



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 23rd January 2023
at 7pm in The Meeting Room, The Harlington

Present:

Cllr Robinson
Cllr Holt
Cllr Hope
Cllr May

Officers: Charlotte Benham

1	Apologies Cllr Schofield
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 9 th January were accepted as a correct record of the meeting.
5	22/03022/HOU 11 Basingbourne Road Fleet Hampshire GU52 6TE Erection of an attached double garage and relocation of one front window to side elevation. Comments required by 24 January <ul style="list-style-type: none">Garage is too small to be classed as a double garage under Hart's parking standards so cars will still be parking on front of property2 bed property but photos show many cars parking on front of property which has already been stripped of any vegetation OBJECTION – double garage does not meet size requirements. Plans need amending so that garage does meets standards for double garage.

22/03034/HOU

9 Marlborough Close Fleet Hampshire GU51 3HY

[Erection of single storey rear and side extensions.](#)

Comments required by 25 January

OBJECTION

Breaches 45 degree rule to neighbour (no.11)

22/02876/ADV

Brooklands Reading Road North Fleet Hampshire GU51 4AB

[Replacement of three existing fascia signs with three non illuminated fascia signs and display of one new non illuminated fascia sign](#)

Comments required by 26 January

NO OBJECTION

23/00015/HOU

5 Angora Way Fleet Hampshire GU51 2UA

[Erection of a single storey rear extension, insertion of door ground floor side, change one garage door to a window and proposed cladding to front elevation.](#)

Comments required by 30 January

NO OBJECTION in principle

- Parking looks a little tight – recommend double checking number of bedrooms against number of parking spaces
- Oak cladding is not entirely in keeping with local character – is it necessary?

23/00021/HOU

3A Church Road Fleet Hampshire GU51 3RU

[Demolition of existing detached single garage, erection of a part single part two storey side extension \(to include replacement garage\), single storey rear extension, infill extension to front and alterations to windows and doors](#)

Comments required by 31 January

OBJECTION

- Finishes out of keeping with local character – grey tiled roof and grey cladding
- Side extension will be built onto neighbouring property – does neighbour have an objection? Change from detached to semi-detached character will result in property out of keeping with local character

22/03043/HOU

5 Ryeland Close Fleet Hampshire GU51 2TZ

[Demolition of garage and erection of a two storey side extension, single storey rear extension and conversion of loft into habitable accommodation with front and rear dormers](#)

Comments required by 31 January

OBJECTION

- Breaches 45 degree rule with semi-detached neighbour neighbour (No.4)
- Increase to 3 storey building to achieve a games room is out of keeping with local character
- Exceedingly long dormer to rear is poor design

- Conversion of front garden to parking and loss of all vegetation breaches Fleet Neighbourhood Plan Policy 15 RE Front Gardens
- Games room could be used as a bedroom – is parking adequate under Hart’s standards? Need a dimensioned parking plan that meets Hart’s standards and Fleet Neighbourhood Plan Policy 15

22/02764/FUL

52 Church Road, Fleet, Hampshire, GU51 4LY

[Erection of a detached dwelling with associated parking and amenity space](#)

[Amended Plans:](#)

[Addition of 2 formal parking bays on site and notes regarding parking.](#)

Comments required by 25 January

OBJECTION

Have commented on before – comments do not seem to have been taken into account as only additional drawing is construction plan and nothing in regards to the permanent structure

ALL PREVIOUS COMMENTS STAND:

- A vacant plot on Church Road? Effectively a 5 bedroom house which includes an integral garage at 6x3 metres ' this garage does not count as parking space so a plan is required that shows 3 allocated and 1 unallocated space and storage for 6 cycle spaces including a cargo bike. Parking also needs consideration to accommodate the number of parking spaces and not impact the tree root zone
- The gate needs to be set back at least 6m from the kerb to allow a car to stop off the highway in the event the gate is closed
- Essential root zone protection should be permanently installed to the front of property as main parking area will cause soil compaction in the tree root zone
- No Block paving to be permitted, if necessary gravel parking areas, but area for 5 cars and turning to exit in a forward direction is restricted
- Road side boundary to be green vegetation and NOT boarded fencing which destroys the sylvan character of the Conservation Area. Reference Paragraph 9.2 NFCA Character Appraisal and Management Proposals highlights the continuation of the Article 4 Direction to be applied to front boundaries.
- Section 7 of the Design Statement should include the road side boundary as a 'sensitive edge' as the front boundaries are a key character in the NFCA ' see NFCA Character Appraisal and Management Proposals
- This is also a plot sub-division contrary to the recommendations of the Management Proposals
- The property should be more centrally located on the plot and not crowd the boundary as shown, but the preservation of the group of mature trees is recognised and their protection is welcome
- An OBJECTION unless the recommendations above are observed, namely:
 - gate being set back at least 6m from kerb
 - no boarded fencing to Church Road boundary. Boundary to be designated by green vegetation to be in keeping with conservation area
 - confirmation of an adequate parking layout that does not affect tree root zones

	- no use of block paving to create parking areas.
6	To Note: Review of weekly lists
7	Noted: Hart Planning Meeting Dates 15 th February
8	Date of Next Advisory Group Meeting 13 th February

Meeting closed: 7.35pm

Signed:.....

Date: