



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 29<sup>th</sup> January 2023  
at 7pm in The RVS, The Harlington

**Present:**

Cllr Schofield  
Cllr Holt  
Cllr May

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Apologies received from Cllr Hope and Cllr Robinson.
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3	<b>Public Session</b>  3 members of the public were in attendance to support application 23/02820/FUL, Atrium House ,89 Fleet Rd including a developer from Forays Homes: <ul style="list-style-type: none"><li>• Current building not commercially viable so unused</li><li>• Proposed plans more attractive that current state</li><li>• Parking provision stated to be based on data, not Hart's SPD</li><li>• Have already asked their contractors to check site access</li><li>• All units have rear garden access so bins can be stored in back garden – can look into waste storage again.</li><li>• Can confirm drainage plans. Overall hard standing is reduced from current position.</li></ul>
4	<b>Approval of the Notes</b>  The minutes of the development and control advisory group meeting held on Monday 8 <sup>th</sup> January were accepted as a correct record of the meeting.
5	Applications to consider:  23/02740/HOU 54 Pondtail Road Fleet Hampshire GU51 3JF

Erection of a single storey rear extension, alterations to roof of existing study and snug, doors and windows to ground floor side and rear and hard landscaping

Comments required by 18 January

- Increase from 3 to 4 bedrooms requires 3 allocated parking spaces. All would need to be to the front of property as garage no longer counts as a parking space under Harts standards.
- If the study is deemed a potential bedroom, then a 5-bedroom house requires 4 parking spaces. Either way the whole of the front garden will be given over to parking which breaches Fleet Neighbourhood Plan Policy 15.
- Proposed extension would appear to have no impact on neighbours or the street scene.

NO OBJECTION in principle but concern over parking issues and impact on local character, carbon absorption loss and impact on biodiversity.

23/02745/HOU

4 Forest End Fleet GU52 7XE

Demolition of garage and utility room and erection of a two storey side extension to include replacement garage, single storey front extension and single storey rear extension. Conversion of loft into habitable accommodation to include rear dormer and insertion of 1 velux window to the front roof slope.

Comments required by 23 January

- Going from 3 to 4 bedrooms and potentially 5 bedrooms with a study that could also become an additional bedroom. 4 bedrooms require 3 allocated and 0.5 unallocated parking spaces, but if deemed a 5 bedroom house will need 4 parking spaces.
- In any event the whole of the front garden will be given over to parking so will breach Fleet Neighbourhood Plan Policy 15 - front gardens, resulting in a loss of soft landscaping and a reduction in carbon absorption and loss of biodiversity. If approved then there should be a condition for compensation planting as a minimum.
- Potential breach of the 45<sup>0</sup> rule as rear extension comes within the view of the neighbour's rear windows.

No objection in principle to development but OBJECTION on grounds of parking issues

23/02729/HOU

14 The Lea Fleet Hampshire GU51 5AU

Erection of a single storey rear extension following demolition of existing conservatory, single storey front extension following demolition of existing porch and alterations to one window to ground floor rear

Comments required by 23 January

- Garage does not count as a parking space under Hart's standards, so 3 parking spaces are required to the front of the property. Plans look as if it would be difficult to accommodate three parking spaces.
- It is indicated that the proposed rear extension matches the neighbouring property. If this is correct then no issue.

NO OBJECTION in principle but concern over parking issues

23/02596/HOU

9 Highland Drive Fleet Hampshire GU51 2TH

[Retention of outbuilding.](#)

Comments required by 23 January

- This structure is very visible from two viewpoints and has an impact on the street scene. The materials and colour make the structure stand out from the host building.
- It has been suggested by a neighbour that the “rear/side garden” be enclosed with a fence to remove the impact of the structure and make it effectively a rear garden feature. This would appear a practical solution.

NO OBJECTION in principle subject to condition that outbuilding be made more in keeping – either through screening or by staining surface a darker colour more in keeping with surrounding brickwork.

23/02798/GPDCOM

Flagship House Reading Road North Fleet

[Application to determine if prior approval is required for a proposed change of use from commercial, business and service \(Use Class E\) to dwelling houses \(Use Class C3\) to provide 16 apartments with associated parking, cycle parking and refuse storage](#)

Comments required by 23 January

- This appears unusual as it is not being proposed to convert the whole building to residential – is this therefore eligible as a hybrid application?
- A relatively thorough analysis of the potential problems has been raised by an employed firm of Town Planners. There are a number of conditions that have to be met to secure prior approval, one of them is not securing SANG land if development is within the control zone of the SPA.
- The vast majority of the proposed apartments are at the very minimum end of the minimum gross internal area. They meet the minimum which probably makes them “legal” but highly undesirable.
- Also do not need more flats in Fleet, although this is not a planning issue.
- Question is if enough parking is being left for commercial use – need the split of commercial vs residential.

23/02647/HOU

44 Frere Avenue, Fleet, GU51 5AP

[Erection of single storey rear extension following demolition of single storey element and first floor side extension over the garage](#)

Comments required by 26 January

- Proposed development of the host building looks acceptable, extension blends well with the original residence.
- The primary issue is parking. Increased from 3 to 4 beds, so requires 3 allocated parking spaces. All need to be to the front as the garage no longer counts as a parking space. Looks to be adequate space but the whole of the front garden would be given

over to parking which breaches Fleet Neighbourhood Plan Policy 15 - front gardens, where 50% of the front garden should be retained as soft landscaping.

- Development should produce a 10% increase in biodiversity, the loss of soft areas contradicts this requirement.

NO OBJECTION in principle but concern over parking issues and breach of Neighbourhood Plan, policy 15

23/02550/HOU

10 Magnolia Way, Fleet, Hampshire, GU52 7JZ

[Erection of a two storey front infill extension and front porch. Alterations to existing roof and fenestration](#)

Comments required by 22 January

Hart have already Refused Planning – no comment.

24/00086/GPDBUH

92 Connaught Road, Fleet, GU51 3LP

[Construction of an additional storey within the limitations of Part 1 Class AA of the consolidated General Permitted Development Order](#)

Comments required by 2 February

This is the Permitted Development fall back for the breach of Fleet Neighbourhood Plan Policy 11, retention of bungalows. It appears to have been constrained within the permitted development limitations so unable to object but it is still the loss of a bungalow which is regretted.

23/02820/FUL

Atrium House ,89 Fleet Hampshire, GU51 3PJ

[Erection of 7 dwellings \(3 x 2 bed and 4 x 3 bed\) together with associated car parking, cycle and refuse storage and landscaping, following the demolition of the existing office building.](#)

Comments required by 1 February

- The introduction of small family houses is to be applauded and fills a market void.
- Interesting design which if built as illustrated would be attractive and complement the street scene – also appreciated to see some greenery included.

NO OBJECTION in principle but serious concerns over following issues:

- 1) Parking provision is inadequate under Hart's new SPD - 18 spaces required (para 5.5) rather than 12. Looks as if no more can be accommodated on site and no immediate on road parking adjacent to the site..
- 2) Concern over adequacy of waste provision as each property needs two bins and a glass box. Bin storage to frontage of properties is unsightly so could be stored in rear gardens but would need to be taken to kerb for collections. Kerb site waste bin holding area needs to be clearly identified. Developer can look into again.
- 3) Access and exit from the site as highlighted by the Highways Officer – Fleet Road is a busy road in the morning and evening rush hours. Confirmed developer has asked their contractor to check access plans are adequate so as not to cause delays on Fleet Road.

	<p>4) 89% of the site being used for development with no obvious SUDS provision (acknowledged the hard standing area is less than present – developer to confirm drainage details.</p> <ul style="list-style-type: none"> <li>• There is a slight issue that the dimensioned drawings do not appear to match the scale.</li> </ul> <p>24/00076/FUL  4 Woodman Court, 160 Albert Fleet GU51 3YE  <a href="#">Replacement of existing windows with uPVC double glazed windows</a>  Comments required by 1 February</p> <p>NO OBJECTION</p>
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>6<sup>th</sup> February</p>
8	<p><b>Date of Next Advisory Group Meeting</b></p> <p>12<sup>th</sup> February 2024</p>

**Meeting closed: 8.20pm**

**Signed:**.....

**Date:** .....