



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 24<sup>th</sup> July  
at 7pm in The RVS, The Harlington

**Present:**

Cllr Schofield - Chair  
Cllr Robinson  
Cllr Holt  
Cllr Hope

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Apologies received from 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 10 <sup>th</sup> July were accepted as a correct record of the meeting.
5	23/01422/HOU 13 Oakley Drive, Fleet, GU51 3PP <a href="#"><u>Erection of a single storey side and rear extension following demolition of existing detached garage, conversion of loft to habitable accommodation to include the erection of dormer windows to the front and rear and erection of a detached garage</u></a> Comments required by 25 July <ul style="list-style-type: none"><li>Regarding Fleet Neighbourhood Plan Policy 11 - Safeguarding building stock for people of limited mobility – this is the adaption of a bungalow (a house with only one level and no stairs) to a two storey chalet bungalow, but it does retain 2 bedrooms and a bathroom downstairs while adding 3 bedrooms in the loft space</li></ul>

- A 5 bedroom property effectively requires 4 parking spaces, only one of which is allocated to a double garage under Hart's Parking TAN 5.13
- The double garage is accessed by a narrow gap adjacent to the extended property, detailed as 3.5m but scales at less than 3m. Is this practical?
- It would appear very likely parking would be to the front of the property which could violate Fleet Neighbourhood Plan Policy 15 Residential Gardens which requires 50% of the original garden area to be retained as soft landscaping thereby protecting character, biodiversity and carbon absorption by green planting
- The significant increase in hard surfacing by the increase in the bungalow footprint and the large double garage must result in a decrease in biodiversity which is against the requirement for a 10% increase in biodiversity
- A significant concern is the significant increase in hard surfacing in a flood prone area and the statement that "Future landscaping shall be such to encourage drainage away from the property". This indicates an intention to divert flows off the site that could negatively impact neighbouring properties.
- The development needs a SUDS proposal with a clear statement of how the system will be effective in a flood prone area.

#### OBJECTION

23/01381/HOU

21 Wood Lane, Fleet, GU51 3DX

[Conversion of garage to habitable accommodation including changes to external windows and doors](#)

Comments required by 25 July

- Garage does not appear to have been usable
- Breaches Fleet Neighbourhood Plan Policy 15 however existing front garden is 100% under gravel already so no loss of green space
- Ample on site parking for 3 vehicles

#### NO OBJECTION

23/01432/HOU

14 Copse End, Fleet, GU51 4EQ

[Erection of a bay window to first floor side and extension to first floor rear](#)

Comments required by 28 July

- No change in the number of bedrooms, possible increase in main bedroom, but bedroom 3 is minimum dimensions for a bedroom
- Unusual design, but no impact on neighbouring property

#### NO OBJECTION

23/01443/HOU

73 Velmead Road, Fleet, GU52 7LY

[Erection of a single storey rear extension following demolition of existing, single storey front extension, demolition of single storey lean to to side, conversion of garage to habitable accommodation, raising of ridge height, insertion of solar panels on front roof slope, insertion of three rooflights to side roof slope and alterations to windows and doors](#)

Comments required by 28 July

- Better internal layout than existing
- The elevations do not appear to show an entry point
- Parking arrangement may not be practical for all vehicles without complete paving in front of all spaces
- Reduction in outline and scale of development looks acceptable

NO OBJECTION

23/01152/HOU

119 Crookham Road, Church Crookham, Fleet

[Demolition of existing conservatory and erection of a single storey side extension](#)

Comments required by 28 July

- Plan states “flat roof” but indicated with a fall and shown as such on elevations, so roof drains to a gutter right on the boundary of the property
- No apparent issues

NO OBJECTION

23/01404/HOU

4 Howes Gardens, Church, Fleet, GU52 7PR

[Erection of a single storey side/rear extension and partial conversion of garage to habitable accommodation](#)

Comments required by 1 August

- Single garage is not deemed a parking space under Hart’s Parking TAN
- Assumed to be a three bedroom house and no change to first floor
- Existing frontage is totally covered by blockwork so possible to accommodate 3 cars
- Extension projects beyond rear of neighbouring garage so no impact
- Major issue is impact on tree root zone of a major tree adjacent to the property on the side of the Basingstoke canal. Important to protect the trees integrity.
- Proposed extension is not in keeping architecturally with the host building
- Property is within the Basingstoke Canal Conservation area but not easily visible from the canal and adjacent properties are of no architectural significance

NO OBJECTION in principle as long as tree protection works are observed

23/01275/HOU

Siska, Reading Road North, GU51 4AH

[Demolition of existing side extension and erection of a single storey detached double garage and conversion of existing garage to kitchen diner to include the replacement of the garage door with a window](#)

Comments required by 1 August

- Double garage will only count as 1 parking space under Hart’s Parking TAN
- Possibly 3 additional parking spaces required which will be readily accommodated on site

- Property within the North Fleet Conservation Area, but proposal would not appear to breach any conditions of the Management Plan - use of similar / matching materials, retaining the proportions of the original building

NO OBJECTION

23/01505/HOU

Woodglen ,Gough Road, GU51 4LJ

[Alterations to fenestration and erection of open porch](#)

Comments required by 1 August

- This is a very modest alteration/addition to the host building
- It is regretted that the front garden is currently extensively covered in gravel
- It does have the minor advantage that it provides some protection to the tree root zone which will be moderately impacted by construction traffic

NO OBJECTION

23/00888/HOU

21 Warren Close, Fleet, GU51 7LT

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

Comments required by 1 August

- Very modest extension
- no issues with impact on neighbours except there appears to be a tree on the boundary with No.23 and no arboreal report if tree root zone is impacted especially as drawings indicate conventional foundations to the extension
- Within Basingstoke Canal Conservation area but no issues

NO OBJECTION subject to there being no impact on trees

23/01451/FUL

Railway Track Near Elvetham

[Installation of a street light pole with an antenna on top](#)

Comments required by 4 August

No obvious impact, all contained within the railway reserve

NO OBJECTION

23/01526/FUL

299-303 Just Pine Just Cane Road, Fleet

[Change of use of external area from public highway to area for outdoor dining](#)

Comments required by 4 August

- If the limits of the proposed extension are enforced and pedestrian access is not impeded then access is not an issue, but there are flats immediately above the proposed outside dining area. What opening hours will the restaurant operate? Late night noise and possible smells including smoking could represent a nuisance for residents living directly above the proposed area.

	<ul style="list-style-type: none"> <li>• A suggestion to mitigate the problem could be a canopy above seating area to reduce noise and smells?</li> </ul> <p>HOLDING OBJECTION subject to resolution of possible impact on immediate neighbours.</p>
6	<p><b>Noted:</b></p> <p>The weekly lists</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>9<sup>th</sup> August 13<sup>th</sup> September</p>
8	<p><b>Date of Next Advisory Group Meeting</b></p> <p>14<sup>th</sup> August</p>

**Meeting closed: 8pm**

**Signed:**.....

**Date:** .....