



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 8th March

Present:

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

Also present: Cllr 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 None
4	Approval of the Minutes The minutes of the development and control meeting that would have been held on Monday 22nd February were accepted as a correct record of the meeting.
5	21/00337/HOU Mulberry House 87A Elvetham Road Fleet GU51 4HL <u>Conversion of loft into habitable accommodation incorporating 3 pitched roof dormer on the front elevation and 1 on the side elevation. 7 conservation style Velux roof windows on the front and side roof slopes.</u> Comments required by 11 March

OBJECTION

- Out of keeping with character of North Fleet Conservation Area
- 3 storey dwelling with 3 dormers on front will have some overview of the front of No.87 therefore a loss of privacy?
- The number of velux windows is excessive and out of character
- If approved, need a condition that no construction vehicles to be parked on Elvetham Road - busy main road. Preference is all construction activity contained on site

21/00336/HOU

44 Guildford Road Fleet Hampshire GU51 3EY

[Erection of a two storey front extension and insertion of window to first floor side.](#)

Comments required by 11 March

NO OBJECTION subject to a dimensioned car parking plan that meets Harts standards together with a landscape design to show it meets Fleets Neighbourhood Plan Policy 15, that 50% of the front be soft landscaping

21/00362/HOU

6 Guernsey Drive Fleet Hampshire GU51 2TG

[Demolition of existing conservatory and erection of a single storey rear extension. Conversion of garage into habitable accommodation to include the replacement of the garage door with a window and insertion of door to the rear.](#)

Comments required by 12 March

OBJECTION

- Inadequate on-site parking - loss of a garage. Whilst it is in Zone 1 it will need 2.7 (effectively 3) car parking spots. The road is a main feeder to lots of houses so parking on the narrow road is not suitable and opposite the junction with Jersey Close
- Need a dimensioned car parking plan that meets Harts standards together with a landscape design to show it meets Fleet Neighbourhood Plan Policy 15, that 50% of front be maintained for soft landscaping

21/00357/ADV

CO-OP 20 Kings Road Fleet Hampshire GU51 3AD

[1x Slatted Fascia with internally illuminated Co-op logo and non illuminated welcome text 1x Folded aluminium fascia with internally illuminated Co-op logo 1x Internally illuminated Co-op projector](#)

Comments required by 16 March

OBJECTION to overall proposed modifications.

- signage in principle is acceptable but
- the new artwork on the side panels dominates the street scene and proposed colour scheme and artwork colours makes the building far more dominant in an otherwise residential area.
- The current colour scheme is more in keeping with local character.

21/00404/PRIOR

2 Victoria Parade Victoria Road Fleet Hampshire GU51 4DG

[Change of use from office \(Class B1a\) to residential \(Class C3\) to provide 7 flats to include alterations to a ground floor rear window and the replacement of a ground floor side door with a window](#)

Comments required by 9 March

OBJECTION

- Flats 2, 3 and 4 are less than 30 square metres – only 2 flats manage to meet the minimum space standards. Poor design and overdevelopment of site!
- Flat 1 has no storage space
- Shop 1 loses their toilets and amenity space.
- No indication of on-site parking, but with 7 flats and 3 retail units the parking is inadequate. A dimensioned car parking plan is required for the flats and shops below
- Only the two flats facing Fleet Road have balconies to access outside space.
- No amenity space.
- The internal corridors are very narrow and whole design is overdevelopment and cramped.

20/03089/HOU

Pound Ridge Stockton Avenue Fleet GU51 4NH

[Erection of a part ground floor, part two storey, part first floor side extension, erection of a single storey rear extension and erection of a part single part storey, part two storey front extension](#)

Comments required by 10 March

OBJECTION

- Need details for the protection of trees during construction.
- This development would totally fill the plot to the boundaries and at two stories congest the development with the neighbouring property. The proposal constitutes an unacceptable overdevelopment of site where the form and height of development is inappropriate given the scale of adjoining properties which provide the essential character of the area resulting in an incongruous feature within the street scene contrary to Hart Policy Gen 1 and Fleet Neighbourhood Plan Policy 10 .

21/00392/HOU

10 Westover Road Fleet GU51 3DG

[Erection of a single storey rear extension following demolition of existing conservatory and extension, extension of rear dormer window, blocking up of ground floor side door and window and creation of ground floor side door and window](#)

Comments required by 17 March

NO OBJECTION subject to

The entire front garden not being converted to gravel.

Fleet Neighbourhood Plan Policy 15 states at least 50% of front be retained as soft landscaping.

21/00377/HOU

11 The Lea Fleet Hampshire GU51 5AX

[Demolition of conservatory and erection of a part two/part single storey rear extension.](#)

Comments required by 17 March

NO OBJECTION

subject to a dimensioned car parking plan that meets Harts standards together with a landscape design to show it meets Fleets Neighbourhood Plan Policy 15, that 50% of front be retained soft landscaping

21/00277/HOU

13 Cedar Drive Fleet Hampshire GU51 3HD

Demolition of conservatory and erection of a single storey rear extension, conversion of garage into habitable accommodation to include the replacement of the garage door with a window. Alterations to windows and doors.

Comments required by 17 March

NO OBJECTION subject to:

- The proposal is to convert the garage to habitable space and therefore loss of garage
- a dimensioned car parking plan that meets Harts standards needs to be submitted together with a landscape design to show it meets Fleets Neighbourhood Plan Policy 15, that 50% of front be retained as soft landscaping, preferably with keeping the mature cacti or relocating them.
- Although not immediately affected should show some tree protection plans to established trees to rear garden.

21/00077/HOU

66 Basingbourne Road Fleet GU52 6TH

Erection of a single storey rear extension and single storey front extension. Alterations to doors and windows on the side elevation.

Comments required by 18 March

NO OBJECTION subject to

- a dimensioned car parking plan that meets Harts standards together with a landscape design to show it meets Fleets Neighbourhood Plan Policy 15, that 50% of front be soft landscaping
- No issue with design, but infringes on 45⁰ rule to No. 68 and takes away some early morning light from rear of 68

21/00411/HOU

16 Adams Drive Fleet GU51 3DZ

Erection of a first floor front extension, extension of porch, insertion of ground floor and first floor side windows and replacement of garage door, front door and ground floor side door and alterations to ground floor side window

Comments required by 19 March

NO OBJECTION

A well designed extension that improves the host building.

21/00406/HOU

Willow House Elms Road Fleet Hampshire GU51 3EG

Erection of a first floor side extension and conversion of garage to habitable accommodation to include the replacement of the garage door with a window and the blocking up of the door to side

Comments required by 19 March

OBJECTION

- Loss of light to a main room, the kitchen breakfast room, in adjacent property which only appears to have light from a window on the side of the property.

	<p>The proposed first floor extension would take a lot of light away from the NW side of the property and darken the space between the two properties.</p> <ul style="list-style-type: none"> Overlooking should not be significantly compromised however the new bedroom has two windows and the one nearest the boundary should be changed to obscure glass or made into a high level window <p>21/00425/HOU 86 Clarence Road Fleet GU51 3RS Erection of a ground floor side extension and single storey rear extension following demolition of existing Comments required by 22 March</p> <p>NO OBJECTION subject to:</p> <ul style="list-style-type: none"> a dimensioned car parking plan that meets Harts standards together with a landscape design to show it meets Fleet Neighbourhood Plan Policy 15, that 50% of front be maintained as soft landscaping <p>21/00456/AMCON Whisperwood Stockton Avenue Fleet GU51 4NH Variation of Condition 2 (Approved Plans) attached to planning permission 20/00851/FUL dated 24/07/2020 to allow construction of an orangery to the rear of the property. Comments required by 24 March</p> <p><i>Objected to the original approval of the demolition - adequate house that needing updating not demolishing. Objected to original replacement house design as out of keeping with the character of the North Fleet Conservation Area and the variation to allow the front garden area to be block paved totally against the advice of the NFCA Management plan. However, having already breached NFCA management plan on the visible signs of development (the street scene) a rear extension has no significant impact so as previously stated</i></p> <p>NO OBJECTION</p> <p>21/00420/AMCON Hartland Park Bramshot Lane Fleet Hampshire Variation of Condition 2 attached to planning permission 20/01885/REM dated 26/11/2020 to allow changes to approved drawings and documents Comments required by 24 March</p> <p>OBJECTION Previous comments stand:</p> <ul style="list-style-type: none"> Over intensive development of the site. Extensive SUDS required to compensate for extensive impermeable areas – long term maintenance issues Inadequate parking Poorly located affordable housing on outskirts of site
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6	Noted: Planning Enforcement notices
7	Noted: Hart Planning Meeting Dates N/A
9	Date of Next Virtual Meeting 22 nd March, 18:30 for 19:00

Meeting closed: 8.45pm

Signed:.....

Date: