



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 22<sup>nd</sup> February

**Present:**

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

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<b>Apologies</b>  Not present, Cllrs: Wildsmith and Hope
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  None
4	<b>Approval of the Minutes</b>  The minutes of the development and control meeting that would have been held on Monday 8 <sup>th</sup> February were accepted as a correct record of the meeting.
5	<p>21/00232/HOU 14 Regent Street Fleet Hampshire GU51 3NR <a href="#">Erection of a single storey rear/side extension</a> Comments required by 26 February</p> <p>NO OBJECTION</p> <p>but note a lack of reference to the Fleet Neighbourhood Plan</p> <p>21/00229/FUL 36 Albany Road Fleet Hampshire GU51 3PT <a href="#">Erection of a 2 bedroom dwelling and new access to the rear of 36 Albany Road.</a> Comments required by 26 February</p>

## OBJECTION

- Overdevelopment of site
- Poor design – overall scale and appearance of the development has been compromised to reduce impact of development
- Extract from D&A Report appears incorrect – the overall internal area (GIA) at 91,35m<sup>2</sup> is in excess of the minimum space requirement of 81m<sup>2</sup> for habitable space and storage for a two storey dwelling for up to a 4 person occupancy ,but plan dimensions do not support this figure.
- Infill changes proportions and character of area
- Plot is located in a known area of flooding and high water table as a consequence of historic culverting of streams. Addition of impermeable area can only exacerbate the problem and soakaways in high ground water level areas are ineffective - plans needs comment by the Flooding Authority.

21/00262/HOU

High Trees Herbert Road Fleet GU51 4JN

Erection of a single storey rear/side extension to the rear of the existing garage.

Comments required by 1 March

## OBJECTION

- Drawing 2029/6 reveals the intention to create a rear balcony. The current design is a Juliet balcony which does not allow access outside the building footprint. The intention now is to create an accessible balcony which will have a view over the roof of the proposed new extension.
- Extension includes a utility room and shower room with a toilet that can readily become an independent living unit – if approved there should be a condition that it remains as a single dwelling.
- The original building which sat comfortably within its plot is now extended across the full width of the plot and does not maintain the local character of Character Area 1 of the North Fleet Conservation Area.
- A drawing does indicate some tree protection fencing, but there is no tree report to substantiate if any trees are impacted by this proposed extension – tree plan should be submitted

20/03178/HOU

2 Kestrel Walk Fleet GU51 5DD

Insertion of two rooflights to the rear and one rooflight to each side to facilitate the conversion of the loft to habitable accommodation

comments required by 2 March

## OBJECTION

- Increase from 4 to 5 beds requires no additional parking however 3 in a row parking shown on the plans is unacceptable under Hart's standards
- Inclusion of a Velux Cabrio Balcony unit as illustrated is totally out of keeping with local character.

20/03028/HOU

11 Florence Road Fleet Hampshire GU52 6LG  
[Demolition of conservatory and erection of a single storey rear extension and replacement porch. Proposed loft conversion with raised ridge and soffit height. A roof light window is proposed to the front slope. Pitched roof dormers are proposed on the side elevation and a balcony at the rear.](#)  
Comments required by 2 March

OBJECTION

- Breaches Fleet Neighbourhood Plan Policy 11 Safeguarding building stock for people of limited mobility including people with disabilities and older resident. It is a conversion of a bungalow, a house which has only one level and no stairs to a 4 bedroomed house where all bedrooms and bathrooms have been moved upstairs, thus removing a property suitable for people of limited mobility.
- Planning Officers have attempted to delete this policy on the grounds that permitted development will allow the addition of two stories without planning permission, but the main intent of this policy is to protect the utility of a building not its height. If a bedroom/bathroom were retained at ground level it would be more acceptable
- The existing parking plan shows 3 in a row which does not meet Hart's standards and the additional bedroom requires an additional parking space.
- A dimensioned parking plan needs to be submitted that meets Hart's standards and Fleet Neighbourhood Plan Policy 15 - that 50% of the original front garden be retained as soft landscaping. Not just for aesthetic reasons, but to maintain biodiversity and retain some carbon absorption capacity to aid the achievement of net zero carbon.

21/00281/HOU

49 Pondtail Road Fleet Hampshire GU51 3JF

[Erection of a detached timber garden room.](#)

Comments required by 3 March

From the provided aerial photograph is unclear that the structure is being built on an existing patio area and it is unusual that a patio area is so detached from the house. The aerial photo shows the presence of trees on the boundary either within the property or in neighbouring properties.

NO OBJECTION subject to

- Trees and root zones being protected during construction and the submission of tree survey and tree protection plan with details of the foundations required for the structure.
- Suggest if the structure was moved further than 1m from each boundary it would have less impact on the trees and screen the building.

21/00199/HOU

78 Westover Road Fleet GU51 3DF

[Erection of a front porch and single storey side and rear extension](#)

Comments required by 4 March

OBJECTION

- This is a 9m deep extension off the back of the existing property. It will take light off the rear of the property to the NE and it will take light from an extensive area of garden.
- Breaches 45<sup>0</sup> rule.

- The front extension is not sympathetic to the host building and does not match the front elevation of the adjoining semi – out of keeping
- There is no access to the rear of the building – will waste bins be stored at front of property?

21/00300/HOU

Mulberry House Reading Road North Fleet GU51 4HP

[Erection of a single storey side extension.](#)

Comments required by 5 March

#### OBJECTION

- This is a conservation area infill that has already been extended once. This second extension has not been coordinated in any way – out of keeping with host building.
- Design could be improved if the roof line was raised so the lintel detail can be carried through from the host building.
- Trees are a major concern in the Conservation Area and if approved all the methodology identified in Section 5 of the Arboricultural Method Statement of the Arboricultural Report should be included as Conditions in the approval.

21/00298/HOU

57 Elvetham Road Fleet Hampshire GU51 4QP

[Proposed alteration to front boundary treatment including timber five bar field gates, post and rail fencing, and planting.](#)

Comments required by 5 March

This resubmitted proposal is more in keeping with the North Fleet Conservation Area boundary treatment.

NO OBJECTION subject to

The gates being set back 5m from the highway to allow vehicles to turn into the property and not obstruct traffic on Elvetham Road if the gates are closed. Elvetham Road is a busy road and prone to speeding traffic.

20/03035/FUL

175A Fleet Road Fleet Hampshire GU51 3PD

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

Comments required by 5 March

#### OBJECTION

- This extends along part of the boundary to the flats on Church Road - cannot work out how the flat is to be accessed and how the bins are put out for collection.
- Poor design that the bin store and bike store are directly off of the dining room. Only access would appear to be via the alley off Fleet Road?
- Where is the parking? A plan of where the parking is along with site access needs to be submitted.

21/00256/HOU

17 Courtmoor Avenue Fleet GU52 7UE

Erection of a single storey side extension, replacement of pitched roof to single storey rear extension with flat roof and alterations to doors and windows to rear elevation

Comments required by 8 March

NO OBJECTION subject to the inclusion of the following Conditions:

- the recommendations of the tree report and piled foundations being implemented to protect the tree root zone.
- a separate bike store – as garage is not fully compliant with Hart standards as it is not 6m deep.

21/00290/PRIOR

Zenith House 3 Rye Close Fleet Hampshire GU51 2UY

Change of use of ground, first and second floors and creation of third and fourth floors to provide 45 flats (elevational changes and external alterations being considered under 21/00276/FUL)

Comments required by 2 March

OBJECTION It is fully appreciated this is permitted development but the following points need to be aired to expose the failings of permitted development being outside the normal democratic planning process:

- No flat meets the minimum space standards. There are just 4 flats (1 per floor) that are 68.8 m<sup>2</sup> compared with 70m<sup>2</sup> standard. Majority of other flats are around 80% of the standard size. Number of flats should be reduced and size of flats increased!
- 30 x 1 bed @ 1.5 and 15 x 2 bed @ 2.5 spaces = 82.5 spaces required but only 68 being provided therefore inadequate parking
- Poor design having the bin store at the entrance to the site, convenient but not attractive or hygienic. How is the secondary bin store accessed?
- All floors the same except ground floor. Each flat has a balcony but there is a question in the structural report that the balconies may need some structural support/columns which would impact the design and elevation details.
- Demonstrate the need for any more 1 & 2 bed flats in Fleet – demand should be demonstrated against the housing mix identified in the Local Plan.
- Lack of amenity space
- Planning application 00276/ not accessible online?

21/00247/HOU

4 Victoria Road Fleet GU51 4DN

Erection of a single storey side and rear extension and two storey side extension following demolition of existing porch and detached garage, conversion of loft to habitable accommodation and blocking up of first floor rear window

Comments required by 9 March

OBJECTION

- Early morning the rear extension will cast a shadow/take light off the rear windows of No6

- This is a major development that fills the whole plot – overdevelopment of the site
- Increase to 4 beds and barely parking on site for 3 cars – cars would be reversing onto Victoria road? Inadequate parking
- Extension design does not complement the host building nor the adjoining other half of the semidetached property. – out of keeping.

21/00278/HOU

10 Coombe Drive Fleet GU51 3DY

[Erection of a front porch, single storey rear extension following demolition of existing conservatory and conversion of garage to habitable accommodation to include insertion of a rooflight](#)

Comments required by 9 March

#### OBJECTION

- Question why grey cladding? Not in keeping with rest of road
- Loss of a garage
- 3 beds requires min. 3 parking spaces. Need a dimensioned layout that meets Hart's standards and also meets Fleet Neighbourhood Plan Policy 15 Residential Gardens retaining 50% of original garden area as soft landscaping.

21/00315/HOU

19 Moorlands Close Fleet Hampshire GU51 3PL

[Erection of a first floor extension over garage.](#)

Comments required by 10 March

NO OBJECTION subject to condition to restrict working hours to minimise impact on neighbours living in close proximity to the work in noise and parking of construction vehicles in a small close.

21/00289/HOU

35 Greenways Fleet Hampshire GU52 7XG

[Erection of single storey front extension, alterations to roof to include extended roofline, removal of chimney and insertion of one rooflight to front and alterations to fenestration.](#)

Comments required by 10 March

#### NO OBJECTION

21/00121/ADV

Land North Of Netherhouse Copse Hitches Lane Fleet

[Erection of hoarding around the development site with flags monolith signs.](#)

Comments required by 10 March

#### OBJECTION

- Too big/high and totally out of keeping with the local environment.
- 8m x 3m hoardings are a distraction to drivers.
- No need for lighting - this is an area that once was open countryside but has now been destroyed by development.
- This is a totally unnecessary cost that gets passed onto homeowners.
- Support objection comments.

6	<b>Noted:</b> Planning Enforcement notices
7	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b>  N/A
9	<b>Date of Next Virtual Meeting</b>  8 <sup>th</sup> March, 18:30 for 19:00

**Meeting closed: 8.20pm**

**Signed:**.....

**Date:** .....