



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

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

Present:

Cllr Holt
Cllr Hope
Cllr Schofield

Officers: Louise Rogers

1	Apologies Cllrs Chenery and Robinson
2	Declarations of interest to any item on the agenda None declared
3	Public Session None present
4	Approval of the Minutes The minutes of the Planning Development Control Committee meeting held on Monday 24 th June were accepted as a correct record of the meeting.
5	24/01194/HOU 1 Hereford Mead, Fleet, Hampshire, GU51 2TN <u>Erection of a single storey rear extension and new front porch</u> Comments required by 8 July NO OBJECTION 24/00542/FUL 104B Kings Road Fleet GU51 3DU <u>Creation of a new crossover access off Kings Road and replacement and re-positioning of access gates</u> Comments required by 11 July <ul style="list-style-type: none">Assumed parking before the new gates is allocated to the flats and the rear parking to the detached house

- Assuming only one bedroom flats, four flats would require at least 4 parking spaces and preferably a visitor parking space
- Provision for only 2 parallel parking spaces and one on the access path which would block access to the rear parking. Inadequate and impractical parking.

OBJECTION on grounds of inadequate and impractical parking

24/01131/HOU

1 Denning Close Fleet Hampshire GU52 7SP

Demolition of existing porch and erection of a single storey porch and first floor dormer.

Comments required by 12 July

- No issue with the porch in principle
- Increase from 2 to 3 bedrooms needs 3 parking spaces. A parking plan needs submitting.
- The large dormer covers the new bedroom window and the stair well
- Pitched roof to dormer is out of character but necessary for internal headroom.
- If clad in boarding (Heritage statement states materials to match existing) it would blend with the host building

NO OBJECTION – a parking plan needs submitting that meets Harts standards

24/01277/HOU

19 Priors Keep Fleet GU52 7LB

Erection of a first floor side extension over garage and partial garage conversion.

Comments required by 12 July

- Visually acceptable
- Brings a full height blind wall close to the boundary which will impact the light and possibly be overbearing on the neighbouring property
- Parking requirement adequate but the whole front garden would be given over to parking which then breaches Fleet Neighbourhood Plan Policy 15, Front Gardens

NO OBJECTION in principle however it breaches Fleet Neighbourhood Plan Policy 15

24/01171/HOU

75 Basingbourne Road Fleet Hampshire GU52 6TQ

Erection of a two storey side extension, single storey rear extension, front entrance canopy and alterations to fenestration.

Comments required by 12 July

- Appears No.77 has already extended to the side - will this large side extension create a terracing effect and emphasise the overall scale of development?
- Will 3.9m deep rear extension impact neighbour No.77?

NO OBJECTION in principle as long as no impact adverse impact on neighbour.

24/01265/FUL

104C Kings Road Fleet GU51 3DU

[Demolition of porch and blocking up of door to ground floor side, erection of canopy and insertion of door to ground floor side and insertion of rooflight to side](#)

Comments required by 12 July

- Has front door access onto a shared driveway with only protection being 2 posts?
- Parking to front of property only achieved by driving on the public footpath
- Is an extra flat being provided A to E?
- Parking is the issue - parking alongside the house adjacent to a wall and fence needs additional 0.5m width which would total 3.0m and only 2.7m is available

OBJECTION on grounds of inadequate and impractical parking

24/01135/HOU

Bee Cottage 15 Loxwood Avenue Church Crookham Fleet Hampshire GU51 5NS

[Changing a single dormer on the front aspect of the house first floor to a box type dormer, pursuant to 17/00902/HOU.](#)

Comments required by 16 July

- This is a property that has been extensively extended and the proposal now potentially increases the property to 5 bedrooms (playroom opposite a bathroom at ground level with one designated bedroom)
- Proposed front elevation is totally out of keeping with the host building and totally out of character with the immediate surroundings which are predominantly single storey bungalows
- 5 bedroom property requires 4 parking spaces – 3+ in a row breaches Hart's parking standards. Para 5.19 states tandem parking will only count as 2 spaces even if there are 3 or more spaces in tandem. Inadequate parking.
- Poor design - out of character and does not compliment the host building

OBJECTION

24/01260/AMCON

Hartland Park, Ively Road, Fleet, Hampshire

[Variation of Condition 1 attached to Planning Permission 23/00251/AMCON dated 31/07/2023 for: Minor Material Amendment \(Section 73 application\) to vary condition no. 2 attached to Planning Permission 21/00420/AMCON dated 06/05/2021 to allow changes to some dwellings in phase 2: - amendments to elevations - amendments to roofs - amendments to frontages to create a path - raising of roof height - extension to create a sun lounge - introduction of tax windows - introduction of diamond patterns in gables - removal of rooflights and addition of side window \(and vice versa\) which requires the development to be implemented in accordance with the approved plans/documents \(including any mitigation/enhancement recommended therein\) to permit substitutions of approved plans](#)

Comments required by 18 July

NO OBJECTION

6	<p>To Note:</p> <p>Review of weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>17th July</p>
8	<p>Date of Next Development Control Committee Meeting</p> <p>22nd July</p>

Meeting closed: 8pm

Signed:.....

Date: