



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 13th January 2020 –RVS Offices, The Harlington

Present: Cllr Pierce
Cllr Holt
Cllr Jasper

Absent: Cllr Carpenter

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Apologies received from Cllrs: Wildsmith, Hope, Schofield 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 development and control meeting held on Thursday 19 th December were accepted as a correct record of the meeting.
5	Planning applications 19/02749/FUL The Scout Compound Basingbourne Road Fleet GU52 6TQ Construction of Scout hut replacement (following demolition of the existing Scout hut and camping store) Comments required by 15 January NO OBJECTION – would be an improvement 19/02679/HOU 70A Aldershot Road Fleet Hampshire GU51 3FT Demolition of conservatory and erection of a single storey rear extension. Comments required by 16 January NO OBJECTION

19/02794/FUL

Infineon House Fleet Mill Minley Road Fleet Hampshire GU51 2RD
[Erection of a two-storey building containing 6 one bedroom apartments with vehicle and cycle parking](#)

Comments required by 17 January

NO OBJECTION however

- Concerned about tree loss – trees removed should be replaced
- A mix of bricks and greenery i.e. climbing plants would soften the mass as no upstairs windows so large blank wall

19/02769/HOU

3 Ryeland Close Fleet Hampshire GU51 2TZ
[Erection of a single storey rear extension following demolition of existing conservatory](#)

Comments required by 20 January

NO OBJECTION

However concern about 45 degree rule and loss of light to neighbouring property no.2

19/02762/HOU

43 Shetland Way Fleet GU51 2UD
[Erection of a conservatory to the side](#)

Comments required by 20 January

NO OBJECTION

However concern about 45 degree rule and possible loss of light to neighbouring property especially as conservatory has one brick wall

19/02816/HOU

18 Loxwood Avenue Church Crookham Fleet GU51 5NS
[Demolition of garage and conservatory and erection of a single storey flat roofed extension with skylight. Alterations to fenestration.](#)

Comments required by 21 January

NO OBJECTION

19/02722/FUL

35 Highland Drive Fleet Hampshire GU51 2TH
[Change of use of amenity land to residential, erection of 1 metre boundary treatment and erection of 2m fence within site \(part retrospective\).](#)

Comments required by 21 January

OBJECTION

Previous comments stand

- Out of keeping with street scene
- Land doesn't belong to them – should remain as amenity land
- Part has been done without permission – should be returned to previous state
- Structure can be seen over fence

19/02812/HOU

Wellingtonia House Stockton Avenue Fleet Hampshire GU51 4NS

Replacement of existing timber fence and gates with wall and timber gates

Comments required by 21 January

OBJECTION

- 6ft high brickwork is out of keeping in North Fleet Conservation Area
- breaches CON 13 "proposals for development which fail to meet the objectives of conserving or enhancing the character or appearance of a designated conservation area will not be permitted"
- Breaches Policy 16 of Fleet Neighbourhood Plan regarding Conservation areas

19/02636/HOU

Elvetham Bridge House Reading Road North Fleet GU51 4HT

Installation of a 1.8m high green chain link fence to the left hand side (33.4 metres in length) inside of the existing 1.2m high chain link fence. Removal of chicken wire fence to the rear and installation of a 1.8m high green chain link fence (26 metres in length) and gate. Removal of Leylandii to the left of the house and installation of a 0.6m high retaining wall/bed of cypress bushes and 1.8m high close panel fencing (13m metres in length) and gate. Removal of the existing 6 bar 1.2m high main entrance gate, posts and small section of hedging either side of gate and installation of powered close board 1.8m high gates, posts, lights and close board panelled 1.8m high fencing either side of gate (1.524 metres in length) with a letter and parcel slot in left land side section of the fence dropping into a collection box behind.

Comments required by 27 January

OBJECTION

- Gate out of keeping in conservation area – 5 bar gate would be much better
- breaches CON 13 "proposals for development which fail to meet the objectives of conserving or enhancing the character or appearance of a designated conservation area will not be permitted"
- Breaches Policy 16 of Fleet Neighbourhood Plan regarding Conservation areas

19/02857/HOU

1 Spruce Way Fleet GU51 3JB

Conversion of garage to habitable accommodation to include the raising of the existing roof and insertion of three lantern lights, the insertion of a flue and alterations to fenestration on the south west and north west elevations

Comments required by 31 January

NO OBJECTION subject to a dimensioned parking plan being submitted and it meeting Hart's standards

20/00004/HOU

80 Alton Road Fleet Hampshire GU51 3HW

Proposed loft conversion with rear dormer and converting hipped ends to gables and installation of three roof lights on the front elevation.

Comments required by 3 February

	<p>NO OBJECTION subject to a dimensioned parking plan being submitted and it meeting Hart's standards - the current parking plan does not look workable as one car cannot get out for the other two and the two cars next to each other take up the whole frontage distance from pavement to property</p> <p>Loss of a bungalow is against Policy 11 of the Fleet Neighbourhood Plan however as rooms are being kept downstairs it's still accessible</p>
6	<p>Noted:</p> <p>Weekly List</p>
7	<p>Noted:</p> <p>Planning Enforcement notices</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>15th January 2020</p>
9	<p>Date of Next Meeting</p> <p>27th January 2020, at 7pm in the RVS offices at The Harlington</p>

The meeting closed at 8.25pm

Signed:.....

Date: