



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 8th February

Present:

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

Also present: Cllr woods

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Not present, Cllr: Wildsmith & Cllr Hope
2	Declarations of interest to any item on the agenda None declared
3.	Public Session One member FCCS One resident RE 2A Kenilworth Rd
4	Approval of the Minutes The minutes of the development and control meeting that would have been held on Monday 25 th January were accepted as a correct record of the meeting.
5	21/00093/HOU 30 Queens Road Fleet Hampshire GU52 7LE Loft conversion with dormer windows and new window to gable end. Comments required by 15 February Conversion from conventional bungalow to chalet bungalow, introducing a staircase is effectively in breach of Fleet Neighbourhood Plan Policy 11, but retention of ground floor bedrooms with bathroom facilities means retention of facilities for persons of limited mobility.

Therefore NO OBJECTION subject to a dimensioned parking plan that meets Harts standards being submitted, as 3 cars in tandem as shown on plans not accepted

21/00078/HOU

10 Newlands Fleet Hampshire GU52 6TW

Demolition of garage and erection of a single storey side extension to include replacement garage with door and window and instalment of a verandah to the rear.

Comments required by 15 February

OBJECTION

- Block plan shows three vehicles, but layout implies significant loss of front garden to parking which is potentially a breach of Fleet Neighbourhood Plan Policy 15 which requires 50% of the front garden to be retained as soft landscaping. This is for aesthetic and environmental grounds, loss of vegetation reduces carbon capture, reduces ecological value and reduces surface water absorption.
- Design does not improve street scene
- Four way hip roof is not compatible with host building – out of keeping
- The garage is too small to be classed as a garage under harts standards - a dimensioned parking plan for 3 cars should be submitted

21/00005/HOU

2A Kenilworth Road Fleet Hampshire GU51 3DA

Erection of a detached garage to front, erection of part single storey part two storey side and rear extensions following demolition of existing attached garage and conservatory, alterations to chimneys, boundary treatments, driveway and replace all windows.

Comments required by 16 February

OBJECTION

- Out of keeping – especially flat roof
- New gable on NE wall will dominate neighbour
- Breaches Fleet Neighbourhood Plan Policy 10:
 - 10.1 does not complement nor is well integrated with neighbouring properties in terms of scale, massing, separation or materials.*
 - 10.2 does not reflect high quality local design references and does not reflect or reinforce local distinctiveness.*
 - 10.3 The height of the new extension is not in keeping with neighbouring properties and will totally dominate the adjoining property 2B which is to the east this development.*
 - 10.4 The general building line is not respected by bringing a new garage to the front boundary.*
- Over development of site
- Loss of a bungalow – against Fleet Neighbourhood Plan Policy 11
- Garage is too small to be classed as a garage under Harts standards. A dimensioned parking plan for 3 cars that meets Harts standards should be submitted
- Suggest different materials would be more in keeping

21/00168/HOU

60 Basingbourne Road Fleet GU52 6TH

Erection of extensions to the existing dwelling to include the removal and raising of the roof to create a first floor following partial demolition of the existing dwelling and alterations to all retained ground floor doors and windows

Comments required by 17 February

OBJECTION

- Traditional 2 bedroom bungalow turning into a modern 5 bedroom house. Breach of Fleet Neighbourhood Plan Policy 11, Safeguarding building stock for people of limited mobility. Original property has no staircase and beds on ground floor, new property is a house with all bedrooms upstairs and no downstairs facilities for persons of limited mobility.
- Breach of Fleet Neighbourhood Plan Policy 10
10.1 development does not complement or integrate into neighbouring properties
10.2 Design does not reflect any high quality local design references
- Breach of Fleet Neighbourhood Plan Policy 15 - majority of front garden proposed to be converted to parking. Conversion of front garden should retain at least 50% of the original garden area as soft landscape.
- Basically a new build not extension

21/00137/HOU

6 Dunmow Hill Fleet Hampshire GU51 3AN

Erection of front gates, walls and piers following removal of existing

Comments required by 18 February

OBJECTION

- Dunmow Hill is a road of high townscape value, with some excellent architectural features. The road is generally very green with some walls of varying height, but no railings. These are not a characteristic of the road and neither are ornate pilasters to the gate posts. Out of keeping
- New walls/piers/gate too high
- Gate should be set back 5m
- Mature tree near gate needs protecting
- Replacement fence similar to existing with vegetation backing would be more in keeping

21/00167/HOU

23 Queens Road Fleet Hampshire GU52 7LE

Proposed ground floor rear extension

Comments required by 19 February

NO OBJECTION

21/00153/HOU

9 The Mount Fleet Hampshire GU51 4PX

Demolition of garage and erection of a two storey side extension.

Comments required by 19 February

NO OBJECTION subject to following conditions:

1. Access being maintained to the neighbouring properties at all times.
2. Construction works be limited to the hours of 0730 to 1800 hours Monday to Friday and 0800 to 1300 on Saturdays. No working on Sundays or Bank holidays to minimise disruption to neighbours.
3. New rear window to bathroom being obscure glass.
4. Soft landscaping being introduced to the front garden to comply as far as possible to Fleet Neighbourhood Plan Policy 15

Also, with the loss of the garage, a dimensioned parking plan for 3 cars should be submitted that meets harts standards

20/03073/HOU

18 Larchfield Road Fleet Hampshire GU52 7LW

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

Comments required by 22 February

NO OBJECTION however

- Development within the Basingstoke Canal Conservation Area which is addressed in Fleet Neighbourhood Plan Policy 14 is ignored by the submission. However, if trees alongside the canal are adequately protected, then there is no visual impact from the canal
- Proposed extension will cast a shadow on the neighbouring property to the east, but it is not clear if it will take light off any windows

21/00189/HOU

13 Courtmoor Avenue Fleet Hampshire GU52 7UE

[Erection of a 2 bay car port with pitched tiled roof.](#)

Comments required by 22 February

OBJECTION

- This is not a modest car port, this is an oak car barn 4.5m high (the height of a bungalow) – too high
- There is reference in the tree report to the need for special footing to the posts as the proposed construction encroaches on the Root Zone of a number of trees. The drawing of the car barn has NO special note about the need for modified footings. There needs to be a clear statement and supporting drawings that the foundations will take full account of the protecting the tree root zone and the foundation work should be supervised by a competent arborist. Also need a drawing of the tree protection works.

21/00127/FUL

Woodside Cove Road Fleet GU51 2RR

[Erection of detached 4 bedroom dwelling and garage.](#)

Comments required by 22 February

OBJECTION

- In the Design and Access Report the owner appears to have presumptuously striped the site ready for development.

- Back garden development – not acceptable
- Would affect neighbour to the east - they would have traffic passing alongside their rear garden. Vehicles turning in front of the new property to exit onto Cove Road in a forward direction will cast lights onto the rear of the adjoining property. The enjoyment of their rear garden will also be greatly reduced.
- Concern about traffic entering/exiting plot on busy road especially with shared entrance. Also, access to new plot long and has no pull ins – if met another on accessway, one would have to reverse whole way
- There is adequate separation from the rear of the new property to the properties on Forest Dean, but if approved the rear boundary would need reinforcing with a 2m high timber fence and planting of shrubbery (not Cupressus leylandii) to minimise the impact on neighbours in Forest Dean.
- Photographs of the site indicate a potential drainage issue, but there are no details of a SUDS system to reduce the impact of extensively developing the site
- Remaining trees on the boundary should be maintained to provide some privacy to neighbours Nos 20 and 22 and roots should be protected during construction

21/00150/HOU

162 Tavistock Road Fleet Hampshire GU51 4HG

[Erection of a dormer window to front and part conversion of garage into habitable accommodation to include the replacement of one of the garage doors with a window.](#)

Comments required by 22 February

NO OBJECTION subject to resubmission of dimensioned parking plan that meets Hart's standards as garage too small to be classed as a garage at present. Plan should also meet Fleet Neighbourhood Plan Policy 15 whereby 50% of the original front garden should be retained as soft landscaping.

20/03186/FUL

[Hartfield House Birch Avenue Fleet Hampshire GU51 4PB](#)

Replacement of existing windows with new UPVC windows

Comments required by 22 February

NO OBJECTION

20/03090/HOU

32 Tamworth Drive Fleet GU51 2UW

[Erection of front dormer serving existing loft space](#)

Comments required by 25 February

OBJECTION

- Poor design
- Increase from a 4/5 to a 5/6 bedroom property however no additional parking provision – could still cause problems though
- Because of location and high density development recommend condition that work be limited to the hours of 0730 to 1800 Monday to Friday, 0800 to 1300 Saturday and no works on Sunday or Bank holidays.

21/00217/FUL

The Millmede Minley Road Fleet GU51 2RB

[Construction of block of 7 flats \(1 x 3 bed and 6 x 2 bed\) with access alterations, parking, bin and cycle stores, landscaping, bridge and ancillary work \(following demolition of The Millmede and garage\)](#)

Comments required by 25 February

OBJECTION

- Do not need more 1 & 2 bed flats – where is the evidence more flats are needed?
- Development along Minley Road has completely changed the character of the area for the worse. A non-local style has been forced onto the area. Packing more of the same inappropriate design does not improve the situation.
- Post COVID this design is totally unacceptable. Each individual flat does not have access to open air (no balconies) and the on-site amenity space is totally inadequate for the number of residents
- No affordable housing provided
- The proximity of the properties to the edge of the road is overbearing and totally detracts from the original openness of the site - the original properties were set back well from the Road
- Poor design and out of keeping
- Parking plan wrong – site plan shows losing 3 parking spaces from neighbouring development for these works so technically only 7 spaces being provided, not 10, which is not adequate

21/00174/ADV

106 - 108 Fleet Road Fleet Hampshire

[Display of two internally illuminated aluminium fascia signs with troughlights over and one internally illuminated projecting sign.](#)

Comments required by 25 February

NO OBJECTION

But where does sign go?

21/00212/HOU

16 Denning Close Fleet Hampshire GU52 7SP

[Erection of a single storey front extension including new entrance porch.](#)

Comments required by 25 February

NO OBJECTION subject to tree at front being protected during works

Also the plan does not show a support post to the left side of the new porch. Question if this post would inhibit opening the door of a car in the car port?

6	Noted: Planning Enforcement notices
7	Noted: Hart Planning Meeting Dates N/A
9	Date of Next Virtual Meeting 22 nd February, 18:30 for 19:00

Meeting closed: 8:30pm

Signed:.....

Date: