



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 13th May 2024
at 7pm in The Function Room, The Harlington

Present:

Cllr Schofield
Cllr Holt
Cllr Robinson
Cllr Hope

Absent: Cllr Chenery

Officers: Charlotte Benham

1	Apologies None received
	Election of Chairman Cllr Schofield was elected as Chairman of the Planning Committee Election of Vice-Chairman Cllr Hope was elected as Vice Chairman of the Planning Committee
2	Declarations of interest to any item on the agenda None declared
3	Public Session None present
4	Approval of the Notes The minutes of the development and control advisory group meeting held on Monday 29 th April were accepted as a correct record of the meeting.
5	24/00693/FUL Unit 5 Bramshot Farm Barns Bramshot Lane Fleet GU51 2SF Change of use of business unit from office (Land Use Class E (g)(i)) to a flexible use comprising office (Land Use Class E (g)(i)) or a dog grooming business (Land Use Class Sui Generis). Comments required by 9 May

NO OBJECTION

24/00606/HOU

17 Alton Road Fleet Hampshire GU51 3HN

[Erection of a single storey rear extension and alterations to fenestration ground floor side.](#)

Comments required by 9 May

No impact on neighbours and no change to number of bedrooms so

NO OBJECTION

24/00667/HOU

25 Longdown Fleet Hampshire GU52 7UY

[Erection of a rear orangery.](#)

Comments required by 9 May

Possible minor infringement of the 45⁰ rule, needs checking, but otherwise NO OBJECTION

24/00681/HOU

6 Woodlark Mews Fleet Hampshire GU51 3HG

[Conversion of loft into habitable accommodation with rear dormer.](#)

Comments required by 9 May

- Previous comments from 23/02650 still stand
- The two parking plans show different allocations for no.6's car parking space.
- Increase from 3 to 4 bedrooms does not require more parking space, but should be 3 allocated (possible) and 0.5 unallocated.
- Second storey does increase overlooking on immediate neighbour and loss of some privacy.
- Hart's previous grounds for refusal were: *"the proposed development, by virtue of its siting and design would result in an incongruous and discordant form of development that would be out of keeping and character to the existing property. As such, the proposal would fail to complement and integrate with neighbouring properties and would appear out of keeping and unduly dominant in the context of the character of both the site and the wider area."*

The shape of the dormer has been changed from a flat roof to pitched roof, but this does not appear to address the overall impact therefore

OBJECTION

24/00542/FUL

104B Kings Road Fleet GU51 3DU

[Creation of a new crossover access off Kings Road and replacement and re-positioning of access gates](#)

Comments required by 9 May

Looks to be an improvement and no objection from HCC Highways so NO OBJECTION

24/00558/FUL

104C Kings Road Fleet GU51 3DU

[Replace two doors at ground floor side with windows, replace one window at ground floor other side with a door, replace one window at first floor side with door and creation of an external staircase to first floor side](#)

Comments required by 13 May

- No change in the number of bedrooms but only 4 parking spaces which currently means the front boundary has been removed to allow parking parallel to the pavement. There is no unallocated parking spaces for visitors etc.
- Looks to change the access arrangements to the existing 4 flats.
- Side open steel staircase visible from the main road is totally uncharacteristic of the area.
- Is this the result of a fire inspection? If required for safety reasons the designed could be improved e.g. enclosing the fire escape inside an extension.
- Negative impact on the street scene as totally out of character and poor design

OBJECTION

24/00549/HOU

4 Adams Drive, Fleet, Hampshire GU51 3DZ

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

comments required by 16 May

Not the best design but as it's all to the rear it causes no issues therefore NO OBJECTION

24/00826/HOU

51 Dukes Mead, Fleet, Hampshire GU51 4HD

[Part retrospective works for part conversion of existing garage and outhouse into habitable accommodation to include the replacement of one garage door with a window. Insertion of two windows to ground floor side and alterations to window and door to rear elevation. Replacement of existing flat roof and replacement of existing tile hanging](#)

Comments required by 20 May

- Previous application 24/00436 was refused. The application for a Certificate of Lawful Development to fundamentally legalise completed work was refused as the work fell outside permitted development rights.
- The applicant has now submitted a Full Planning application (retrospectively).
- The only contentious issue is the replacement of the hung tiles with coloured boarding which is out of keeping with local character.

NO OBJECTION in principle but suggest the materials be used are more in keeping with local character – tiles as opposed to coloured boarding.

24/00577/HOU

5 Denning Close, Fleet, GU52 7SP

[Remove garage extension to front elevations, changes to window design on rear elevation and removal of pitched lean to roof on rear elevation above ground floor flat roof \(Alterations to planning application 22/02828/HOU\)](#)

Comments required by 23 May

	<ul style="list-style-type: none"> • This is a property within the Basingstoke Canal Conservation Area - the proposed extensions to the rear of the property do not particularly enhance the character of the building but it is off the canal and screened by trees. • There is a proposed Juliet Balcony to a rear bedroom which is generally undesirable because of overlooking, but the arrangement of the neighbouring properties along with the set back French door, screens the neighbouring property so overlooking does not seem to be an issue. • There would be an easy opportunity to turn the property into a 5-bedroom property which would require a total of 4 parking spaces. This is a large plot so accommodating the parking would not be an issue. <p>NO OBJECTION</p> <p>24/00854/HOU 58 Westover Road, Fleet GU51 3DF Erection of a single storey outbuilding within rear garden Comments required by 23 May</p> <ul style="list-style-type: none"> • This is a substantial development, brick with a tiled roof, not a general garden room. • Developed in the most tree'd area of the garden so it requires piled foundations and tree root zone protection. • It is not specified if there are any services to be provided, water, electric etc. • Needs a condition that the building is not used for residential accommodation. • It will provide views onto the rear elevations of the neighbouring properties – question if there will be a privacy issue? <p>NO OBJECTION subject to following:</p> <ol style="list-style-type: none"> 1. Tree root zone protection measures put in place 2. Condition that the outbuilding is not to be used as residential accommodation 3. No major loss of privacy to neighbour
6	<p>To Note:</p> <p>Review of weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>22nd May</p>
8	<p>Date of Next Development Control Committee Meeting</p> <p><u>Tuesday</u> 28th May</p>

Meeting closed: 8pm

Signed:.....

Date: