



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 27th March 2023
at 7pm in The Function Room, The Harlington

Present:

Cllr Schofield
Cllr Holt
Cllr Hope
Cllr May
Cllr Robinson

Officers: Charlotte Benham

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| 1 | <p>Apologies</p> <p>None received.</p> |
| 2 | <p>Declarations of interest to any item on the agenda</p> <p>Cllr Schofield declared an interest in 23/00622/LDC.</p> |
| 3 | <p>Public Session</p> <p>None.</p> |
| 4 | <p>Approval of the Notes</p> <p>The minutes of the development and control advisory group meeting held on Monday 13th March were accepted as a correct record of the meeting.</p> |
| 5 | <p>23/00425/GPDOFF 219 - 221 Fleet Road Fleet Hampshire GU51 3BW Change of use of second floor from Rest area/Offices into a two bedroom flat, replace one window to first floor side with a door and block up one window to second floor side Comments required by 27 March</p> <ul style="list-style-type: none"> • Flat area measured as– 55.6m² including the stair well – this does not meet minimum space standards. Min space standard for a 2 bed x 3 person flat is 61 m² • No parking identified – need a parking plan that meets Hart’s Technical Advice Note |

No Objection in principle but OBJECTION until checks are made that flats meet minimum space standards and parking plan has been submitted.

23/00477/HOU

Beechwood Lodge Herbert Road Fleet Hampshire GU51 4JN

[Erection of part single and two storey side extension and single storey rear extension following demolition of lean-to and bay. Erection of new entrance gates and brick piers and fencing](#)

Comments required by 27 March

Proposed house extensions are acceptable as they blend well with the host building but OBJECTION to the proposed wall and gates.

- This is located in the NFCA area 1 - Negative aspects stated as “use of brick walling to define boundaries and inappropriate entrance gates,”
- Para 9.2 of the Management Proposals at page 29:
The District Council will continue to enforce the existing Article 4 Direction and will encourage property owners to keep vegetation if carrying out works to their front gardens.

23/00532/HOU

Lakeside House 16A Cove Road Fleet Hampshire GU51 2RN

[Erection of a single storey side extension and first floor side and rear extension.](#)

Comments required by 27 March

- Main view of this development is from the railway line which will see the elevation most impacted by the proposed single storey development which is not in character with the host building.
- One of the main concerns of the original planning application was to retain the belt of trees that form the edge of the lower pond. This extension will require special foundations for the side extension and tree/tree root protection works. These works must be made part of a Condition to any planning approval and the work should be regularly inspected and only allowed to progress once HDC officers are satisfied all the conditions for each stage have been met.

NO OBJECTION in principle subject to a Condition that special tree root protection measures are undertaken and inspected regularly by HDC at each stage as above

23/00622/LDC

5 Brookly Gardens Fleet Hampshire GU51 3LL

[Relocate front door from the side to the front and removing the cladding at the front of the property and changing it to brickwork to match the existing bungalow](#)

Comments required by 31 March

This a LDC to legitimise works carried out more than 10 years ago and legitimises that no enforcement action can be taken against the owner.

NO OBJECTION

23/00499/HOU

The Chalet 5A Alton Road Fleet Hampshire GU51 3HL

[Erection of an attached garage](#)

Comments required by 3 April

OBJECTION

- Under Hart's Technical Advice Note a single garage does not count as a parking space. A 2-bedroom house needs 2 parking spaces and as there is only around 5m left of the drive, that is only adequate for 1 car therefore parking is inadequate.
- The design obscures the kitchen window on the side of the house limiting light entry through only 1 north facing window.

23/00488/FUL

Whinrood Victoria Hill Road Fleet Hampshire GU51 4LG

[Erection of dwelling on garden land at Whinrood](#)

Comments required by 4 April

OBJECTION

- This is the fourth application after 3 Appeal rejections
- The sub-division of plots is a fundamental breach of "preserving or enhancing" the special character of the NFCA
- The computer-generated images show the property to A) be very visible from the road and B) reveals significant roof lights to the second storey bedroom which is uncharacteristic of one of the more historic areas of the NFCA.
- The attempt to prevent views of the new property from Victoria Hill Road has resulted in 2 new trees being planted to the front of the new property.
- The Landscape architect has not objected in principle but has made a number of specific comments related to the proposed planting. Of concern are the comments related to the two trees to be planted as supposed screening to the front of the property. He is suggesting a variety that will not cast too much shadow on the front of the property but which will in turn not provide the level of screening that would be required.
- Timber boarding to the front boundary is retained which again goes against the character of the NFCA.
- The heritage impact assessment starts by saying that the plot is 0.15 Ha or 0.37 acres which beaches Policy URB18(i) which states minimum plot sizes to be 2 dwellings/acre or 1/0.2Ha. This is another attempt to erode the principal character of the area, large houses in large plots.
- The NFCA Management Proposals at page 28 states:
 - *The District Council will resist applications which fail to preserve or enhance the special character of the conservation area as described in this document and also those developments which would result in the amalgamation of the existing plots and the consequent loss of historical form of development where it fails to respect or enhance or preserve the character and appearance of the conservation area.*
 - *The District Council will resist applications for new buildings which do not follow the established historic form of development in terms of height, bulk and plot ratios.*
- Planning application 22/02171/CA related to tree "management" was a scene setter for this application as it removed established trees in the proposed access to this development.

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| | <ul style="list-style-type: none"> Although related to existing properties at para 7.2 of the NFCA character Appraisal and Management Plan it states the protection of front gardens including resistance to the creation of parking areas. The landscaping plan shows block paving to parking areas to the side of the proposed property. <p>23/00559/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 4 April</p> <p>OBJECTION</p> <ul style="list-style-type: none"> The front of the property is already used as an extensive parking area in breach of Fleet Neighbourhood Plan Policy 15 - front gardens. Question if frontage is currently being used as a workshop/business and if so is this permitted? The proposed garage size does not comply with HDC's Technical Advice Note which requires a double garage to have internal dimensions of 6 x 7 metres – the proposed is only 5.5 x 5.2m. Meeting the standard would mean the garage would obstruct access to the front door. If left as is it cannot count as a double garage. The current front window to a bedroom is to be filled in and a new side window introduced. Although no longer a planning issue the proposed development will bring the front of the property forward of the established frontages of the adjacent properties. <p>23/00568/HOU 10 Lyndale Drive Fleet Hampshire GU51 3JH Erection of a single storey rear extension and an open porch Comments required by 5 April</p> <p>NO OBJECTION</p> |
| 6 | <p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>22nd March</p> |
| 7 | <p>Date of Next Advisory Group Meeting</p> <p>Tuesday 11th April</p> |

Meeting closed: 7.45pm

Signed:.....

Date: