



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 8th April 2024
at 7pm in The Function Room, The Harlington

Present:

Cllr Schofield
Cllr Holt
Cllr Hope
Cllr Robinson

Officers: Charlotte Benham

1	Apologies Apologies received from Cllr May
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 25 th March were accepted as a correct record of the meeting.
5	24/00335/FUL 176 Fleet Road, Fleet, Hampshire GU51 4DE <u>Erection of first floor front, side and rear extensions, change of use of part of ground floor and whole of first floor to residential and creation of a second floor to provide 9 flats (3 x 1 bed and 6 x 2 bed) and alterations to shopfront and fenestration</u> Comments required by 8 April

- This a bank conversion to one flat to rear of ground floor and 4 flats per floor for level 1 and 2. The majority of the flats only just meet the minimum space standards.
- It is likely the two bedroom flats would have at least 2 cars and the one bedroom flat 1 car as a minimum so 15 parking spaces in total. Hart's standards require 21 parking spaces but argued that visitor parking can be accommodated in nearby public car parks. Only 1 space per flat is being suggested so a total of 9 spaces which is inadequate.
- No parking provision is made for the commercial space – parking is required to make unit viable, especially for staff parking.
- Argument is again that this is a sustainable site with ready access to buses and rail station but buses are not frequent.
- Plenty of bicycle storage but no discussion regarding lack of dedicated cycle routes and the condition of non-statutory cycle lanes.
- Some concern over the amount of natural lighting, especially for rooms on the right elevation facing north.
- Assume the flats will be serviced by a commercial waste collection otherwise bins would need to be taken kerbside on Victoria Road.
- Bin storage looks inadequate for the number and types of bins required.

OBJECTION

24/00519/HOU

181 Tavistock Road, Fleet GU51 4HG

[Removal of hedge and erection of a wooden fence with concrete posts to front and side. Fence height of 1.5m at front on to highway, top 0.3m to be trellis and final panel at 1.8m \(retrospective\)](#)

Comments required by 8 April

- Can accept a fence alongside the alley way to protect rear garden as this is extensively used for access to the school, but a bare wooden fence in lieu of a substantial hedge is out of character with the Tavistock estate which is generally green.
- Privacy and public access could be maintained with appropriate maintenance of the hedge.
- Taking the Carthona Drive decision as an example that a change in local character becomes local character and 1.8m high front fencing will become an established character and flourish with a detrimental impact on the area.

OBJECTION – hedged frontage would be more in keeping with area and suggest it is returned to managed hedge.

24/00546/HOU

84 Clarence Road, Fleet, GU51 3RS

[Demolish part of the side extension and erection of a single storey ground and side extension and first floor rear infill extension. Insertion of one window first floor side and one door ground floor side](#)

Comments required by 8 April

- No change to the front elevation and proposed rear elevation is tidier than existing.
- Stated to have on-site parking but shows 1 vehicle only.
- Proposed changes can be considered to increase number of bedrooms to 4 with downstairs room with access to shower room counted as a bedroom in accordance with Hart's Design Document.

No Objection in principle but parking issues need resolving

24/00588/GPDCOM

Flagship House, Reading Road North, Fleet

[Change of use of the two vacant units at ground and first floor from commercial, business and service to residential to provide 16 apartments with associated parking, cycle parking and refuse storage](#)

Comments required by 10 April

- The conclusion of the report on the development meeting permitted development standards states *"Conclusions - the proposals have been designed to provide high quality residential units, that comply with the required guidelines and legislation under Class MA of the GDPO as confirmed in the accompanying reports and above.."*
- Fleet does not need more flats let alone studio apartments of 37m² – this is student accommodation.
- This is a developer exploiting the government's drive to demonstrate housing development at any cost. This is a future slum development.
- It meets an appalling standard that should not be permitted.
- There is one area of low-lying land adjacent to the building, shown as an area of flooding, that is a designated disabled parking bay – this is a clear demonstration of the developer's consideration of the future residents.
- Potential for sealed windows to meet noise requirements but then have no fresh air only ventilation systems.

If meets permitted development then cannot object.

24/00466/HOU

75C Aldershot Road, Fleet GU51 3NW

[Erection of a two storey side extension and new detached garage](#)

Comments required by 10 April

- Does the property have planning permission for shipping container that is apparently relatively permanent as it has some block foundations? Will it be removed after development? Assume site will also be tidied.
- Is there sole ownership of the access road or shared with the adjoining houses?
- Double garage only counts as one space. Total of 4 spaces are required which can be accommodated on site.

NO OBJECTION subject to clarifications to questions above.

24/00590/HOU

16 Beechwood Close, Church Fleet Hampshire, GU51 5PT

[Erection of a single storey rear extension with internal alterations and alterations to fenestration](#)

Comments required by 16 April

	<p>NO OBJECTION</p> <p>24/00612/HOU 122C Reading Road South Hampshire GU52 7TP Erection of a detached garden room Comments required by 23 April</p> <ul style="list-style-type: none"> • This appears as an excessively large development at the bottom of the garden taking up 10 x 10 x 4.5m high. It is the size of a modern 3-bedroom bungalow at the bottom of the garden. • From the photographs there has been extensive tree clearance at the bottom of the garden. • Electricity only now but services could be supplied. • Over development impacting the amenity of adjoining neighbours. <p>No Objection in principle to a garden room but serious concern that the proposed development is exceptionally large and out of character..</p>
6	<p>To Note:</p> <p>Review of weekly lists</p> <p>To note: licence for Chimera - no objection as timings seem reasonable. Esco licence – objected but has been approved.</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>10th April</p>
8	<p>Date of Next Development Control Committee Meeting</p> <p>Meeting rescheduled to 29th April at 7pm in the RVS.</p>

Meeting closed: 7.50pm

Signed:.....

Date: