



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 22nd March

Present:

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

Also Present: Cllr Woods

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Cllr carpenter Not present, Cllrs: Wildsmith
2	Declarations of interest to any item on the agenda None declared
3.	Public Session One member FCCS
4	Approval of the Minutes The minutes of the development and control meeting that would have been held on Monday 8 th March were accepted as a correct record of the meeting.
5	21/00483/FUL Albert Social Club 47 Albert Street Fleet Hampshire GU51 3RL Change of use from private members social club to Class E. Comments required by 25 March NO OBJECTION But ensure car parking will meet Hart's standards - parking standard for play groups and nurseries is 1.33 per staff member, doctor/Dentist/Vet requires 3 spaces per consulting room.

21/00271/HOU

Lakeside House 16A Cove Road Fleet GU51 2RN

[Erection of a carport.](#)

Comments required by 25 March

OBJECTION

- Too close to the road
- Out of keeping with street scene
 - Significant visual impact from rear elevation which is nearly 8m wide and 3m high
- Car port stated to be built on 200mm thick reinforced concrete slab to avoid foundations, but this will blind off a large area of the root zone to the tree shown on the tree location plan. Trees in this area are important to retain the local non-urban character.
- Parking currently inadequate – submit a dimensioned parking plan that meets Hart's standards

21/00286/HOU

60 Dinorben Avenue Fleet GU52 7SH

[Erection of a two storey front extension, extension and alteration to front dormer, single storey rear extension, conversion one of the bays of the double garage to habitable accommodation, replacement of ground floor rear window with door and ground floor front window with door, alterations to first floor front window and blocking up of ground floor side door](#)

Comments required by 25 March

NO OBJECTION subject to the waste bins at the front of the house being enclosed in a bin store to maintain the street scene and a professional bat survey as required by the Ecologist

Also to note, the Heritage Statement appears to have totally missed the New Local Plan and the Fleet Neighbourhood Plan and most of the policies referred to are redundant. CON 10 is the only relevant policy saved from the old Local Plan.

21/00435/HOU

5 Florence Road Fleet GU52 6LF

[Erection of a single storey rear extension with roof lantern, creation of roof lantern in existing roof and blocking up of two ground floor side windows](#)

Comments required by 25 March

NO OBJECTION

21/00366/HOU

3 Elvetham Close Fleet Hampshire GU51 4QU

[Proposed alteration to front boundary treatment including posts and rail fencing \(retrospective\).](#)

Comments required by 26 March

OBJECTION

- Out of keeping with the conservation area
- Poor drawings

- North Fleet Conservation area (NFCA) Management Proposals at Section 7 highlights issues which need to be addressed. Para 7.2 highlights:
 - The need to preserve and protect existing front boundaries and ensure the works do not detract from the sylvan character of the conservation area.
 - The protection of front gardens including the resistance to the creation of parking areas.
 - The potential loss of hedges and other shrubbery
 - The use of timber fencing and walls
 - The application of the existing Article 4 Direction including enforcement.
- Para 9.2 under Recommendations states:
 - The District /council will continue to enforce the existing Article 4 Direction and will encourage property owners to keep existing vegetation if carrying out works to their front gardens.
 - The District Council will enforce against owners who carry out unauthorised works to their frontages.
- If the District Council follow the adopted Management Proposals stated above then there is no option but to enforce the removal of the timber fence and reinstate with a front boundary that meets the requirements and character of the NFCA
- 1.8m high fence does not meet Hart's requirements for front fences – too tall
- Concrete posts may well have damaged mature tree on the corner
- Majority of the front is covered with pea shingle and would be capable of holding a vast number of cars. Does not meet the Fleet Neighbourhood Plan Policy 15 that 50% of frontage be soft landscaping.
- There is record that the front area next to the pavement was originally hedging which has been removed. Reinstatement after replacement of the timber fencing may improve design.

Send before and after photos

21/00476/FUL

Richmond Surgery Richmond Close Fleet GU52 7US

[Alteration to roof to allow first floor extensions, creation of second floor and replacement of window at ground floor front with double doors](#)

Comments required by 29 March

OBJECTION

- Inadequate car parking – on-street parking is already an issue with the houses nearby. With increase of on-site services, 2 more doctors consulting rooms, 4 more nursing stations and 5 dentists plus support staff, staff alone would occupy all parking?
- Overdevelopment of site.
- Style, bulk and mass of the building is totally out of character with the surrounding area and looks industrial in a traditional residential setting. Policy GEN1 and NFP Policy 10.
- The proposed dental service does not have to be there. Could be at another location. If letter from Dr Sham Seera is correct, then the need for expansion of the dental services is not required

21/00519/HOU

78 Kings Road Fleet GU51 3AP

[Erection of a part single part two storey side and rear extension following demolition of existing conservatory, insertion of one window on each side at first floor, replace three ground floor side windows and a door with two ground](#)

[floor side windows and a door and two ground floor rear windows with one ground floor rear window](#)

Comments required by 30 March

NO OBJECTION subject to the following Condition;

That the ground floor extension is finished in brick to match the host building's traditional brickwork. This is a building of some architectural value that would be devalued by the change in materials/finish.

Matching materials would significantly improve the design.

This will dominate the neighbour at No.80 although no loss of light. The objection from No.80 relates to overlooking from the new side window which could be reduced by using opaque glass.

21/00506/HOU

5 Little Copse Fleet Hampshire GU52

[Demolition of garage and conservatory and erection of a two storey side extension including garage, single storey rear extension and front dormer.](#)

Comments required by 31 March

NO OBJECTION subject to:

- This extension not breaking the 45% rule and take light away from a main room window. the neighbour's living room.
- Garage is too short to be classed as a garage under Hart's standards however there is room for 3 cars parking on the site.

21/00520/HOU

12 Wellington Avenue Fleet GU51 3BF

[Demolition of existing attached double garage and two storey side element, erection of part single part two storey side extensions and alterations to first floor front window](#)

Comments required by 1 April

NO OBJECTION in principle as it improves street scene however:

- the rear Juliet window at the rear against FTC recommendations
- the proposed garage is undersized and does not meet Hart's standards therefore:
- Compliance with Fleet Neighbourhood Plan Policy 15 is required - conversion to front garden parking must retain at least 50% of original garden as soft landscape.

21/00580/HOU

45 Elvetham Road Fleet Hampshire GU51 4QP

[Conversion of the existing integral garage into habitable accommodation, alterations to the windows and doors on the front elevation and erection of a detached garage](#)

Comments required by 1 April

OBJECTION

- Located in North Fleet conservation area. This small group of older buildings are all set back from the road and although building line is no longer a material issue, the development to the front of the property is out of character.
- Reference again to para 9.2 in the Conservation Area Management Plan regarding the protection of front gardens including resistance to the creation of parking areas.

- A garage is a very significant parking area and from the proposed plans virtually the whole front garden area would be turned over to parking
- Protection of tree roots during construction – require submission of a tree protection plan
- Will breach Fleet Neighbourhood Plan Policy 15, that 50% of the front garden is retained as soft landscaping

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

Amended plans:

1 Proposed balcony removed from scheme

comments required by 22 March

OBJECTION

- Agree with Hart's tree officer's comments that lots of TPO trees are at risk
- 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.

21/00569/HOU

Treetops 5 Burnside Fleet GU51 3RE

Erection of an infill extension between garage and house, new tile roof over existing flat roof of Porch and extend tile roof across front of house. Replace garage door with a door and alterations to the windows on the front elevation.

Comments required by 5 April

OBJECTION

- a dimensioned car parking plan that meets Hart's standards is required due to loss of a garage. Plan should also demonstrate that it meets Fleet Neighbourhood Plan policy 15, retaining 50% of the front garden as soft landscaping.
- Unattractive front elevation, poor design does not integrate the proposed extension with the host building. – out of keeping / does not enhance the street scene.

21/00502/HOU

124 Tavistock Road Fleet Hampshire GU51 4EE

Erection of a single storey rear and side extension.

Comments required by 7 April

Building on an existing, but unused foundation - piled slab so tree roots already protected.

NO OBJECTION subject to:

- Plans show changing from brick and tile to render and slates – materials in the extension should match those of the host building
- The development not infringing on the 45° rule from windows overlooking the neighbours (No 122) rear garden.

	<ul style="list-style-type: none"> Environmental Health has recommended a Condition on working hours which is supported. <p>21/00523/HOU 1 Rosedene Gardens Fleet GU51 4NQ <u>Erection of a single storey side and rear extension, extended patio and alterations to two doors to ground floor front, one door to ground floor side and replacement of window to ground floor side elevation of garden room with doors</u> Comments required by 7 April</p> <p>NO OBJECTION subject to:</p> <ul style="list-style-type: none"> a Condition that tree protection works are in place before the commencement of any building work. the new front wall is set back slightly to improve the appearance and design of the front for the house. That planting /screening is provided to reduce the impact of the mass of development spreading across the whole width of the plot and improve the design. Impact on the street scene. <p>AN INFORMATIVE</p> <ul style="list-style-type: none"> A new fence has been installed along Avenue Road., the boundary of the NFCA. Whilst the 1.8m high timber fence is acceptable for a back garden, the bright red paint and concrete posts are out of keeping with the Conservation Area. There is room between the fence and the pavement to allow greenery to be added in front of the fence. The fence should also be repainted in a dark green or brown/natural wood finish to be more in keeping. <p>21/00652/HOU 6 Fairland Close Fleet Hampshire GU52 7LU <u>Demolition of storm porch and erection of a two storey front extension and alterations to fenestration</u> Comments required by 8 April</p> <p>OBJECTION</p> <ul style="list-style-type: none"> The new frontage design is poor and is totally out of keeping with the host building and with the other surrounding houses both in style and use of materials which provide the essential character of the area resulting in an incongruous feature within the street scene. Velux windows on the side may overlook the neighbours. This fails HDC Policy GEN1 and Fleet Neighbourhood Plan policy 10.1 and 10.2 it does not complement or is well integrated with neighbouring properties in terms of scale and materials and the design does not reflect high quality local design references.
6	<p>Noted:</p> <p>Planning Enforcement notices</p>

7	Noted: Hart Planning Meeting Dates N/A
9	Date of Next Virtual Meeting 5 th April, 18:30 for 19:00

Meeting closed: 8.10pm

Signed:.....

Date: