



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 24<sup>th</sup> June 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>  One member of public present.
4	<b>Approval of the Minutes</b>  The minutes of the development and control advisory group meeting held on Monday 10 <sup>th</sup> June were accepted as a correct record of the meeting.
5	24/00764/HOU 15 Courtmoor Avenue, Fleet GU52 7UE <a href="#">Erection of a single storey timber outbuilding (Eden design)</a> Comments required by 21 June  NO OJECTION as long as tree root protection measures are followed and enforced  24/00832/FUL Murco Stop And Shop, 51 Road, Fleet GU51 3AF <a href="#">Demolition of derelict petrol filling station and erection of two dwellings</a> Comments required by 21 June  Rejuvenation of the derelict site is welcome however:

- D&A statement totally ignores the existence of the Fleet Neighbourhood Plan and makes no reference to FNP Policy
- Hampshire Highways have submitted a holding objection
- Adding the third level bedroom with dormers makes the street elevation top heavy
- Parking is an issue - these are 3 bedroom units with the potential to be 4 bedroom (study with access to a bathroom). Each unit therefore requires a minimum of three parking spaces.
- Kings Road is a busy road that also includes a bus route - there is no on-site turning space so vehicles will either have to reverse into the site or off the site. Plot 2 access is close to the junction with Kent Road thus increasing the hazard. Site needs reconfiguring – suggest turning the site through 90 degrees so that vehicle access is on Kent Road.
- On road parking in the vicinity is a problem and the derelict site has been used for informal parking by local residents that would be displaced onto the local roads
- It is known that there were no major remediation works at the site to deal with historic contamination. The ground condition report exposes this a seriously contaminated site and yet there are no remedial works identified which may require extensive excavation of the site – report states water remediation, tank removal and removing on contaminated soil as a minimum regardless of site use.

OBJECTION until issues above are resolved

24/01096/HOU

43 Leawood Road, Fleet GU51 5AN

[Erection of a first floor side extension above existing garage, single storey front extension, conversion of garage to habitable accommodation and alterations to fenestration.](#)

Comments required by 21 June

- No objection in principle to the modifications to the building structure
- Increase from 3 to 4 and potentially 5 bedrooms requires 4 parking spaces which is shown to be accommodated on site, but potentially breaches Fleet Neighbourhood Plan Policy 15 Residential Gardens

NO OBJECTION in principle but concern might breach Neighbourhood Plan

24/01013/HOU

2 Fitzroy Road, Fleet, Hampshire GU51 4JH

[Erection of a detached outbuilding following demolition of existing](#)

Comments required by 25 June

NO OBJECTION subject to the Condition that the tree protection plan is implemented and supervised by an experienced arboriculturist

24/01074/AMCON

Hartland Village

[Variation of Condition 2 attached to Planning Permission 21/02871/REM dated 29/04/2022 for the approval of reserved matters for the appearance, landscaping, layout and scale pursuant to outline planning permission ref 17/00471/OUT for the erection of 331 units, retail and commercial space, a community space, with associated internal access roads, car parking, open](#)

[space, landscaping and drainage which requires substitutions of the approved plans to permit revisions to the approved parking strategy, the extension of an approved bicycle and bin store, and amendments to the design and siting of the stair lift core from the basement level of Block J](#)

Comments required by 27 June

- Natural England has submitted an objection
- Inadequate parking – any loss of parking will cause further issues on site
- No on-site amenities
- Poor provision of affordable housing – also unclear where parking allocation is for some
- Inadequate SANG contribution
- Proposed SUDS tanks do not have flow control – question if they will be effective during storms if full of normal rainfall water

#### OBJECTION

24/01161/HOU

18 Sycamore Crescent, Church Crookham, Fleet Hampshire GU51 5NN  
[Demolition of existing porch and erection of a single storey front extension](#)

Comments required by 27 June

Located within the Basingstoke Canal Conservation Area but another property of no architectural significance. Proposal has no detrimental impact on the canal nor on the neighbours so NO OBJECTION

24/01141/HOU

Branksome House, Branksomewood Road, Fleet Hampshire  
[Erection of a single storey outbuilding](#)

Comments required by 27 June

- The location of this type of development is the rear garden rather than the front garden, but it looks well screened and is remote enough that neighbours should not be impacted by noise from the proposed use
- The use of metal spikes to support the structure from impacting the Root Zone of an adjacent substantial tree is a good solution but should be detailed in drawings rather than text in a Heritage statement.
- The development is in the NFCA but plans appear to have limited to no impact outside the site.

NO OBJECTION subject to condition that root protection measures are put in place

24/00821/HOU

5 Pondtail Road, Fleet, Hampshire GU51 3JN  
[Split Bedroom 2 into two bedrooms with a stud wall and a new first floor window](#)

Comments required by 27 June

- Drawings are confusing as they indicate an upstairs extension. Is it a rebuild with cavity walls?

	<ul style="list-style-type: none"> <li>• Effectively increasing by one bedroom to 4.</li> <li>• Car parking space 3 is not accessible and a garage does not count as a parking space under Hart’s regulations</li> <li>• Study with shower room can be counted as a 5<sup>th</sup> bedroom</li> </ul> <p>OBJECTION - unclear as to the actual extent of the work, parking issues and potentially a 5 bed house</p> <p>24/01028/HOU  9 Dinorben Close, Fleet, GU52 7SW  <a href="#">Erection of single storey (flat roofed) front, rear (and part side) extensions</a>  Comments required by 4 July</p> <p>The extensions are of a very modern design compared with the original house. Do they complement the original structure? Is it acceptable that a very stark contrast defines the extensions? Apart from the new front door the extension is all to the rear and not visible in the street scene.</p> <p>Out of keeping with original building but as to the rear NO OBJECTION in principle - suggest painting the extensions white would improve design and be more in keeping</p> <p>24/01195/HOU  3 Tavistock Road, Fleet, Hampshire, GU51 4EH  <a href="#">Erection of a single storey side extension following demolition of existing garage and playroom</a>  Comments required by 4 July</p> <ul style="list-style-type: none"> <li>• No change in footprint and no increase in number of bedrooms.</li> <li>• There should be some restrictions on works carried out in the tree root zone such a limiting storage of materials etc.</li> <li>• It could very easily become an annexe in the future</li> <li>• Parking 3 in a row not accepted under Hart’s standards. Use of extension as residential accommodation would increase parking demand.</li> </ul> <p>OBJECTION</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>17<sup>th</sup> July</p>
8	<p><b>Date of Next Development Control Committee Meeting</b></p> <p>8<sup>th</sup> July</p>

**Meeting closed: 8.20pm**

**Signed:.....**

**Date: .....**