



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 26th February 2024
at 7pm in The Function Room, The Harlington

Present:

Cllr Schofield
Cllr Holt
Cllr Hope
Cllr May
Cllr Robinson

Officers: Charlotte Benham

1	Apologies No apologies received.
2	Declarations of interest to any item on the agenda None declared.
3	Public Session None present.
4	Approval of the Notes The minutes of the development and control advisory group meeting held on Monday 12 th February were accepted as a correct record of the meeting.
5	24/00259/HOU 10 Courtmoor Avenue, Fleet GU52 7UF Erection of a single storey front extension, single storey rear extension and open front porch. Comments required by 27 February <ul style="list-style-type: none">• No Objection in principle as it has no impact on the neighbours and maintains the street scene.• In accordance with Hart's latest SPD this is effectively a 5 bedroom house (Study with access to a bathroom) which means that 4 parking spaces are required which appears to be able to be accommodated on site. NO OBJECTION subject to an amended parking plan to accommodate 4 spaces

23/02538/HOU

7 Glendale Park, Hitches GU51 5JL

[Alterations to existing hard landscaping](#)

Comments required by 27 February

- Minimal work to main property - primarily a replacement of the gravel drive with a resin bonded surface and widening of a path. Assume to improve disabled access.
- Work would be undertaken within the root protection area of some significant trees and so needs careful supervision.
- Property is in the NFCA but recognised as a late infill property.

NO OBJECTION subject to the Condition for a tree arborist being present on site to supervise the works.

23/02463/HOU

26 The Cedars, Fleet, Hampshire GU51 3YL

[Erection of a single storey rear extension and front porch](#)

Comments required by 4 March

- Plot boundaries appears to be an issue. Question if they are they building on their neighbour's property and if so has permission been given?
- How does No.24 get out of their property?
- Extension is to the SE side of No.24 so will potentially take light off the back of the property and infringe the 45^o rule.

NO OBJECTION in principle subject to boundary issue being resolved and 45 degree rule not being breached.

24/00244/HOU

15 Florence Road, Fleet, GU52 6LG

[Demolition of conservatory and car port and erection of a single storey side and rear extension and new render finish.](#)

Comments required by 6 March

- Although this will not take light off No.13, it is a significant length of new build that will be visible close the boundary of No.13.
- If Hart's SPD is given weight, it is classed a 4 bedroom property (study with access to a bathroom) which requires at least 3 parking spaces. Three spaces in a row as shown on the plan isn't permitted and so only counts as 2 parking spaces - a new plan needs submitting.
- Concern about impact on neighbours - parking provision on site and fully rendered property would be out of character with the general street scene which is blend of brick and render.

OBJECTION

	<p>24/00327/HOU Richmond, Waverley Avenue Hampshire, GU51 4NW Demolition of existing storm porch and erection of a single storey front extension. Comments required by 6 March</p> <ul style="list-style-type: none"> • Located in the NFCA, but the proposed works are to the rear of the property (front faces away from the road). • Impact is negligible and has no impact on the character of the area. <p>NO OBJECTION</p>
6	<p>To Note:</p> <p>Review of weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>13th March</p>
8	<p>Date of Next Advisory Group Meeting</p> <p>11th March</p>

Meeting closed: 7.40pm

Signed:.....

Date: