provision.

24/00169/AMCON

24 Osborne Drive,Fleet, GU52 7LL

[24/00169/AMCON | Variation of Condition 2 \(approved plans\) attached to Planning Permission 23/02013/HOU dated 10/11/2023 to amend the approved plans. During the preparation of technical construction details for the approved works it has become apparent that to allow for additional eco-measures to be incorporated and keep within build specification, there is a requirement to slightly build up the floor to accommodate under floor heating \(part of the decision to install an air source heat pump\), as well as slightly increase the joist height to house the ducting of an Mechanical Ventilation and Heat Recovery \(MVHR\) system. This requires a minimal increase over the approved ridge height by some 225mm. Additionally it is considered that to better harmonise and simplify the front elevation in terms of finishes, whilst also allowing for a more straightforward and consistent build, finishes to front elevation should be amended to a render finish with brick plinth also to middle section of elevation to match proposed approved finishes to gables.](#)

Comments required by 16 February

- This is now potentially a 6 bedroom house that has breached the Fleet Neighbourhood Plan Policy 11 as it has meant the loss of a bungalow.
- The reason for the raising of the roof is questioned - it is stated to be on technical grounds but the ridge height will now be 1m above the neighbouring properties.
- The approval was to retain a mix of render and brick to be more in keeping with the local character.

OBJECTION

24/00194/HOU
 7 Carthona Drive, Fleet, GU52 7SF
[Demolition of existing conservatory and side garage and utility room and erection of single storey rear extension, two storey side extension and open front porch. Remove tile hanging to front elevation and install pale grey Marley Cedral board cladding](#)

Comments required by 20 February

- Carthona Drive once had a relatively uniform character with houses all built at a similar time with a similar style. This has been disrupted by the developments at the entrance to the small estate.
- From the elevation it looks to be a mix of brick, render and boarding, the latter of which is not part of the local vernacular. Not in keeping with street scene.

OBJECTION as street elevation is out of keeping with local character in use of materials/finishes – these should be amended to be more in keeping with style of road (not including the out of keeping white render houses at the entrance)

24/00231/HOU
 53 Elms Road, Fleet, Hampshire GU51 3EQ
[Erection of a single storey rear extension and alterations to fenestration on side elevations.](#)

Comments required by 22 February

- The depth of the rear extension appears to breach the 45⁰ rule to both adjacent neighbours.
- Increasing from 3 to 4 bedrooms. Minimum parking requirement is 3 spaces which looks difficult to accommodate on the available space. Parking on Elms road is often near impossible. Parking should be reconfigured to be more practical i.e. the middle space.

OBJECTION if 45 degree rule breached

23/02708/FUL
 156 Fleet Road, Fleet, Hampshire GU51 4BE
[Change of use of 1st and 2nd floors from B1 \(office\) to C3 \(residential\) to form 2 x one bed flats \(part retrospective\)](#)

Comments required by 22 February

- If it was apparent what was being proposed it may be possible to comment.
- Is this actually an increase in one additional flat?
- Would appear to be a total of 4 flats between 56 and 58 Fleet Road, but only 3 parking spaces which would be inadequate.

Not adequate information to comment but OBJECTION on inadequate parking

6

To Note:
 Review of weekly lists

7	Noted: Hart Planning Meeting Dates 13 th March
8	Date of Next Advisory Group Meeting 26 th February

Meeting closed: 8.30pm

Signed:.....

Date: