



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 26 April

Present:

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

Also present: George 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 One member FFCS
4	Approval of the Minutes The minutes of the development and control meeting that would have been held on Monday 12 April were accepted as a correct record of the meeting.
5	21/00645/HOU 150 Clarence Road Fleet Hampshire GU51 3XR <u>Demolition of single storey rear extension and erection of a two storey side, first floor rear and single storey rear extension and alterations to windows and doors on the side elevation.</u> Comments required by 28 April OBJECTION <ul style="list-style-type: none">• A dimensioned car parking plan that meets Harts standards is needed due to increase in number of bedrooms – the width of parking area is shown as 2.6m at kerb side so

question if cars could open doors. Limited on street parking available so not suitable replacement

- May take light away from neighbour
- Overdevelopment due to bulk and mass on the site.

21/00852/HOU

41 Basingbourne Road Fleet GU52 6TG

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

Comments required by 4 May

NO OBJECTION

21/00845/HOU

34 Greenways Fleet Hampshire GU52 7XG

[Erection of a single storey rear extension and fenestration alterations.](#)

Comments required by 4 May

NO OBJECTION

21/00827/HOU

24 Alton Road Fleet Hampshire GU51 3HN

[Erection of a part two storey side and rear extension with new roof, conversion of loft into habitable accommodation with 2 no dormer windows on front elevation. Insertion of roof lights on the front and sides roofslope. New front Porch](#)

Comments required by 4 May

OBJECTION

- Effectively a new build
- Overdevelopment of site – fully occupies plot and is effectively 3 stories high. The full height of the building adjacent to No.26 will dominate the gap between the buildings and create a long dark passageway.
- There are no other houses in Alton Road that have dormer windows on the 2nd floor facing into the street. The houses in the road are small and a lot are bungalows. This therefore would be very dominant and out of keeping with the street scene
- Garage too small under Hart's standards – a dimensioned car parking plan should be submitted which also demonstrates meeting Fleet Neighbourhood Plan Policy 15, retaining 50% front as soft landscaping. On street parking not suitable replacement – already problems on Alton road
- The distance from the front of the house means cars will just fit in with the boots right up to the pavement
- Juliet Balcony out of keeping
- No details of the usage for the 2nd floor. More bedrooms would mean more parking required/increased parking issues
- The proposal breaches Fleet Neighbourhood Plan Policy 10.1 in that it does not complement and does not integrate with neighbouring properties.
- Breaches Fleet Neighbourhood Plan Policy 10.2 in that the design does not reflect high quality local design or reinforce local distinctiveness.
- Breaches Fleet Neighbourhood Plan 10.3 the proposed property is not in keeping with neighbouring properties, by its mass and bulk it will impose itself on the street scene being overbearing and dominant

- Breaches Fleet Neighbourhood Plan 10.4 The front garden would be turned into an open parking lot which does not respect the character of local front boundaries.
- Breaches HLP policy GEN1 in regard to mass and bulk of development.

21/00778/HOU

38A Westover Road Fleet GU51 3DB

[Erection of a single storey extension to the rear following demolition of existing, first floor extension to the rear and alterations to bay window to the front](#)

Comments required by 4 May

NO OBJECTION

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 allow for the addition of a set of Bi-Fold doors and 1 No. roof light to the North East side elevation and alter bi-fold doors with a pair of doors with side windows on rear elevation. \(AMENDED DESCRIPTION\)](#)

Comments require by 22 April

NO OBJECTION

21/00926/AMCON

2 Haywood Drive Fleet Hampshire GU52 7RZ

[Variation of Condition 5 attached to Planning Permission 15/01699/HOU dated 22/10/2015 to amend the approved plan to allow a Juliet balcony instead of a window](#)

Comments required by 7 May

This is a retrospective application as the neighbours state the window has been installed.

Previous OBJECTIONS still stand

- Unusual design - the back of the house has no windows as the house is very close to the houses on Reading Road South.
- Juliet window looks right down the back gardens of their neighbours so overlooking and loss of privacy
- This breaches the original planning permission and should be refused and the original acceptable standard window installed.

21/00917/HOU

14 Regent Street Fleet GU51 3NR

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

Comments required by 10 May

NO OBJECTION

21/00950/HOU

4 Fir Close Fleet Hampshire GU51 3YU

[Pitched roof to replace flat roof to existing two storey extension](#)

Comments required by 10 May

NO OBJECTION

21/00924/ADV

Land North Of Netherhouse Copse Hitches Lane Fleet Hampshire
[Hoarding around the development site with flags and monolith signs.](#)

Comments required by 12 May

NO OBJECTION as temporary

21/00958/HOU

17 Friesian Close Fleet Hampshire GU51 2TP

[Erection of a single storey rear extension, single storey front extension, part garage conversion into habitable accommodation. Insertion of dormer window on side elevation, insertion of window to ground floor side and alterations to bay window](#)

Comments required by 12 May

OBJECTION

Increase from 3 to 4 bedrooms and loss of the garage means car parking for 3 cars needed. A parking plan that meets Hart's standards needs submitting. Plan should also demonstrate meeting Fleet Neighbourhood Plan Policy 15 that 50% of the front garden is retained for soft landscaping. This is both to retain local character and to help achieve net zero carbon.

21/00912/HOU

11 Gorseyway Fleet GU52 7NA

[Replace the existing fence to the front boundary with a maximum 2m high closeboard fence and relocate gate](#)

Comments required by 13 May

OBJECTION

1.8m high fence should run to the line of the front of the house then drop to the standard 900mm – 1.8m high fence at front of property would be out of keeping.

Significant length of fence having negative impact on the street scene. Suggest some new added greenery outside of fence would improve the design.

21/00631/FUL

141-145 Clarence Road Fleet GU51 3RR

[Demolition of the existing former red cross building and garage and erection of 3 detached four bedroom dwellings with associated car and cycle parking and bin stores and altered access to the public highway](#)

Comments required by 13 May

OBJECTION

- The 2 mature trees need a plan to protect them during demolition and construction.
- Car parking for two houses right next to each other looks too tight
- As a 4 bed dwelling parking requirement is 3 x 3.5 spaces =10.5 spaces but only 6 provided. Proper number should be provided regardless of the proximity to shops and public transport. On street parking not suitable either as Clarence Road already has parking problems.

	<ul style="list-style-type: none"> • The street scene elevation shows the houses depressed from the road level, almost to windowsill level, so the site would need regrading to get the appropriate levels which are required to achieve a similar ridge height to the adjacent buildings • Highlights disabled access and a downstairs disabled toilet, but no other downstairs disabled facilities and access from parking areas to front of the houses not to disability standards
6	Noted: Planning Enforcement notices
7	Noted: Hart Planning Meeting Dates N/A
9	Date of Next Meeting 10 th May, 18:30 for 19:00 – location/virtual tbc

Meeting closed: 8pm

Signed:.....

Date: