



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 26th September 2022
at 7pm in The Function Room, The Harlington

Present:

Cllr Hope
Cllr Schofield
Cllr Robinson
Cllr Holt
Cllr May

Absent: Cllr Krishnamurthy

Officers: Charlotte Benham

1	Apologies None
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 meeting held on Monday 22 nd August were accepted as a correct record of the meeting and notes of the meeting that would have been held on the 12 th September were accepted as adequate.
5	22/01434/HOU Malabar 2 Binstead Copse Church Crookham Fleet GU52 7RH Erection of a single storey front extension, partial garage conversion into habitable accommodation and alterations to windows and doors Comments required by 26 September <ul style="list-style-type: none">Residual garage does not constitute a garage under Hart's Technical Advice, so 3 parking spaces required on site at 2.5 x 5 m per space

- It is not clear how access is gained to Plot 3. Is there access across the front of No.2 which impacts on the parking arrangement?

NO OBJECTION to the proposed modifications to the house subject to an adequate parking plan that meets Hart's new standards

22/01602/HOU

91 Kenilworth Road Fleet Hampshire GU51 3AY

[Demolition of conservatory and erection of a single storey rear extension and replace and enlarge side window](#)

Comments required by 28 September

There is an access road between 91 and 95 Kenilworth so there is some separation so the 6m rear extension will have limited/no impact on the neighbour to the NE. NO OBJECTION

22/01912/FUL

W C Baker And Son 234 Fleet Road Fleet Hampshire GU51 4BY

[Demolition of the existing single storey side extension, erection of a replacement single storey side extension, internal alterations to the existing retail and residential accommodation and provision of a new external staircase and door to first floor rear](#)

Comments required by 28 September.

NO OBJECTION in principle with the proposed development. Issue is parking for a 2 bedroom flat, but there is no existing parking provision for the residential accommodation

22/01555/HOU

8 Hartsleaf Close Fleet Hampshire GU51 3RD

[Erection of a two storey side and rear extension and conversion of garage into habitable accommodation to include the replacement of the garage door with a window](#)

Comments required by 29 September

- Assume No.9 has right of access across the front of No.8? Impacts on the area available for parking
- There will be a very large blank side wall that will take light off the side of No.7 in the early morning
- Achieves 3 allocated spaces, but no visitor parking (unallocated)
- Development would breach Fleet Neighbourhood Plan Policy 15 residential gardens which requires 50% of the front garden to be maintained as soft landscaping to at least maintain biodiversity and carbon absorption capacity of the plot
- If Harts Technical Advice Note is to be observed - require 5 cycle spaces one of which is adjacent to the front door
- It was an earlier requirement that a replacement tree be planted to compensate for the removal of a TPO'd tree. Location of tree should be shown on the drawings

NO OBJECTION in principle but breaches Fleet Neighbourhood Plan Policy 15 so if possible add/retain any greenery

22/01764/HOU

18 Merivale Fleet Hampshire GU51 4EW

[Conversion of garage into habitable accommodation to include the replacement of the garage door with a window and insertion of window ground floor side](#)

Comments required by 30 September

Although no dimensions provided, appears to be adequate parking on site for 3 vehicles so NO OBJECTION

22/01868/FUL

O2 (18397) Adj Cove Roundabout Cove Road Fleet Hampshire GU51 2SH

[Construction of EV charging station to include EV charging posts together with electrical infrastructure, substations, lighting, HP cabinet/control unit/DNO enclosure, access and associated works](#)

Comments required by 4 October

- A total of thirty-seven individual trees and part of a group of trees are to be removed to facilitate the proposals
- Stated 2 trees planted for every one removed. It is essential that border of trees is maintained adjacent to the main road to sustain the rural character of the area
- EV charging point will be a necessity
- Area to be occupied is low lying and potentially gathers water. Drainage is therefore vital and the type of porous surfacing and drainage method is critical
- Preference, bays 1 and 12 omitted to retain more trees and retain the more rural character of the area
- All replanting to be agreed with Harts Tree Officer for type of tree and locations
- Lighting needs to be controlled to limit light spill from the charging area

NO OBJECTION in principle subject to the tree border being maintained and confirmation of drainage plans

22/02046/HOU

5 Westbury Avenue Fleet Hampshire GU51 3HP

[Erection of a single storey side and rear extension following demolition of existing garage](#)

Comments required by 4 October

- Wall adjacent to No.10 is 2.5m high by 10m long
- Loss of the garage but no change in the number of bedrooms and looks as if can accommodate 2 spaces – should submit a dimensioned plan for confirmation
- No significant impact on the street scene

NO OBJECTION

22/02044/HOU

2 Dinorben Avenue Fleet Hampshire GU52 7SG

[Removal of chimney](#)

Comments required by 5 October

Many houses have only one chimney and although in the Basingstoke canal Conservation Area, the property is of no architectural consequence therefore NO OBJECTION

22/01297/FUL

21 Folly Close Fleet Hampshire GU52 7LN

[Erection of 3 bedroom detached dwelling with associated parking and creation of a new access to the public highway](#)

Comments required by 6 October

- 4.17- *It is considered that it is not realistic to deliver biodiversity net gain within the site*
As such off-site provision and offsetting enhancement schemes should be explored to offset the loss of biodiversity within the site
- Concern was expressed in previous application at low lying condition of site
Flood mitigation level given as 900mm. Also Cellweb solution proposed for development over the root Zone. As a minimum a single cell web layer is 200mm plus surface finishes so concern about diverting surface water off the site to adjacent properties
- Loss of trees on roadside boundary which changes the local character within the Canal Conservation Area
- Parking requires reconsideration if the garage proposed as a single garage no longer represents a parking space under Hart's new technical advice. Also requirement for cycle storage under same technical advice note
- Road is narrow and heavy parking from school so access in and out of property may not be safe

OBJECTION

22/02120/HOU

31 Linkway Fleet Hampshire GU52 7UN

[Demolition of garage and erection of a single storey rear and side extension.](#)

Comments required by 7 October

- Currently has a shared drive with No.29 and a semi-detached garage
- Parking arrangement would mean the loss of the majority of the front garden contrary to Fleet Neighbourhood Plan Policy 15, that 50% of front garden be retained as soft landscaping
- There does not appear to be a boundary fence between the two adjacent properties – this will have some impact on the adjoining neighbour who has a front and side door facing the development
- Neighbour has not objected except to quality of work and disturbance

NO OBJECTION in principle but OBJECTION on grounds of parking and loss of greenery to frontage

22/02029/HOU

41 Dinorben Close Fleet Hampshire GU52 7SJ

[Extend 1.8 metre side fencing to replace fir trees](#)

Comments required by 7 October

- Extensive run of 1.8m high wooden fencing would detrimentally alter the local character of Dinorben Close which is generally green

	<ul style="list-style-type: none"> • Proposal could be acceptable if the fence was set back and planting to the kerb side of the fence was established to retain the green character of the area <p>OBJECTION unless the fence is set back and planting to kerb as mentioned above</p> <p>22/02125/HOU The Laurels Fitzroy Road Fleet Hampshire GU51 4JH <u>Erection of a single storey front extension, conversion of garage into habitable accommodation, raise the roof to create habitable accommodation with dormer windows, replacement front gates and fenestration alterations</u> Comments required by 7 October</p> <ul style="list-style-type: none"> • Proposed new garage counts as a single garage and as such does not count towards the parking provision • 5 bedroom property requires 3 allocated spaces and 1 visitor space • It already appears that extensive hard standing (gravel) area exists • The front boundary of the plot is well tree'd and will remain so • The proposed revised gate is an improvement • The proposed amendments to the main building do not enhance the character of the building contrary to North Fleet Conservation Area Character Appraisal and Management Plan paragraph 9.2 bullet point 1 • The building is well off the road and hidden by trees so the detrimental impact to the building is not readily visible and does not detract from the sylvan character of the Conservation Area <p>NO OBJECTION in principle subject to confirmation of adequate parking taking into account Hart's new technical advice note</p> <hr/> <p>Hart District Council (Prohibition and Restriction of Waiting and Loading and Parking Places) (Consolidation) Order 2017 (Amendment No. 6) Order 2022 The effect of the Order will be to introduce the following restrictions: No waiting at any time in Emerald Avenue, Fleet and Greenfinch Mews, Fleet. Comments required by 30 September.</p> <p>NO OBJECTION</p> <p>Licence Renewal for Cantine, 285 Fleet Road To renew licence for tables/chairs on carriageway outside above premises from 9.30am - 4pm daily, 7 days a week (4.30pm on Saturdays)</p> <p>NO OBJECTION</p>
6	<p>To Note: Review of weekly lists</p>

7	Noted: Hart Planning Meeting Dates 19 th October
8	Date of Next Advisory Group Meeting 10 th October

Meeting closed: 8.15pm

Signed:.....

Date: