



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Tuesday 29<sup>th</sup> August  
at 7pm in The RVS, The Harlington

**Present:**

Cllr Schofield - Chair  
Cllr Hope  
Cllr May

**Absent:** Cllr Holt

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Apologies received from Cllr Robinson.
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 14 <sup>th</sup> August were accepted as a correct record of the meeting.
5	23/01634/HOU The Garden House,4 Knoll Road, Fleet, GU51 4PP <a href="#"><u>Erection of a single storey rear extension and conversion of garage to habitable accommodation, replacement of conservatory roof and hip to gable roof extension, erection of a dormer window to front and insertion of one roof light to front and two roof lights to rear to facilitate the conversion of the loft to habitable accommodation</u></a> Comments required by 31 August <ul style="list-style-type: none"><li>No Objection in principle with the proposed amendments to the main building as they generally look in keeping with the host structure and the finishes maintain the character of the building</li></ul>

- Increase from 3 to 4 bedrooms requires 3 allocated parking spaces and 0.5 unallocated spaces. The existing garage would not be considered a parking space. There is parking for 3 vehicles shown on the Block Plan but they are in a line which breaches Hart's Parking TAN. It does not appear possible to park in any other configuration and is therefore inadequate.

NO OBJECTION in principle but breaches parking regulations

23/01731/HOU

1B Alton Road, Fleet, GU51 3HL

[Conversion of loft into habitable accommodation, erection of front, side and rear extensions following demolition of garage and conservatory](#)

Comments required by 31 August

- This is the conversion of a modest 2 bedroom bungalow into a 5 bedroom chalet bungalow. Although 2 bedrooms are being retained at the ground floor level there is no ground floor bathroom, so the proposed development breaches Fleet Neighbourhood Plan Policy 11 - Safeguarding building stock for people of limited mobility including people with disabilities or older people. Section 11.3 in particular states that proposals that result in the loss of homes especially suited to occupation by older people and/or people with limited mobility will not be supported.
- Parking spaces should be 2.5 x 5.0m which are a tighter fit than indicated on the plans. Providing adequate space for 4 vehicles and their turning areas would result in the proposal also breaching Fleet Neighbourhood Plan Policy 15 - Residential gardens as it would not be possible to retain at least 50% of the front garden as soft landscape.
- The proposal also results in a significant increase in hard surfacing particularly the roof space which will result in a much faster runoff from the developed area and so a drainage proposal incorporating SUDS is necessary.

OBJECTION

23/01728/HOU

6 Pondtail Close, Fleet, GU51 3JR

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

Comments required by 31 August

Demolition of an old concrete panel garage and replacement with a substantial brick built structure with a tiled roof and numerous windows and double doors. Proposed structure is tall at 3.5m but area immediately to the north is a driveway so causes no issues.

NO OBJECTION

23/01747/HOU

12 Avondale Road, Fleet GU51 3LE

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

Comments required by 31 August

No change in the number of beds and extension is all to the rear and blends well with the host building. Only issue is ensuring the window to the new ensuite is obscure glass.

NO OBJECTION subject to amending the plans to obscure glass as above.

23/01729/HOU

55 Wood Lane, Fleet, GU51 3ED

[Erection of a single storey rear extension following demolition of existing conservatory](#)

Comments required by 31 August

NO OBJECTION

Issue of drains raised by the neighbour can be dealt with outside planning.

23/01790/HOU

29 Avondale Road, Fleet, GU51 3LE

[Erection of a part two storey, part single storey rear extension, insertion of two roof lights and alterations to fenestration.](#)

Comments required by 7 September

- Development will go from 4 to 5 bedrooms thus requiring 4 parking spaces
- Size of existing garage is not given but if it is less than 6 x 7m it will only be classed as a single garage and not counted as a parking space (Hart's TAN 5,12, 5.13)  
4 spaces will therefore be required in the front garden. Need a parking plan to demonstrate 4 spaces at 2.5 x 5.0 m.
- Appears front garden will predominantly become parking contrary to Fleet Neighbourhood Plan Policy 15 - Front gardens. Loss of green space has a negative impact on biodiversity and each development should demonstrate a net gain.

NO OBJECTION subject to resolution of parking issues mentioned above and submission of new parking plan

23/01789/HOU

62 Dinorben Avenue, Fleet, GU52 7SH

[Demolition of existing porch and replacement with new porch.](#)

Comments required by 7 September

NO OBJECTION

23/01855/AMCON

Rye Logistics Park, Fleet, GU51 2UY

[Variation of Condition 7 and the associated removal of Conditions 15 and 16 attached to Planning Permission 21/02894/AMCON dated 01/06/2022](#)

Comments required by 11 September

OBJECTION

- Developer has relied totally on technical papers to support the case for permitting HGV's to operate in either direction. No more detailed data or data specific to this site has been submitted therefore the information is still not sufficient to make a decision
- Should planning conditions be relieved to assist the developer to promote the site?
- Our previous comments still apply

	<ul style="list-style-type: none"> <li>• Support residents objections – conditions were set for approval of planning application and these should stand otherwise permission would not have been given.</li> </ul>
	<p>Additional Item:</p> <p><b>HDC Settlement Capacity Study</b></p> <p>HDC are undertaking a new settlement capacity and intensification study, exploring the potential for growth and regeneration opportunities within Hart’s existing towns/villages. This will help indicate how many new homes could potentially be accommodated without the need to build on green fields. HDC are asking for landowners, residents and organisations to suggest sites that could or should be developed within existing settlements. A list of the types of sites they’re interested in and additional information is listed on the website (link below).</p> <p>Submissions must be made by 5pm on Friday 22 September 2023 and can be made online here &gt; <a href="#">Settlement capacity study   Hart District Council</a></p> <ul style="list-style-type: none"> <li>• Members noted the areas being looked at as part of the study listed on Harts website</li> <li>• Members noted the type of sites Hart are interested in listed on Harts website</li> <li>• The Brownfield sites list for Fleet currently is short and the only significant development site has already had a Pre-App for a Mcarthy Stone retirement development.</li> <li>• For Fleet Town Centre the only option would be to build higher (storeys) which would ruin the street scene and adversely change the character of the centre of the town</li> <li>• Only option that may be viable in Fleet is the Ancells Farm business park area although that has existing restrictions.</li> <li>• Intensifying development in the main urban area of Fleet would mean Hart having to abandon the Adopted Urban Characterisation and Density Study.</li> <li>• Infrastructure should be built before considering new housing – there are already problems with e.g. doctors, schools being over subscribed and roads becoming congested. Members will not promote any sites for development until these issues are resolved and supporting infrastructure put in place. It is therefore not considered that Fleet has any suitable areas – Hart should look at other areas on the list which present plenty of opportunities.</li> </ul>
6	<p><b>Noted:</b></p> <p>The weekly lists</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b> 13<sup>th</sup> September</p>
8	<p><b>Date of Next Advisory Group Meeting</b> 11<sup>th</sup> September</p>

**Meeting closed: 8.15pm**

**Signed:**.....

**Date:** .....