



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 12th June 2023
at 7pm in The Function Room, The Harlington

Present:

Cllr Schofield - Chair
Cllr Hope – Vice Chair
Cllr Robinson
Cllr Holt
Cllr May

Officers: Ben Crane

1	Apologies No Apologies received
2	Declarations of interest to any item on the agenda None declared
3	Public Session None
4	Approval of the Notes The minutes of the development and control advisory group meeting held on Monday 22 nd May were accepted as a correct record of the meeting.
5	Due before meeting – comments collected by email & submitted prior to meeting 23/01000/FUL 299-303 Just Pine Just Cane Road, Fleet Hampshire Change of use of external area from public highway to area for outdoor dining Comments required by 6 June Support Highways officer that the extent of the planned area extends too close to the end of the layby creating a narrow pavement very close to where vehicles turn into the parking area - could be dangerous for pedestrians.

OBJECTION - would accept a smaller area that respects public access along the pavement.

23/00910/HOU

14 Chinnock Close, Fleet GU52 7SN

[Erection of a two storey front extension, two storey side extension, first floor side extension, front porch and alterations to windows and doors](#)

Comments required by 7 June

- This is a small road within the Dinorben estate. It is a close of identical houses with the main body of the house and a double garage to the side which creates a sense of space by giving a clear view of the woodland area behind the houses.
- The majority of the development is acceptable, but the first floor extension over the double garage significantly increases the mass of the property viewed from the road and completely fills the plot, which would change the open character of the development.
- There is a lot of material provided on ground systems for the protection of tree roots but the arboreal report states there is no impact on the tree roots from the proposed development which is primarily over the existing building footprint.
- Increase to 5 bedrooms but there is just enough parking for 4 vehicles on the front drive - excluding the garage which does not count as a space under Hart's TAN
- A Juliet balcony is included in the new master bedroom which would allow views over the neighbouring properties rear garden – loss of privacy

No issue in principle with the design but would have a negative impact on the street scene and local character therefore OBJECTION

23/01086/HOU

68 Greenways, Fleet, Hampshire 7XD

[Erection of part single part two storey storey side, single storey front and rear extensions following demolition of existing garage and conservatory and alterations to all windows](#)

Comments required by 7 June

- Design generally acceptable.
- PV panels to the front elevation do not enhance the street scene but does contribute to carbon reduction.
- Additional bedroom requires 3 parking spaces which means the whole of the front garden would be taken over by parking contrary to Fleet Neighbourhood Plan Policy 15 - loss of biodiversity and loss of carbon absorbing greenery

No issues with extension in principle but breaches FNP Policy 15

23/01066/HOU

2 Swiss Cottages, St James Hampshire, GU51 3YX

[Erection of a first floor rear extension, insertion of window first floor side and alterations to windows and doors](#)

Comments required by 9 June

- Half of a pair of Victorian/Edwardian cottages build in traditional red brick.

	<ul style="list-style-type: none"> • Concern about the impact on the other half of the semi-detached with the first floor extension taking light off a rear bedroom window • A palette of material and finishes that better match a building of this character should be selected - Timber cladding and render are out of character. The finish should respect that of no. 1 Swiss Cottage <p>OBJECTION</p> <p>23/01065/HOU 14 Wellington Avenue, Fleet GU51 3BF, Demolition of existing single storey rear extension and erection of a two storey side and rear extension Comments required by 9 June</p> <ul style="list-style-type: none"> • Design and Access Statement clarifies the design issues and addresses the constraints. • Overall well designed but does the black timber cladding which is totally different to the brick host building support the design or cause conflict? It is all to the rear and the traditional frontage is retained. • There is currently only parking for 1 vehicle and the number of bedrooms is being increased from 2 to 3. Parking is not adequate. <p>Overall looks acceptable but parking is an issue. There is some on street parking but question if there is enough? All the houses in this area are on narrow plots with front gardens only big enough for two cars at most.</p> <p>OBJECTION until parking issues are resolved</p>
	<p>23/01110/HOU 22 Woodcote Green, Fleet GU51 4EY Erection of a single storey rear extension, part two storey part first floor front extension, replacement of sliding doors to ground floor rear with window, block window to first floor rear and alterations to windows and doors to ground floor front Comments required by 12 June</p> <ul style="list-style-type: none"> • The proposed extension does not appear to harm the protected Oak Tree and the tree report does not recommend any treatment to the root zone which will be permanent parking – a tree root protection plan is required • A dimensioned parking plan should also be submitted • The design does not impact on neighbours. It does introduce a new palette of material and colours which are more modern but will not have an overall negative impact on local character <p>NO OBJECTION subject to submission of tree root protection measures and a dimensioned parking plan</p> <p>23/01102/HOU 2B Wellington Avenue, Fleet GU51 3BF Erection of a single storey side and rear extension following demolition of existing conservatory, conversion of garage to habitable accommodation</p>

[alterations to windows and doors to ground floor rear and blocking up door to ground floor side](#)

Comments required by 14 June

- Converted garage does not meet current standards and the remaining garage would not be counted as a parking space. Hart's TAN requires 3 parking spaces for a 3 bedroom home therefore a parking plan for 3 spaces needs to be submitted
- Looks to be adequate space on site and there is no change in the number of beds

NO OBJECTION subject to submission of parking plan that meets Hart's standards

23/01153/HOU

71 Velmead Road, Fleet, GU52 7LS

[Erection of gates and piers and property to be rendered white](#)

Comments required by 14 June

- Note states that the brick pillars to the new gate are to be red brick to match the existing house (bungalow) when the house is being rendered white – needs clarification
- This is one of a row of 60/70s bungalows all in red brick - the adjacent bungalow has been rendered cream from cill level to roof level (question if this was done with planning permission?)
- The front of the property has been open as are the majority of properties adjacent to this one, except the white rendered neighbour who has a double solid panel wooden gate. The properties are set back off the road by a green verge.
- Apart from the one neighbour gates are not a characteristic feature of the road.

OBJECTION as out of keeping with street scene.

23/01159/HOU

40 Sycamore Crescent, Church Crookham, Fleet GU51 5NN

[Erection of a single storey front extension and replacement of flat roof with pitched roof on existing single storey front element](#)

Comments required by 15 June

The property is in the Basingstoke Canal Conservation area, but property has no architectural merit and has a very limited connection to the canal and is screened from view by trees.

NO OBJECTION

23/00954/HOU

74 Tavistock Road, Fleet GU51 4EZ

[Demolition of garage and erection of a two storey side extension, new front porch and relocation of front entrance](#)

Comments required by 15 June

- Overall design is a marked improvement on the original.

- Increase from 3 to 4 bedrooms with no garage - 3 parking spaces to front of the property required. This appears physically possible but with the loss of the front garden to hard surfacing which breaches Fleet Neighbourhood Plan Policy 15
- Grass Crete blocks would be preferable to the standards block pavers as retains more grass

NO OBJECTION in principle subject to retention of as much greenery as possible – suggest use of Grass Crete as above

23/01149/HOU

12 Westbury Gardens, Fleet GU51 3HS

[Erection of a single storey rear extension and alterations to existing fenestration](#)

Comments required by 16 June

NO OBJECTION

23/01053/HOU

58 Albany Road, Fleet, Hampshire 3PT

[Erection of a two storey side and rear extension and a single storey front extension](#)

Comments required by 16 June

- This is a major rear extension. Does appear to have taken account of the impact on neighbours and introduced the 45° sight lines
- The adjacent property No.60 appears to have carried out similar work and rendered the house white, so proposal mimics No.60
- The adjoining property is a bungalow and would result in having a significant two storey high blind wall adjacent to their property but appears to have limited impact on loss of light to the property

NO OBJECTION

23/01048/FUL

Land At, Elvetham Bridge Hampshire

[Installation of a street light pole with an antenna on top](#)

Comments required by 16 June

Looks like a railway issue, no residential properties impacted so NO OBJECTION

23/01047/FUL

Land At Railway, Cove Road Hampshire

[Installation of a street light pole with an antenna on top](#)

Comments required by 16 June

NO OBJECTION

23/01162/HOU

Brigadoon ,Broomrigg Road Hampshire, GU51 4LR

[Erection of single storey front, rear and link extensions, blocking up window and replacing window with french doors to ground floor side, replacing window to ground floor other side with french doors, partial conversion of garage to habitable accommodation to include blocking up or a door, altering a window, inserting two windows and replacing a garage door with a door and window](#)

Comments required by 21 June

- The application does not take into account the Fleet Neighbourhood Plan and relevant policies:
 - 10 - General Design Policy
 - 16 - North Fleet Conservation Area which specifically states “Development shall retain the architectural features of the existing building and extensions shall complement and reinforce the character of the principle building.”

The use of the cladding is welcome, but the detail of the front porch (rectangular box) does not complement the host building

- The annex is alluded to being for a disabled person but has the potential to be an independent dwelling as it has its own independent entrance. There should be a condition that if the application is approved it should not be an independent dwelling.
- Extracted from the tree report that planning permission to remove trees lapsed (3 years) and needs to re-applied for: *“T10 & T11 have previously been approved for removal under a separate application to undertake various works in the grounds, this was approved on 17th October 2018 under the application number 18/02057/TPO. The trees were identified as within G3. The home owner decided not to conduct this, we acknowledge that the approval has now lapsed (two years) but see no reason why this should not be feasible to be re-instated.”*

The planning application should include permission to remove trees

NO OBJECTION on the condition that the annex is not allowed to be an independent dwelling and that separate permission to remove trees is applied for.

23/00937/FUL

Land South Of,Fleet Road

[Installation of a street light pole with an antenna on top](#)

Comments required by 23 June

NO OBJECTION

23/01200/HOU

44 Kenilworth Road,Fleet GU51 3AX

[Erection of a single storey rear extension, relocation of door and blocking up of window to ground floor side, insertion of window to first floor side](#)

Comments required by 23 June

Single storey rear extension, does not appear to have any impact so NO OBJECTION

	<p>23/01174/HOU 34 Lawrence Road, Fleet GU52 7SS <u>Erection of a single storey side and rear extension with flue following demolition of conservatory, insertion of door to ground floor side, alterations to garage roof and rendering</u> Comments required by 23 June</p> <ul style="list-style-type: none"> • Property falls outside the Basingstoke Canal Conservation Area • Reducing from 4 to 3 bedrooms • Moving extension across to the other side of the plot. Proposed to finish the extension in Limestone White Render which will make the extension stand out on the corner plot and generally be out of character with red brick finish of surrounding estate. However current extensive plastic finish conservatory is not totally in character either. <p>NO OBJECTION in principle but render/material finishes that are in keeping with surrounding area need to be agreed.</p>
6	<p>Noted: The weekly lists</p>
7	<p>Noted: Hart Planning Meeting Dates 14th June</p>
8	<p>Date of Next Advisory Group Meeting Monday 26th June</p>

Meeting closed: 8.05pm

Signed:.....

Date: