



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 12 April

Present:

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

Also present: Cllr Woods

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Not present, Cllrs: Wildsmith
2	Declarations of interest to any item on the agenda None declared
3.	Public Session None
4	Approval of the Minutes The minutes of the development and control meeting that would have been held on Monday 22nd March were accepted as a correct record of the meeting.
5	21/00610/HOU 20 Beech Ride Fleet GU52 7XQ <u>Proposed loft conversion with 2 no dormer windows on front elevation, insertion of two roof lights on the rear roof slope and one roof light on the side (NW) roof slope Conversion of garage into habitable accommodation to include the replacement of the garage door with a window. Alterations to windows and doors.</u> Comments required by 13 April

The proposal fundamentally converts a bungalow to a house which breaches Fleet Neighbourhood Plan Policy 11 however there is some mitigation with the retention of a downstairs bedroom and bathroom which means a person of limited mobility could continue to occupy the property.

Also, it should be noted that the plan and elevations do not tie up – the single bedroom in the roof shows a vertical wall running from the dormer and appears to cross the ridge of the roof. This would significantly impact the appearance of the front elevation.

The application requires a dimensioned parking plan that meets Harts standards for on-site parking.

OBJECTION

Incompatible drawings that could result in a poorly designed front elevation. Breach, in principle, of FNP Policy 11 conversion of a bungalow to house..

21/00540/HOU

Chartley Birch Avenue Fleet GU51 4PB

[Erection of a rear orangery.](#)

Comments required by 13 April

NO OBJECTION

21/00651/HOU

16 Victoria Road Fleet Hampshire GU51 4DN

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

Comments required by 14 April

NO OBJECTION subject to:

- 1) a parking plan that meets Hart's standards and
- 2) the materials match that of the existing building

21/00324/HOU

5 Greenways Fleet Hampshire GU52 7UG

[Erection of a single storey rear extension, front porch, conversion of garage to habitable accommodation to include the replacement of the garage door, alterations to ground floor side window and replacement of ground floor side door with window](#)

Comments required by 14 April

OBJECTION until the following information is provided:

- 1) dimensioned parking plan that meets Hart's standards for on-site parking – looking at the plans only 2 cars can be accommodated on the drive, so additional space would have to be provided on the front of the property which would result in the loss of the front garden.
- 2) A parking plan and landscape plan that demonstrates compliance with Fleet Neighbourhood Plan Policy 15, that 50% of the front garden be retained as soft landscaping. Reason, to protect local character and support zero carbon.

21/00720/HOU

7 Lestock Way Fleet Hampshire GU51 3EB

[Erection of an outbuilding for use as a hobby workshop.](#)

Comments required by 16 April

OBJECTION :

This is a substantial brick structure. Require details of foundations to be submitted along with a tree report, Footings may impact on the trees in neighbour's gardens. Special piled foundations may be needed to avoid root damage.

21/00706/AMCON

Land North Of Netherhouse Copse Hitches Lane Fleet GU51 5EE

[Variation of Condition 2 attached to planning permission 18/01794/REM dated 01/12/2020 to seek a variation to the wording of the Condition to vary approved drawings.](#)

Comments required by 16 April

NO OBJECTION

But question how much of the SANG will be accessible all year round as the boundary to the west by river is known to flood in winter and to the north is an extensive area of ponds.

21/00740/HOU

46 Award Road Church Crookham Fleet GU52 6HG

[Erection of a single storey rear extension and insertion of window to ground floor side.](#)

Comments required by 16 April

OBJECTION

- Submission of tree report and protection of the mature trees/roots during construction required
- Details of drainage to address the issue raised in neighbour's letter
- new side window would look into neighbour's property, may be acceptable if fence is maintained, otherwise requires obscure glass.
- plans and elevations do not match - elevations omit the lantern to the roof over the extension.

21/00718/HOU

30 Kent Road Fleet GU51 3AH

[Demolition of an existing conservatory and erection of a single storey rear extension and creation of a raised deck](#)

Comments required by 20 April

OBJECTION

- proposed rear extension is out of keeping with the host dwelling and will be visible from Avondale Road. Proposed extension roof to be zinc sheeting.
- Overall with the raised deck 72 m² area lost to carbon absorption, consideration should be given as to how individuals can support a carbon neutral society.

21/00689/HOU

8 Newlands Fleet Hampshire GU52 6TW

[Increase height of a boundary garden wall from 0.99m to 1.68 m with fencing.](#)

Comments required by 21 April

OBJECTION

- New fence is above Hart's 900mm specification for a front fence – out of keeping with the street scene and there is no need for the fence to be so high
- Would be only 12 feet from the front windows of No.10. and the trees in tubs along with the wall will reduce light to No.10's windows and front garden - so significant loss of amenity.
- In breach of Fleet Neighbourhood Plan Policy 10.1 to 10.4 and Hart Local Plan GEN1 – out of character with the local area.

21/00844/PRIOR

Zenith House 3 Rye Close Fleet Hampshire GU51 2UY

[Change of use of offices to residential to provide 34 flats](#)

Comments required by 16 April

It is fully appreciated that this is an application under Permitted Development Rights and removes local democratic rights to raise reasonable objections to the application, but this is such a poor quality development that we wish to place our objection on record.

OBJECTION

- There is no evidence base for more one bed flats in the Fleet area.
- Poor design and layout with no immediate access to open air and
- No immediate access to amenity space
- This application is being put through before Government brings in controls for permitted development accommodation to meet Minimum Space Standards i.e. 1 bed x 2 person should be 50m² and 2 bed 4 person 70m². Not one of the 34 flats meets these minimum standards.
- Being so close to the motorway the occupants of these flats will be subjected to traffic noise and pollution.

21/00875/PRIOR

17 Little Copse Fleet Hampshire GU52 7UQ

[Erection of a single storey rear extension following demolition of existing single storey rear extension and insertion of a door to ground floor side](#)

Comments required by 16 April

NO OBJECTION

But plans are poor and have no room labels so if extension contains any additional bedrooms then a parking plan that meets Hart's standards for on-site parking is required

21/00673/HOU

The Gables 56 Church Road Fleet GU51 4LY

[Replacement of a 1m high chain link fence with a 1.82m high close board fence](#)

Comments required by 26 April

OBJECTION

- New fence is above Hart's 900mm guidance for a front fence and more specifically it will be out of keeping in the North Fleet Conservation Area
- Front boundary treatment is a key parameter in the character of the Conservation Area, the general character of which is sylvan with a semi-rural character.
- The character of Church Road is being progressively eroded by inappropriate front boundary fences.
- These high fences are contrary to the Article 4 Direction that protects or enhances the existing front boundaries and is contrary to Section 69 of the Planning (listed buildings and conservation areas) Act 1990 in that his development neither protects nor enhances the Conservation Area..

21/00721/HOU

The Beech Stockton Avenue Fleet GU51 4NS

[Erection of a single storey front extension alterations to all doors and windows and external materials](#)

Comments required by 27 April

OBJECTION

The document states the frontage would match the other older style houses (Abstract from the heritage report:

The Beech's proposed material pallet redresses the house in white render and reroofs the house with slate. This is in keeping with The Coach House and other neighbouring properties, providing an aesthetic in keeping with its surroundings. The windows are also going to be replaced with more a premium equivalent.)

but the plans show the complete remodelling of the elevations of the house and transforming the character of the house from a typical 1960's presentation to a 2020's appearance, white render, slate roof and grey aluminium framing to the windows - out of keeping with properties in the area.

Para 7.2 "Maintaining the existing buildings and their plots" of the NFCA Management Plan states: the need to prevent unsympathetic changes to the existing houses, such as oversize extensions or changes to the elevations.

Although compared to the adjacent property which has recently been painted white, the original character of the Coach House has been maintained and enhanced by the improved finishes.

The proposed finishes bear no relationship to the surrounding dwellings.

	<p>21/00804/HOU Lomond 1A Pondtail Road Fleet GU51 3JW <u>Erection of a first floor front extension, blocking up of ground floor side window, insertion of first floor side window and creation of internal staircase reducing the length of the garage to 4.9m</u> Comments required by 28 April</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Overdevelopment of the site. • Out of keeping with street scene – brings building to edge of plot/pavement with no windows so a two storey blank brick wall adjacent to the pavement. • Breaches Fleet Neighbourhood Plan Policy 10 <ul style="list-style-type: none"> - 10.1 does not complement or integrate with neighbouring properties in scale, massing and separation - 10.2 it is not high quality design that reflects high quality local design references - 10.3 it produces a bulky featureless appearance (two storey blank brick wall) in a dominant position. Overbearing in the existing street scene. • Reduction in depth of garage means parking for three cars needed not including the garage – a parking plan that meets Hart’s standards is needed showing ability to manoeuvre to leave the site safely in a forward direction onto a busy road on a blind corner • Due to its location a detailed study should be done to determine how the builders and their vehicles will work on the busy road next to the traffic lights. As a minimum there needs to be restrictions on times for deliveries to avoid the school opening and closing times when the road is heavily used by parents of Velmead School.
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> <p>26th April, 18:30 for 19:00</p>

Meeting closed: 8.20

Signed:.....

Date: