



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 19<sup>th</sup> December 2022  
at 7pm in The Meeting Room, The Harlington

**Present:**

Cllr Schofield  
Cllr Robinson  
Cllr Holt  
Cllr Hope

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Cllr May
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3	<b>Public Session</b>  None.
4	<b>Approval of the Notes</b>  The minutes of the development and control advisory group meeting held on Monday 28 <sup>th</sup> November were accepted as a correct record of the meeting.
5	22/02540/FUL 258 Oatsheaf Parade Fleet Road Fleet Hampshire GU51 4BX <a href="#"><u>Change of use from a Restaurant (Class E) to hot food takeaway (Sui Generis) on the ground floor only.</u></a> Comments required by 9 December <ul style="list-style-type: none"><li>• Existing and proposed floor plan look identical</li><li>• The main issue would appear to be the ability to sell a wider range of food than just pizza which has a significant amount of competition in Fleet, in close proximity to this proposal</li><li>• D&amp;A statement makes the point that there is plenty of parking to the rear of the establishment which is untrue</li></ul>

- Question what range of food is anticipated? Is the extractor system adequate for dealing with more fat or stronger smells?
- It is currently a takeout not a restaurant anyway

NO OBJECTION

22/02019/FUL

156 Fleet Road Fleet Hampshire GU51 4BE

Change of use of 1st and 2nd floors from B1 (office) to C3 (residential) to form 1 x one bed flat and 1 x two bed flat, insertion of one velux window and replacement of one velux window with a dormer window to the rear to facilitate the conversion of the loft to habitable accommodation (part retrospective)

Comments required by 12 December

- This is a retrospective application
- Has no impact on the street scene, but 1 x 1 bed and 1 x 2 bed room flat according to Harts Technical advice note requires 5 cycle parking places, 3 allocated parking spaces and 1 unallocated. They are squeezing in 3 spaces

NO OBJECTION

22/02803/HOU

11 Fairmile Fleet Hampshire GU52 7UT

Erection of a two storey rear extension, conversion of loft into habitable accommodation with rear dormer, single storey rear extension to garage and removal of sheds.

Comments required by 12 December

- This application cannot be considered in isolation of 13 Fairmile otherwise it would be dismissed on the grounds of the impact on the neighbouring property due to taking away light from the back of the adjoining property.
- Fully support the Drainage Officer's objection.  
In combination with No.13 this occupies a significant area of the plot, increases the roof area that needs to be drained without any impact on local flooding and there is no SUDs design included in the application.  
The rear neighbour has a concern that the proposed rear roof extension with French doors and Juliet balcony will result in serious overlooking and loss of privacy.
- proposed layout requires conversion of front garden to parking in breach of Fleet Neighbourhood Plan Policy 15 Residential Gardens as it will result in a loss of ecological and landscape value
- Overdevelopment of the plot – continuous development to rear boundary of the plot

OBJECTION on the following grounds;

1. subject only to No.13 receiving approval,
2. drainage being resolved through a SUDS system and
- 3.the removal of Juliet balcony to stop overlooking

22/02813/GPDCOM

Branksome Chambers Branksomewood Road Fleet Hampshire

Conversion of three vacant ground floor retail units into three 1 bedroom apartments with single storey side extension and alterations to fenestration

Comments required by 12 December

- Has taken account of previous objection that the flats extended out to the pavement edge.
- The flats now reflect the footprint of the original retail units, set back under the overcroft. This removes our major objection.
- Parking and cycle provision is close to the Technical Advice note standards
- No comment from the Waste Officer. Existing flats must have waste disposal and assume this is repeated for the new units.

NO OBJECTION

22/02805/HOU

84 Greenways Fleet Hampshire GU52 7XD

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

Comments required by 13 December

NO OBJECTION

22/02786/HOU

13 Fairmile Fleet Hampshire GU52 7UT

[Erection of a two storey rear extension and conversion of loft into habitable accommodation with rear dormer.](#)

Comments required by 13 December

- All comments related to 11 Fairmile apply.
- One cannot go ahead without the other, but this creates another problem with overlooking neighbours rear gardens through inclusion of french doors and Juliet balcony

OBJECTION

1. subject only to No. 11 being approved,
2. drainage being resolved through a SUDS system and
3. the removal of Juliet balcony to stop overlooking

22/02850/FUL

299-303 Just Pine Just Cane Ltd Fleet Road Fleet Hampshire GU51 3BU

[Change of use from retail to restaurant, installation of ventilation extraction and blocking up of two windows to the rear and installation of shop front to the front](#)

Comments required by 19 December

- The environmental health officer has raised some serious issues regarding the control of noise and odour and this must be a significant concern for residents above and adjacent to an Indian restaurant
- A close neighbour has raised an issue of noise and disturbance from the existing Indian restaurant that has not been acted upon by Hart's Environmental Officers
- Not a planning issue but already have several Indian restaurants
- Odour control systems only work as well as they are maintained, both from noise and odour control.

Until such time as the Environmental Officer approves the proposed environmental systems we support an OBJECTION

22/02751/HOU

27 Tamworth Drive Fleet Hampshire GU51 2UW

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

Comments required by 22 December

No issue with proposed extension, but there is an issue with the construction phase and its impact on trees. Need to protect trees from construction work, in particular the tree to the NE corner of the house which will have its root zone impacted by construction work accessing the rear of the property.

NO OBJECTION subject to tree protection measures

22/02842/HOU

4 Old Pump House Close Fleet Hampshire GU51 3DN

[Erection of a rear two storey lift shaft extension for an internal wheelchair lift, replacement door and window on rear elevation and raise new paved patio](#)

Comments required by 22 December

NO OBJECTION

22/02681/HOU

Oakley Drive, Fleet, Hampshire, GU51 3PP

[Demolition of existing garage and erection of a two storey front extension, two storey side extension, two storey rear extension and front porch. Conversion of loft into habitable accommodation and alterations to windows and doors](#)

Amended Plans:

1 Lowered ridge height, loft room removed

Comments required by 19 December

- The plans and the rear elevation do not tie up. The rear elevation appears to show an extension at the ground floor level only whereas the plans do not show a lower roof.
- The application description and the proposal do not agree as the room in the roof space has been removed. This needs to be clarified.
- The Drainage Officer continues to have concern regarding the EA approval of building in close proximity to a main river.

Holding OBJECTION until the EA position is clarified.

Should also be a condition that vegetation and some new tree planting should be reinstated to assist local high water table issues.

22/02865/HOU

2B Aldershot Road Fleet Hampshire GU51 3NG

[Erection of a single storey extension to garage and conversion of garage into habitable accommodation, new roof and alterations to windows and doors \(part retrospective\) To convert into a home office that provides a storage room and a toilet](#)

Comments required by 26 December

Reading the tree report this a retrospective application as the main work has been completed. Little impact and not a critical part of the canal as no heritage buildings so no objection in principle however it should not be a separate dwelling (due to toilet).

22/02743/FUL

Brooklands Reading Road North Fleet Hampshire GU51 4AB

[Erection of single storey side extension in the form of a false outbuilding facade and redevelopment of part of existing carpark to form an outdoor showroom with associated hard surfacing for the siting/display of 4 example cabin/outbuildings](#)

Comments required by 29 December

- New commercial development
- Proposed parking layout looks totally impractical – inadequate turning space between rows of parking
- Use of artificial turf is not supported
- Protection of tree shown in corner of plot

NO OBJECTION in principle but concerns about design of parking arrangement.

22/02888/HOU

62 Dukes Mead Fleet Hampshire GU51 4HE

[Erection of a first floor front extension following demolition of existing flat roof dormer, new windows to rear elevation to replace patio doors, new french doors to rear elevation to replace window, new bi-fold doors to side elevation and new high level windows to opposite side elevation](#)

Comments required by 29 December

Slight change of character with loss of the cat slide roof, but generally acceptable  
NO OBJECTION

22/02859/HOU

17 Warren Close Fleet Hampshire GU52 7LT

[Installation of 14 solar panels, 7 on the front roof slope of the dwelling 2 on the side roof slope of the dwelling, 5 on the flat roof of the garage and the installation of a flue for a ground floor wood burning stove on the West side elevation](#)

Comments required by 30 December

- There is emphasis on the views from the canal as the property is in the BCCA.
- The main impact is on the street scene, away from the canal
- The montage of photographs show the impact of the flue to the wood burning stove, it is a dominant feature that is out of character with the area especially in the colour black
- The solar panels are to be applauded, but again too many facing the street scene

OBJECTION - amendments to the front elevation to be more in keeping with street scene would make the proposal more acceptable:

- removal of three solar panels under the front dormer
- Removal of flue stack or change colour from black to brick coloured
- Preferred option would be a false chimney stack.

6	<b>To Note:</b> Review of weekly lists
7	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b>  18 <sup>th</sup> January 2023
8	<b>Date of Next Advisory Group Meeting</b>  9 <sup>th</sup> January 2023

**Meeting closed: 8.20pm**

**Signed:**.....

**Date:** .....