



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 9th January 2023
at 7pm in The Meeting Room, The Harlington

Present:

Cllr Schofield
Cllr Robinson
Cllr Holt
Cllr Hope
Cllr May

Officers: Charlotte Benham

1	<p>Apologies</p> <p>None</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3	<p>Public Session</p> <p>None.</p>
4	<p>Approval of the Notes</p> <p>The minutes of the development and control advisory group meeting held on Monday 19th December were accepted as a correct record of the meeting.</p>
5	<p>22/01088/FUL Cody Technology Park Ively Road Farnborough Hampshire GU14 0LX Erection of two storey data centre and plant enclosure on existing car park Comments required by 2 January</p> <p>NO OBJECTION – unclear what changes are</p> <p>22/02793/HOU 19 Cedar Drive Fleet Hampshire GU51 3HD Erection of a single storey rear extension following demolition of existing conservatory, single storey front extension, alterations to two windows to ground floor one side and blocking up of one window to ground floor other side Comments required by 3 January</p>

- Front extension appears to breach the 45° rule from the neighbours front window - needs looking into
- Potential tree issue – needs looking at by Hart’s tree officer
- need parking plan to confirm adequate parking under hart’s standards

NO OBJECTION subject to confirmation of parking plan and investigation of 45 degree rule

22/02828/HOU

5 Denning Close Fleet Hampshire GU52 7SP

[Proposed extensions to existing dormers front and rear, single storey front extension to garage, front porch, new front canopy and alterations to windows and doors](#)

Comments required by 12 January

- Extended garage only 2.6 x 5m so does not count as a garage under hart’s standards
- 4 bed house requires 4 parking spaces but looks to be adequate parking area to front of property
- Although on the canal there are no properties of any historical architectural merit
- French door and Juliet balcony provides additional light but creates potential overlooking issue

NO OBJECTION in principle as long as overlooking isn’t a major issue

22/03004/HOU

23 Glen Road Fleet Hampshire GU51 3QS

[Erection of a single storey rear extension, alteration to the front porch and windows and doors](#)

Comments required by 12 January

- Proposed to match existing materials except for change to window frames
- There is a large window looking across the back of the house and into the neighbouring property. This is directly alongside a large rear window and so should either be obscure glass or a high level window to reduce the potential for overlooking

NO OBJECTION in principle. Is window necessary? If approved window should be changed to obscure glass or a high level window to avoid overlooking

22/03029/AMCON

Rye Logistics Park Rye Close Fleet Hampshire 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 20 January

- Applicant is seeking to vary the on-site operational noise clause
- Major issue is changing the times of operation that HGV’s will be allowed to enter and leave the site and the direction of traffic being restricted as coming from the Minley Road direction and not from Cove Road

	<ul style="list-style-type: none"> • There would appear to be nothing to stop vehicles coming along Cove Road and proceeding to the junction with Minley Road turning right and right again into Ancells Road if this restriction is applied. Who will monitor it? • The current restriction will force HGVs coming off the M3 to go via the Minley Road towards the A30 and then turn down Minley Road towards Fleet at the roundabout adjacent to the A30 bringing HGV down a narrow winding road, totally unsuitable for HGVs • The primary intention is to stop vehicles passing the playground and the Ancells Farm Drive junction • If the traffic results are to be believed up to 100 HGVs travel in an easterly direction now and around 20 in a Westerly direction. They do operate 24 hours a day with very limited movements between midnight and 6am. • The figure of 100 HGVs east and 20 West is not supported by experience. Have all vehicles over 3.5 tonnes been classed as HGVs? The number of 85 vehicle movements that involve 40 tonne articulated units is not stated. It is these larger units that cause concern. • This development would add around 85 HGV movements a day roughly split 50/50 east and west bound. So around a 40% increase in the east bound flow and 200% increase in the west bound flow, but this only equates to 2 trips/hour but allowing for say 6 hours with no flow at night say 3 trips per hour in the day again diminishing after around 6pm. <p>Main issues will be for site users. Hart imposed the conditions, we defer to their judgement.</p>
6	<p>To Note: Review of weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>18th January 2023</p>
8	<p>Date of Next Advisory Group Meeting</p> <p>23rd January 2023</p>

Meeting closed: 8pm

Signed:.....

Date: