



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 22<sup>nd</sup> July 2024  
at 7pm in The Function Room, The Harlington

**Present:**

Cllr Holt  
Cllr Robinson  
Cllr Hope  
Cllr Schofield

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Cllr Chenery
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3	<b>Public Session</b>  None present
4	<b>Approval of the Minutes</b>  The minutes of the development and control advisory group meeting held on Monday 8 <sup>th</sup> July were accepted as a correct record of the meeting.
5	24/01330/HOU 2 Dinorben Avenue Fleet Hampshire GU52 7SG <a href="#">Erection of detached outbuilding following demolition of existing building</a> Comments required by 23 July  The following two extracts are taken from the Heritage report: <i>"The proposed building is considered to have an acceptable impact on the character of the Conservation Area due to its attractive and traditional form and appearance."</i> <i>"3.04 - Due to the presence of boundary screening along the Reading Road South frontage and the rear boundary (with the canal), the rear of the site is not prominent from public viewpoints."</i> <ul style="list-style-type: none"><li>The street scene photograph taken from RRS shows the existing garage can be seen from the road due to the limited screening and in the Autumn when the tree leave are sparse, the building will be more visible.</li></ul>

- The building is directly opposite the canal car park so is more “viewable” than other structures along the canal.
- The scale of the proposed structure, with a ridge height of 4.3m, is the scale of a small bungalow.
- The area of the structure is 69m<sup>2</sup> c.f. 70m<sup>2</sup> for a 4 person single storey dwelling.
- A particular point that would need to be addressed is that flooding of Dinorben Ave is caused by the drain that runs from Dinorben Ave down to the canal and is believed to pass under the current garage structure. Should this development be approved, the routing of the drain should be addressed to avoid the footprint of the proposed building.
- Contrary to Fleet Neighbourhood Plan Policy 14.1 the building is of a scale and design that does not reinforce the local distinctive character of the area.
- Contrary to Fleet Neighbourhood Plan Policy 10.1 the development does not compliment and is not well integrated with neighbouring properties in terms of scale and massing.

OBJECTION – concern about the mass/size being located in the Basingstoke Canal Conservation Area.

24/01351/HOU

Yoden Reading Road North Fleet Hampshire GU51 4HR

[Erection of single and two storey front, side and rear extensions to existing dwelling including associated alterations and remodelling of the exterior, erection of a detached car port and store, erection of timber entrance gates and fences at site access. Alterations to windows and doors.](#)

Comments required by 25 July

- The proposed architectural style is a radical change from the host building, which is acknowledged as not being of high architectural value but tends to reflect the style of the area.
- The Council has been relaxed about rear development which does not impinge on the front elevations of buildings and the same could be accepted here. However, the front elevation which is visible from Reading Road North is out of character with no reference buildings with a mixture of white render and coloured boarding.
- The proposed front gate is completely against the character of the area and if set back the full 6m required by the Highways Authority would likely introduce further timber panels to make up the wing walls which goes totally against retaining the rural character of the area. Five bar gates are the preferred solution.
- The proposal further breaches the recommendations of the NFCA Management Proposals by increasing the parking areas to the front of the house.
- The NFCA Character Appraisal at Section 6.1 (Character Area 1) highlights negative features existing in the area as:
  - Inappropriate entrance gates
  - Potential loss of original houses
- The NFCA Character Appraisal at Paragraph 7.2 - Maintaining existing buildings:
  - Need to prevent unsympathetic changes to the existing houses such as ....changes to the elevations and details
  - The need to preserve and protect existing front boundaries and not detract from the sylvan character

- Protection to front gardens including resistance to the creation of parking areas

## OBJECTION

24/01349/AMCON

13 Oakley Drive Fleet Hampshire GU51 3PP

[Variation of Condition 2 \(approved plans\) attached to Planning Permission 23/02582/HOU dated 19/02/2024 to allow alterations to the garage design to have a truncated roof to bring the roof height down to 5.1m max.](#)

Comments required by 25 July

- Compared with the Approved Elevations the roof height has been increased, providing more usable roof space. Roof lights have been added which adds to the neighbours' concerns that this can readily provide living accommodation.
- Truncating the roof pitch reduces the mass of the building but retains the usable roof space.

NO OBJECTION subject to there being a condition that the building cannot be used as separate living accommodation.

24/01158/ADV

Hartland Park Ively Road Fleet Hampshire

[Advertisement consent for the installation of 1 x internally illuminated hoarding](#)

Comments required by 25 July

- Does this breach advertising standards as it is not a village?
- Opening up the corner will make the housing development more visible from the road.

NO OBJECTION

24/01146/HOU

Ty Bryn Victoria Hill Road Fleet Hampshire GU51 4LG

[Erection of a fence and replacement gate up to 2m in height \(coloured Yellow on the Site Plan\) and a fence up to 2m in height to the rear of the site \(coloured Green on the Site Plan\).](#)

Comments required by 25 July

- This is a great exposition of the numerous breaches of the NFCA Management Plan.
- There are some horrific examples of complete breaches of the NFCA area boundary conditions - using close boarded fencing without greenery to retain the sylvan character of the conservation area.
- The fence along Reading Road North should be set back off the boundary and significant shrubbery for screening should be planted to the front.
- Continuous lengths of close boarded fencing should be resisted.
- 2m high fencing should be resisted.
- 1.8m high fence potentially acceptable adjacent to the public footpath to maintain clear access.
- Wherever possible close boarded fencing should be avoided or screened by green planting to maintain the sylvan character of the NFCA.

- Para 4.4 Boundaries of the NFCA Character Appraisal and Management Proposals is relevant

OBJECTION as proposed – however a 1.8m fence with screening shrubbery to the front would be acceptable.

24/01312/HOU

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

Planning Application

5 Highdown Fleet Hampshire GU51 4PS

Comments required by 30 July

- The rear of the property faces Fleet Road.
- The tallest part of the extension extends 4m beyond the current rear face of the property and potentially infringes the 45<sup>0</sup> rule - this will take some light off the neighbouring property.

NO OBJECTION in principle subject to the 45 degree rule not being breached

24/01225/FUL

101 Reading Road South Hampshire GU52 7TE

[Erection of 1 three bedroom self build / custom build dwelling following demolition of existing garage/carport and removal of greenhouse with associated hard and soft landscaping](#)

Comments required by 1 August

- This is a back garden development which is not classified as brown field development.
- Demonstrating earlier incursions into back gardens is not an adequate defence, each application is decided on its own merit.
- The Design and Access Statement fails to recognise Fleet Neighbourhood Plan Policy 10.4 which states “strong building lines will be respected.”
- The additional property and additional parking areas will result in a loss of natural green space and therefore a negative impact on biodiversity. This would breach Fleet Neighbourhood Plan Policy 15 for the retention of front gardens.
- Building to the rear of a property brings vehicle light and noise into the rear gardens of neighbours - so a loss of amenity.
- Hart currently has a good land supply and is not in desperate need of additional housing.
- Hart’s new parking standards requires 4 cycle spaces for a new home, one of which must be close to the front door and three car parking spaces.
- Gates are shown at the access point that will need to be set back 6m from the road to ensure free flow of traffic on the busy Reading Road South.
- The approach and parking area to the existing property is shown as tarmac which is impermeable and should not be encouraged.

OBJECTION - negative environmental impact and loss of amenity to adjacent neighbours.

**Licensing**

**Zenchai Fleet Limited**

	<p>Permission to place 2 tables and 4 chairs on the carriageway outside 186 Fleet Road GU51 4DA from 11.00 a.m. until 7.00 p.m. Monday - Sunday. Tables: 600mm (L) x 600mm (W) x 710mm (H) x2 Chairs: Steel Frame Foldable 440mm (H)</p> <p>Comments to submit to Hart – NO OBJECTION</p> <p><b>Propaganda</b>  Permission to place 4 tables and 16 chairs on the carriageway outside at 317-321 Fleet Road, Fleet GU51 3BU:  17.00 until 21.00 Monday-Thursday  12.00 until 21.00 Friday-Saturday  17.00 until 21.00 Sunday</p> <p>Comments to submit to Hart – NO OBJECTION as long as a minimum of 1.8m of pavement is left between the seating area and the road for pedestrian use</p>
6	<p><b>To Note:</b></p> <p>Review of weekly lists</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>14<sup>th</sup> August</p>
8	<p><b>Date of Next Development Control Committee Meeting</b></p> <p>12<sup>th</sup> August</p>

**Meeting closed: 8.10pm**

**Signed:**.....

**Date:** .....