



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 9<sup>th</sup> October 2023  
at 7pm in The Function Room, The Harlington

**Present:**

Cllr Schofield - Chair  
Cllr May  
Cllr Robinson  
Cllr Holt

**Absent:** Cllr Hope

**Officers:** Charlotte Benham

1	<b>Apologies</b>  No apologies received
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 9 <sup>th</sup> October were accepted as a correct record of the meeting.
5	23/02051/HOU 11 Fairmile, Fleet, GU52 7UT <a href="#"><u>Erection of a two storey rear extension, conversion of loft into habitable accommodation with rear dormer, single storey rear extension to garage and removal of sheds.</u></a> Comments required by 12 October <ul style="list-style-type: none"><li>• This follows our objection to a previous application 22/02803 – has been modified slightly to take account of the removal of the French Doors and Juliet Balcony</li></ul>

- This application cannot be considered in isolation of 13 Fairmile otherwise it needs to be dismissed on the grounds of the impact on the neighbouring property due to taking away light from the back of the adjoining property and infringing the 45° rule Either the application needs to be submitted in its own right to HDC, or at the same time to remove this issue.
- Fully support the Drainage Officers objection.
- This development occupies a significant area of the plot and increases the roof area that needs to be drained without any impact on local flooding and there is no SUDs design included in the application.
- The rear neighbour has a concern that the proposed rear roof extension with windows at the second storey will result in serious overlooking and loss of privacy.
- Proposed layout requires conversion of front garden to parking in breach of Fleet Neighbourhood Plan Policy 15 Residential Gardens as it will result in a loss of ecological and landscape value
- Overdevelopment of the plot - continuous development to rear boundary of the plot.
- No details of the development beyond the garage.

OBJECTION on the following grounds:

1. Impact and loss of light on No.13 – stating there will be a future application for no.13 cannot be used to resolve this current issue
2. Drainage being resolved through a SUDS system
3. Overlooking of the rear neighbour's property dues to uncharacteristic 3 storey development
4. No obvious improvement over previously rejected application

23/02079/HOU

16 Spruce Way, Fleet, Hampshire 3JB

[Erection of a single storey rear extension, single storey side extension following demolition of existing carport, porch canopy, conversion of garage to habitable accommodation, replacement of flat roof to existing garage and carport with pitched roof, blocking up of one window and insertion of two windows to ground floor side](#)

Comments required by 19 October

- Does not appear to impact neighbours
- Primary issue is parking - with the loss of the garage, the residual garage, the old car port is barely 4m deep and would not count as a garage under Hart's standards so all parking would be to the front of the property.
- Adding additional parking to front of property would mean the loss of the front garden and the potential breach of Fleet Neighbourhood Plan Policy 15 front gardens, as not maintaining 50% of the front garden as soft landscaping which means a loss of green space, therefore negatively impacting biodiversity and carbon absorption
- Only two vehicles shown – this is inadequate
- 2 of the downstairs rooms could potentially become bedrooms as there is a downstairs shower room. Parking issues would be made worse.

OBJECTION

	<p>23/02117/HOU  124 Kings Road, Fleet, GU51 3DU  <a href="#">Alterations to the existing single storey side extension to include a single storey front extension, alteration to the windows to front and rear and replacement of the pitched roof with a flat roof, alterations to the dwelling to include extension of dormer window and alterations to velux windows to side and alterations to one window to first floor front and one window to first floor rear</a>  Comments required by 23 October</p> <ul style="list-style-type: none"> <li>• The amendment to remove the pitched roof from the side extension is potentially an improvement as it reduces the impact of the side extension.</li> <li>• The room labelled study/bedroom – if use as a bedroom were lost it would breach Fleet Neighbourhood Plan Policy 11</li> </ul> <p>NO OBJECTION</p> <p>23/02120/LDC  124 Kings Road, Fleet, GU51 3DU  <a href="#">Application for a Lawful Development Certificate for an Existing extension of dormer window</a>  Comments required by 23 October</p> <p>Question why these amendments were not included in application 23/02117/HOU. This development is being amended as work progresses, not in accordance with approved plans.</p> <p>NO OBJECTION in principle but works should follow approved plans</p>
6	<p><b>Noted:</b></p> <p>The weekly lists</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>11<sup>th</sup> October 2023</p>
8	<p><b>Date of Next Meeting</b></p> <p>23<sup>rd</sup> October 2023</p>

**Meeting closed: 7.35pm**

**Signed:**.....

**Date:** .....