



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

**Meeting held on Monday 14th August
at 7pm in The RVS, The Harlington**

Present:

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

Officers: Charlotte Benham

1	<p>Apologies</p> <p>No apologies received</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3	<p>Public Session</p> <p>None</p>
4	<p>Approval of the Notes</p> <p>The minutes of the development and control advisory group meeting held on Monday 24th July were accepted as a correct record of the meeting.</p>
5	<p>23/01508/FUL Richmond Close, Fleet, GU52 7UJ <u>Erection of a detached three bedroom bungalow following demolition of existing garage</u> Comments required by 7 August</p> <ul style="list-style-type: none"> • Reversion to the original planning application as approved by the planning inspector at appeal • Provides a new bungalow • Only issue was the signing of an Agreement to pay the SANG and SAMM fees <p>NO OBJECTION as long as SANG/SAMM agreements have been signed</p>

23/01476/HOU

37 Linkway, Fleet, GU52 7UN

[Insertion of Solar PV and Thermal Panels to sunken flat roof and external flue to rear](#)

Comments required by 17 August

No significant issue. PV panels are screened by the roof design. Flue is not desirable but cannot be seen from road.

NO OBJECTION

23/01369/HOU

25 Starling Way, Fleet, GU51 5DQ

[Conversion of garage into partial habitable accommodation and store room. Insertion of door ground floor side and change one door to a window to the rear elevation](#)

Comments required by 17 August

- Purpose of garage conversion states it will become a study and store but the floor plans show outline of bed in the study so classed as an additional bedroom – how many beds will property have in total?
- Original arrangement was garage and 2 allocated spaces. One space will be lost and with potential additional bedroom parking will be inadequate
- A comment is made that unallocated parking is available but unallocated parking is a means to minimise on-site parking provision – will unallocated parking be readily available? Edenbrook already has issues with inadequate parking

No objection in principle to structure but OBJECTION on grounds of inadequate parking

23/01605/HOU

24 Kenilworth Road, Fleet GU51 3AX

[Erection of a porch, extension of accommodation at first floor within the existing roof space and creation of accommodation at second floor within the proposed roof space, erection of a two storey rear extension, erection of single storey side and rear extensions, erection of a covered canopy to the rear, alterations to garage, demolition of outbuilding, blocking up two windows and insertion of door to ground floor side, replacement of standard window and bay window to ground floor front](#)

Comments required by 18 August

- This development breaches Fleet Neighbourhood Plan Policy 11, Safeguarding building stock for people of limited mobility
- All downstairs bedrooms are being removed and a small loft room is being extensively expanded to 4 bedrooms with an additional potential bedroom in the loft space
- This virtually doubles the footprint of the original building
- The proposed design and finishes of white render and vertical composite boarding are completely out of character with the area. Although there is no overarching style, none of the adjacent properties are of a design of finish as proposed. This would stand out and dominate the local street scene.
- Regrettably the front garden is already given over to hard standing but this would be essential to accommodate four vehicles to the front

- Because of the significant increase in hard surfaces and roof area, a sustainable drainage plan adopting a SUDS system should be included
- The Climate form has been completed but the bare minimum of measures have been included to adopt climate change design
- Has made no improvement on Hart's reasons for refusal on application 23/00834/HOU – out of keeping by virtue of its scale/design/appearance, negative impact on neighbours and loss of a bungalow.

OBJECTION

23/01592/HOU

8 Courtmoor Avenue, Fleet GU52 7UF

Erection of a two storey side and rear extension following demolition of existing garage, replacement of a door to ground floor side with a window and insertion of a window to first floor side

Comments required by 18 August

- Front elevation is well integrated and major extension to the rear is in keeping with the host building
- Increase from 3 to 4 beds - 4 beds requires 3 allocated parking spaces and half unallocated
- Whole front garden would be given over to parking contrary to Fleet Neighbourhood Plan Policy 15, front gardens

NO OBJECTION in principle but parking is an issue and would breach Fleet Neighbourhood Plan Policy 15

23/00855/FUL

38 Rounton Road, Church Crookham, Fleet, GU52 6HB

Demolition of existing dwellinghouse and outbuildings and erection of three detached dwellings with integral garages, associated car and cycle parking and access works

Amended plans:

- plots 1 and 2 handed and plot 2 moved back by 2m
- inclusion of additional planting
- additional parking provision

Comments required by 16 August

This is under Church Crookham Parish area so no comment

23/01630/HOU

11 Carthona Drive, Fleet GU52 7SF

Erection of a single storey rear extension following demolition of existing conservatory, first floor side extension, conversion of garage to habitable accommodation to include the replacement of the single garage door with double doors, replacement of the front door and alterations to fenestration to ground floor side

Comments required by 25 August

- There is little wrong with the proposed extension - increases from 3 to 4 bedrooms
- Does not appear to have any impact on neighbours, but the finishes to the host property are to be changed:

	<p><i>Existing materials and finishes: Fair faced brickwork</i> <i>Proposed materials and finishes: Mixture of render and timber cladding</i></p> <ul style="list-style-type: none"> • There was once a relatively consistent design and palette of materials used on Carthona Drive but that was significantly disrupted by two properties at the entrance to the estate • The key matter for consideration is should the character of the small estate be maintained in which case the proposed development is totally out of character with adjacent properties • NFP Policy 10 states: “Development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing, separation, layout, materials and access.” This reinforces HDC Policy GEN 1 and NBE3(a) The proposal is out of character and would therefore breach these policies <p>OBJECTION as out of keeping with the character of buildings in the immediate vicinity</p>
	<p>Additional Item:</p> <p>A letter has been received from Cornerstone seeking views on a proposal to complete a network upgrade. Cornerstone on Fleet Road have stated a specific requirement for a radio base station upgrade to provide improved technical provisions and greater capacity and coverage in the area. The proposed upgrade is from a 17.5m monopole and 4 antennas to 4 antennas, dish and meter cabinets. Before a planning application is submitted it was questioned if the committee wish to comment. The committee has NO OBJECTION to these works.</p>
6	<p>Noted:</p> <p>The weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>13th September</p>
8	<p>Date of Next Advisory Group Meeting</p> <p>Tuesday 29th August</p>

Meeting closed: 7.45pm

Signed:.....

Date: