



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 11th January

Present:

Cllr Schofield
Cllr Robinson
Cllr Holt
Cllr Pierce – chairman
Cllr Carpenter
Cllr Hope
Cllr Jasper

Also present: Cllr Woods

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Not present, Cllr: Wildsmith
2	Declarations of interest to any item on the agenda None declared
3.	Public Session One member of FCCS brought to the attention of the Committee the proposed demolition of the Stables at Minley Farm, Application reference 20/03026/P. It was clarified that it was outside Fleet Town Council's area and came under Blackwater and Hawley PC. This did not prevent the Committee from making comment on the application. Members to be circulated some background information and all comments will be consolidated
4	Approval of the Minutes The minutes of the development and control meeting that would have been held on Monday 21 th December were accepted as a correct record of the meeting.
5	20/02891/HOU 9 Forest Dean Fleet Hampshire GU51 2TT Demolition of existing conservatory and erection of single storey rear extension with associated internal alterations. Comments required by 11 January

Breaches 45 degree rule but unlikely to take any light away from neighbour. However, there are serious concerns around the impact of the development on the immediate area.

NO OBJECTION subject to the following conditions:

- The parking of construction vehicles to be restricted off road to minimise disruption to traffic on Forest Dean which has significant bends and multiple junctions'
- No construction or demolition activity shall be carried out and no construction related deliveries shall occur, taken at or dispatched from the site except between the hours of 7:30 hours and 18:00 hours on Monday to Friday and 08:00 hours and 13:00 hours on Saturday except in the case of Bank or Public Holidays when no such activities or deliveries shall take place. No such activities or deliveries shall take place on Sundays.

20/03013/HOU

Fairhaven House Avondale Road Fleet GU51 3BH

[Erection of a single storey front extension to accommodate a new garage/storage and alterations to fenestration.](#)

Comments required by 11 January

NO OBJECTION

Previous issues have been addressed including increased area of soft landscaping, however:

- Question the necessity for multiple windows in storage and workshop areas.
- Confirmation that garage dimensions comply with Hart's standard of 6x3 metres

20/03004/FUL

Countryside Services Workshop Old Pump House Close Fleet GU51 3DN

[Widening of the northern footway and the provision of a slipway from Boathouse Corner](#)

Comments required by 11 January

OBJECTION

- First and foremost, the Fleet Pond Area is a SSSI and a Nature Reserve an important environmental site for Fleet. Under Section 15 of the NPPF decisions should contribute to and enhance the natural and local environment by 170d) minimising impacts on and providing net gains for biodiversity.... The proposed scheme seriously negatively impacts on local biodiversity. Legislation is in process to require projects to generate a minimum of 10% increase In biodiversity.
- The edge of the new path is contained by sheet piling which will give the pond a hard edge for some considerable time and it is not obvious that there will be any extensive replanting to recover the natural edge to the path. Totally out of keeping with the SSSI status of the pond and that it is nature reserve.
- This path is overly engineered and distracts from the natural appeal of the pond area
- The loss of trees will make the car park structure more visible a destroy a significant view across the pond.
- If the primary reason for the works is accessibility from Hartland Village it should not be to the detriment of a SSSI and a nature reserve.
- Its value as part of a Green Grid is not appreciated as it does not provide a wildlife corridor, potentially the reverse.

- It looks as if the timing of construction has missed a window of opportunity and the works if approved should be delayed
- Real value of the pond is the open water vista and so compensation by developing an open water area within the marginal reeds does not compensate for the loss of the impact of open water.

20/02958/HOU

Doran Stockton Avenue Fleet GU51 4NH

[Erection of a first floor rear extension](#)

Comments required by 11 January

OBJECTION

- Will dominate neighbouring property.
- Breaches the 45 degree rule for infringement of view but unsure if the extension breaches any of the rules in terms of loss of light to the rear of the neighbouring property

20/03032/AMCON

8 Linkway Parade Linkway Fleet GU52 7UL

[Variation of Condition 3 \(hours of operation\) attached to Planning Permission 20/01281/FUL dated 04/09/2020 to increase the opening hours, 1000hrs-2200hrs Monday to Saturday and 1000hrs-2200hrs Sundays/Bank holidays.](#)

Comments required by 14 January

OBJECTION

- Continuing concerns about noise, smell and waste evidenced by neighbours' comments
- Not acceptable with domestic dwellings in close proximity.
- Out of keeping with the local character.

20/03067/HOU

4 Broadacres Fleet Hampshire GU51 4EU

[Erection of single storey rear extension following demolition of existing conservatory](#)

Comments required by 15 January

NO OBJECTION, but the following concerns

- Possible breach in 45 degree rule
- Existing conservatory appears to have a solid wall on the boundary with the adjoining neighbour. The extent of the proposed conservatory is no more than the existing but the wall onto the boundary will be higher and take a little more light from the rear of No.2
- A hip roof on the east end of the extension would not be worse than the current situation.

20/02668/FUL

60 Courtmoor Avenue Fleet Hampshire GU52 7UE

[Erection of a detached four bedroom dwelling following demolition of existing bungalow](#)

Comments required by 18 January

OBJECTION

- Loss of a bungalow – against Fleet Neighbourhood Plan Policy 11. which is unsuitable for access for anyone with any limited mobility. The main bedrooms are at ground demolition of this property would result in the loss of local home especially suited to occupation by older people.
- The roof is too high and totally out of keeping with local area in both style and finishes. Breach of Fleet Neighbourhood Plan Policy 10 General Design Management - Policy 10.1, 10.2 and 10.3
- The wood burning stove chimney is too low - needs to be a higher to protect both this house and its close neighbour

20/03005/HOU

21 Longmead Fleet GU52 7TX

[Demolition of existing conservatory and erection of new single storey rear extension](#)

Comments required by 19 January

NO OBJECTION

Partial breach of 45° rule but unlikely to take away significantly more light than at present

20/03097/HOU

22 Forest Dean Fleet Hampshire GU51 2UQ

[Demolition of conservatory and erection of a single storey side extension, single storey rear extension and first floor side extension.](#)

Comments required by 20 January

NO OBJECTION subject to the following Conditions

- A dimensioned parking plan that meets Hart's standards – due to Cupboard reducing garage to single capacity.
- The parking of construction vehicles to be restricted off road to minimise disruption to traffic on Forest Dean which has significant bends and multiple junctions
- No construction or demolition activity shall be carried out and no construction related deliveries shall occur, taken at or dispatched from the site except between the hours of 7:30 hours and 18:00 hours on Monday to Friday and 08:00 hours and 13:00 hours on Saturday except in the case of Bank or Public Holidays when no such activities or deliveries shall take place. No such activities or deliveries shall take place on Sundays.

20/03169/OHL

Street Record Hitches Lane Fleet Hampshire

[Consent under section 37 of the Electricity Act 1989 to install or keep installed an electric line above ground](#)

Comments required by 21 January

NO OBJECTION

20/03115/HOU

6 Longdown Fleet Hampshire GU52 7UZ

[Conversion of garage to habitable accommodation, insertion of and blocking up of ground floor windows to side, creation of roof lantern on rear extension and replacement of window in side elevation with bi-fold doors and first floor side and rear extensions](#)

Comments required by 21 January

OBJECTION

	<ul style="list-style-type: none"> • New roof is not balanced end to end – design could be improved • Loss of a garage and increase in bedrooms means a detailed plan of the front garden should be submitted to show parking for 3.5 car spaces and retaining 50% soft landscaping as is required by Fleet Neighbourhood Plan Policy 15.2 <p>20/03070/HOU 5 Glen Road Fleet Hampshire GU51 3QS Erection of an external porch canopy, changes to window sizes and materials with two rooflights to rear. Comments required by 21 January</p> <p>Hart's Local Plan Policy NBE10 Design generally supports Fleet Neighbourhood Plan Policy 10 but does state "Innovative building designs will be supported provided they are sensitive to their surroundings and help to improve the quality of the townscape."</p> <p>Although the proposal potentially breaches Fleet Neighbourhood Plan Policy 10.1, 10.2 and 10.3. overall this proposal will improve the quality of the landscape, but conditions should be applied to any acceptance.</p> <p>NO OBJECTION subject to the following conditions::</p> <ol style="list-style-type: none"> 1) Comply with Fleet Neighbourhood Plan Policy 15.2 - the extent of hard standing to the front of the property should be reduced and more of the garden should be converted to soft landscaping 2) Because of the lack of rear access under Fleet Neighbourhood Plan Policy 15.3 the waste bins should be appropriately screened and contained in a slatted timber store or equivalent <p>20/03128/AMCON Burbeck House Victoria Hill Road Fleet Hampshire Variation of Condition 2 attached to Planning Permission 17/01913/FUL dated 13.11.2017 to add a set of Bi-Fold doors to the North East elevation. Comments required by 21 January</p> <p>OBJECTION The description of the amendment is not complete:</p> <ul style="list-style-type: none"> • The application only identifies a change to one elevation adding a set of bi-fold doors, but the end of the same room has been changed from bi-fold doors to French doors and a new window has appeared in the roof in the left hand elevation. • Page 5 of the Planning Policy and Heritage statement identifies the catalogue of amendments to the approved planning permission which was only granted on Appeal. This is another demonstration of a planning creep.
6	<p>Noted:</p> <p>Planning Enforcement notices</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>N/A</p>
9	<p>Date of Next Virtual Meeting</p>

	25 th January, 18:30 for 19:00
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Meeting closed: 8.25pm

Signed:.....

Date: