



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 25<sup>th</sup> July 2022  
at 7pm in The Function Room, The Harlington

**Present:**

Cllr Hope  
Cllr Holt  
Cllr May  
Cllr Schofield

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Cllr Krishnmurthy Cllr Robinson
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 Notes</b>  The minutes of the development and control advisory group meeting held on Monday 11 <sup>th</sup> July were accepted as a correct record of the meeting.
5	22/01237/HOU 60 Avondale Road Fleet Hampshire GU51 3LQ <a href="#">Demolition of conservatory and erection of a single storey rear/side extension</a> Comments required by 25 July  Could have been designed to better integrate with the host building but as it's to the rear and does not increase the footprint of the existing building NO OBJECTION

22/01162/HOU

Brigadoon Broomrigg Road Fleet Hampshire GU51 4LR

Erection of two storey front extension, single storey rear extension, single storey link extension to garage with part garage conversion to habitable accommodation to include the insertion of two windows to ground floor side, the replacement of the garage door with a door and window and the removal of the dormer window, alterations to pitch of roof to create additional accommodation at second floor, removal of chimney, alterations to two windows to ground floor front, two windows to first floor front and dormer window to front, replace two windows to ground floor rear with one window and insert rooflight

Comments required by 27 July

#### OBJECTION

- What the link building adds is a kitchen area, so the annex could become totally independent of the main building with independent points of access to the front and rear. The significant difference in level (half a storey) makes access between the annex and the main building difficult and therefore more likely to be independent living accommodation. Question if it will be used as a separate dwelling?
- Property sits in Character Area 6 of the North Fleet Conservation Area. **Paragraph 9.2 of the NFCA Character Appraisal and Management Proposals Maintaining the existing buildings and their boundaries** highlights the issue of “the need to prevent unsympathetic changes to the existing houses such as oversize extensions or changes to the elevations and details” and recommends “the District Council will encourage property owners to retain the architectural features of their buildings and will refuse planning applications for extensions which are considered to be either too large or badly designed”
- In this instance current property very much respects the character of the conservation area but works to front elevation will totally change the character of the building
- The extensive use of large double storey high black framed windows significantly changes the character of the property which although not visible from the road will still have a negative impact on the overall character of the Conservation Area and be contrary to the recommendations of the Management Proposals. The proposal neither preserves or enhances the character of the area.
- Breaches Policy 16 of the Fleet Neighbourhood Plan:
  - 1. Development shall be designed to preserve or enhance the special heritage character of the Conservation Area and shall be of suitably high quality design
  - 3 iii Follow historic precedent as to traditional forms in terms of height bulk the use of vernacular **materials and the grain of development**
- Breaches Fleet Neighbourhood Plan Policy 10 General Design Management Policy:
  1. **Development shall complement and be well integrated with neighbouring properties** in the immediate locality in terms of scale density massing separation layout **materials** and access
  2. Architectural design shall reflect high quality local design references in both the natural and build environment and **reflect and reinforce local distinctiveness**
- Fails to observe the general direction of NBE9 Design

22/01261/HOU

61 Connaught Road Fleet Hampshire GU51 3LP

[Demolition of utility room and garage and erection of a single storey side extension](#)

Comments required by 28 July

#### OBJECTION

- Design and Access statement makes reference to Policy URB16 which is a superseded policy not continued in the current Local Plan, it has been replaced by LP Policy NBE9
- The proposed extension bears no architectural relationship with the host building. It breaches LP Policy NBE9 a) as it does not reflect or incorporate the distinctive qualities of its surroundings
- Breaches Fleet Neighbourhood Plan Policy 10.2 Architectural design shall reflect high quality local design references in both the natural and the built environment and reflect and reinforce local distinctiveness
- A parking plan is needed that meets Hart's standards due to the loss of the garage

22/01359/FUL

10 Richmond Close Fleet Hampshire GU52 7UJ

[Demolition of an existing garage and erection of a 3 bedroom detached bungalow](#)

Comments required by 28 July

A new bungalow in Feet is most welcome. The only issue is the front garden of No.10 will have to be converted to parking which means a loss of green space contrary to Fleet Neighbourhood Plan Policy 15 Front Gardens, but if covered with a porous surface could be permitted development

The existing frontage of the proposed property is already gravel, no greenery

NO OBJECTION subject to :

1. Addition of some greenery to front garden
2. Paved areas are kept to a minimum
3. All surface water drainage including roof drainage is accommodated in a SUDS system

22/01103/FUL

156 Fleet Road Fleet Hampshire GU51 4BE

[Erection of one dormer window, removal of one rooflight and insertion of one rooflight to the rear to facilitate the conversion of the loft to habitable accommodation \(part retrospective\)](#)

Comments required by 28 July

- Conversion of the upper floors from commercial to residential under permitted development was approved in 2020 for 2 x 1 bedroom flats
- A key issue was parking 1 space per flat was a condition of approval
- The intention now is to increase the accommodation to 1 x 1 bed and 1 x 2bed
- They are creating an additional parking space by relocating the bin store
- The bike store has been moved over to the commercial bin store area – is this hygienic?
- The Waste Management Team have questioned the location of the bins for collection

	<ul style="list-style-type: none"> <li>Regarding access to bins question if the end of Birchays car park practical? Commercial waste must be removed from the site by a commercial operator – is it intended to use the same contractor to remove domestic waste? Needs clarification</li> <li>As long as there is no alteration to the front elevation appears acceptable</li> </ul> <p>NO OBJECTION subject to front elevation not being changed.</p> <p>22/01409/HOU 53 Elvetham Road Fleet Hampshire GU51 4QP <a href="#">Erection of a single garage</a> Comments required by 1 August</p> <p>OBJECTION</p> <ul style="list-style-type: none"> <li>This is the resubmission of a previously refused application with the only major change being the orientation of the garage</li> <li>There is a strong building line along Elvetham road which establishes part of the character of the area. Although this is not in itself grounds for objection, the fact that it impacts on the street scene as the structure is 3.7m high and will be seen from the road does not preserve or enhance the Conservation Area. This property is in Conservation Area Character area 7.</li> <li>Breaches Fleet Neighbourhood Plan Policy 10 General Design Management 10.1 “Development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale density massing separation layout materials and access” 10.3....how heights of development will not be overbearing or dominant in the existing street scene</li> <li>If having garage to protect vehicle from vandalism the back of the property with access off Queen Mary’s Close would be a better solution rather than right on the front of Elvetham road in full view.</li> </ul>
6	<p><b>To Note:</b> Review of weekly lists</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>17<sup>th</sup> August 2022</p>
8	<p><b>Date of Next Advisory Group Meeting</b></p> <p>8<sup>th</sup> August 2022</p>

**Meeting closed: 7.45pm**

**Signed:**.....

**Date:** .....