



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 25th 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 None
4	Approval of the Minutes The minutes of the development and control meeting that would have been held on Monday 11 th January were accepted as a correct record of the meeting.
5	21/00023/PRIOR Zenith House 3 Rye Close Fleet Hampshire GU51 2UY Change of use from offices to 34 flats (2 x studio, 24 x 1 bedroom and 8 x 2 bedroom) Comments required by 26 January It is fully acknowledged that this is a Prior Application to secure Permitted Development Rights, but the following objections are itemised to express concern at the poor quality of design, especially post COVID when living space and access to amenity space is crucial. OBJECTION

- Fleet does not need more 1 bed flats. This accumulation of densely developed small units is not creating a community and the poor internal design creates an environment conducive to spreading viruses
- No amenity space provided for whole block and no balconies for access to fresh air. Post COVID this type of development should not be permitted
- Most flats don't meet minimum space standards:
1 bed x 1 person 39m2
1 bed x 2 person 50 m2
2 bed x 4 person 70 m2
- Totally agree with the Environmental Officer - frustration that as it is permitted development, a sensible, safe design is not enforceable
- Does adding windows/dormers not disqualify it for permitted development as they are changing the outside structure of the building?
- Why are some parking spaces shaded? Are only 44 going to be provided out of the 60 on the plan?
- Would breach Local Plan Policy NBE10 and Fleet Neighbourhood Plan Policy 10

20/03040/FUL

Technology House 1 Fleetwood Park Barley Way Fleet GU51 2QX

[Construction of two additional floors above existing building to create 35 new flats \(net increase of 26\) including associated changes to the external elevations to lower floors.](#)
Comments required by 2 February

OBJECTION

- Previous comments still apply.
- Unsuitable environment for residential development due to noise/air pollution from M3 in close proximity
- Taken from the Design and Access Statement:
"It is proposed on that basis that all of the proposed windows would be acoustically treated sealed units with mechanical ventilation and on that basis all of the proposed windows would be kept closed at all times." Not an acceptable design post Covid!
- Flats just meet minimum space standards but the internal layout is like a dormitory block with a single snaking corridor – poor design, especially again in COVID conditions
- Proposed amenity space totally inadequate for the number of residents and is provided by removing part of the existing tree belt and requiring an acoustic fence along the boundary with the motorway. Harts Tree Officer has raised an objection.
- No provision of affordable housing. Additional pressure therefore put on other developments or drives Hart to fail to achieve their Policy levels of affordable housing. If affordable housing cannot be provided then developers shouldn't build in this high cost development area.
- Developer should prove the need for additional flats against Hart's defined housing mix – Fleet does not need more flats
- Design and Access Report fails to make any reference to Fleet Neighbourhood Plan. Proposed design fails to meet FNP Policy 10/10.2, not a high quality design as it resembles a modified commercial building and raising the building by an additional storey when the height of new buildings should be in keeping with neighbouring properties which are generally of two storeys.

20/03168/HOU

7 Warren Close Fleet Hampshire GU52 7LT

[Demolition of existing single storey rear extension and erection of a single storey rear extension. Render of existing brickwork with white render and grey windows.](#)

Comments required by 2 February

No issue with proposed extension itself but OBJECTION to finishes:

it is proposed to change the character of the building from red brick under a concrete tiled roof to white render under grey slate tiles.

Fleet Neighbourhood Plan Policy 10 .1 states development shall be well integrated with neighbouring properties and 10.2 should reflect and reinforce local distinctiveness.

20/03165/HOU

8 Shaldons Way Fleet Hampshire GU51 4ET

[Erection of a pitched roof over porch area. White \(whole house\) external render.](#)

Comments required by 3 February

OBJECTION

- A dimensioned parking plan that meets Hart's standards need submitting – concern about lack of parking and garage being converted into living accommodation
- Would require extensive hard standing to front of the property for parking which breaches Fleet Neighbourhood Plan Policy 15 – 15.2 conversion of front garden to parking should retain at least 50% of the original garden as soft landscaping
- Front garden is already majority block paving
- The front elevation of the property is to be white rendered which is generally not in keeping with local character and quite different from the adjoining half of the semi-detached property
- Believe work has already started on this site

20/02678/HOU

124 Kings Road Fleet GU51 3DU

[Erection of a part two storey, part first floor side extension, extension and alteration to roof to create additional accommodation at first floor, dormer windows to both sides and alterations to selected doors and windows on the front, side and rear elevations](#)

Comments required by 8 February

OBJECTION

- Concern about overlooking of neighbour's bedroom windows
- Proposal is to reduce the number of bedrooms from 6 to 4, but all bedrooms are removed from the ground floor and moved upstairs which effectively goes against Fleet Neighbourhood Plan Policy 11 - safeguarding building stock for people of limited mobility.
- Garage converted to storage space so loss of garage
- Parking 3 in a row as shown on plan is not accepted under Hart's standards.
- Front elevation is an unusual design.

20/03076/FUL

McDonald's 191 Fleet Road Fleet Hampshire GU51 3BL

[Minor alterations to shopfront for the introduction of a new walk-up window](#)

Comments required by 9 February

NO OBJECTION but: possible condition that the approval is for the duration of COVID restrictions

	<p>21/00059/HOU The Cliff 41 Elvetham Road Fleet GU51 4QP Demolition of conservatory and erection of a single storey side and rear extension. Comments required by 9 February</p> <p>NO OBJECTION In North Fleet Conservation Area but hidden from view from street and proposed extension in materials and design that complement the host building</p> <p>20/03148/HOU 4 Montrose Close Fleet GU51 3XB Erection of a single storey rear extension following demolition of existing, replacement of window to ground floor rear with double doors and enlargement of window to ground floor side Comments required by 10 February</p> <p>NO OBJECTION to single storey rear extension, but:</p> <ul style="list-style-type: none"> - Support neighbour's comments/concerns. - Previous application including the rear dormer refused for overlooking neighbours bedroom windows - This Planning Application specifically <i>excludes the Loft conversion with rear dormer and garage approved under permitted development.</i> If the proposed bedroom extension, a roof dormer, meets permitted development criteria; Maximum increase in space is 50m³, it is acknowledged that permitted development allows the avoidance of all sensible planning controls. <p>20/03114/HOU 38 Dukes Mead Fleet Hampshire GU51 4HE Erection of a single storey rear extension with two skylights in roof and addition of skylight to existing utility roof Comments required by 10 February</p> <p>OBJECTION to the proposed rear extension</p> <ul style="list-style-type: none"> • Rendering over brickwork not in keeping with host building or reflect the local palette of materials. • Concern that garage has been reduced in width to house cycles therefore loss of a garage. The carparking at the front only houses 2 cars, when there should be a minimum of 3 to meet Hart's recommended standard. <p>21/00048/HOU 122 Clarence Road Fleet Hampshire GU51 3RS Erection of a first floor rear extension. Comments required by 10 February</p> <p>NO OBJECTION</p>
6	<p>Noted:</p> <p>Planning Enforcement notices</p>

7	Noted: Hart Planning Meeting Dates N/A
9	Date of Next Virtual Meeting 8 th February, 18:30 for 19:00

Meeting closed: 8.15

Signed:.....

Date: