



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 10th August 2020

Present:

Cllr Holt
Cllr Schofield
Cllr Carpenter
Cllr Robinson
Cllr Hope (acting chair)

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Cllr Jasper Not present, Cllr: Wildsmith, Cllr Pierce (comments sent)
2	Declarations of interest to any item on the agenda None declared
3.	Public Session None present
4	Approval of the Minutes The minutes of the development and control meeting that would have been held on Monday 27 th July were accepted as a correct record of the meeting.
5	20/01588/HOU 153 Kings Road Fleet GU51 3DS <u>Erection of a single storey rear extension following demolition of existing conservatory, conversion of loft to habitable accommodation two include the insertion of two rooflights to front, erection of one dormer window to side and one dormer window to rear, the removal of two chimneys and alterations to fenestration</u> Comments required by 17 August OBJECTION

- There is no parking available or possible on the site and there is no immediately adjacent on road parking. It is already a very difficult parking area especially at the start and end of school time.
- Breaches Hart Policy GEN1 (retained) and Fleet Neighbourhood Plan Policy 19
- There is a double height window to the new roof level bathroom that is within 5 to 6 metres of the rear of the first house on Pondtail Road. This would require some serious opaque/frosted glass to protect privacy of both
- The ground floor extension, to the SW of the adjoining neighbouring property will take light off the back windows of the neighbouring property. Possible breach in 45 degree rule?
- Property stated to be in Basingstoke Canal Conservation Area -It is within the 400m exclusion zone of the SPA, but it is an existing building
- Overdevelopment of house
 - Question is will all bathrooms be bathrooms

20/01746/PRIOR

Dudley House 5 Kings Road Fleet Hampshire GU51 3DJ

[Notification of Prior Approval for the Change of Use of ground and first floors of the building from office \(class B1\(a\) to residential \(class C3\) to provide 6 contained flats.](#)

Comments required by 18 August

OBJECTION

- Fully acknowledge this is a request under Permitted Development Rights and there are only 3 grounds for objection, none of which are relevant, but permitted development rights should not allow such anti-social accommodation.
- Hart's minimum gross internal area for a 1 bed x 1 person flat is 39 sq.m. The flats are respectively 11.55, 8.25, 7.7, 9.0, 4.35 and 6.0 sq.m. Total area of all 6 flats is little more than the minimum area for 1 flat. Even 1 flat per floor would still be unacceptable.
- Breach of Local Plan Policy H6 and a breach of every policy that mentions good design,
- New government consultation document - Future of Planning totally predicated on good design. This application is a total anathema.
- Too many 1 bed flats already

20/01715/HOU

4 Highland Drive Fleet Hampshire GU51 2TH

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

Comments required by 20 August

NO OBJECTION

20/01092/FUL

7 Elvetham Road Fleet GU51 4QL

[Demolition of existing care home and associated outbuildings, erection of a block of 4 one bedroom and 10 two bedroom apartments with associated access, car and cycle parking and bin store](#)

Comments required by 21 August

OBJECTION

- Development proposal for 10 x 2bed and 4 x1 bed which for Zone 1 requires 26 parking spaces but only 14 provided - breaches Fleet Neighbourhood Plan Policy 19 inadequate parking
- Very limited green amenity space
- Extensive hard parking area - in breach of Fleet Neighbourhood Plan Policy 15, Residential Gardens to retain 50% of the original front garden area as soft landscaping
- Use of timber cladding is not characteristic of the area
- Bulk and mass of development overpowers adjacent properties
- A number of the flats have limited windows - poor design
- The windows of the one bed flats in the centre of the side walls will overlook the neighbours
- The S106 economic assessment does not appear to equate to the current design and extensive cost comparison with retirement properties is not compatible. The general price indication of £250,000 for 2 bed apartment appears low for market housing
- Breach of Hart Policy GEN1
- Breaches Fleet Neighbourhood Plan Policy 10.1, 10.2, 10.3 and 10.8
- 3 storeys is too high and out of keeping with the area
- The low brick wall next to the pavement is out of keeping with the other frontages in the road - should have a landscaped frontage
- The mature trees on the right hand site of the plot must be protected and the roots of the trees protected during construction

20 /01663/HOU

41 Brookly Gardens Fleet GU51 3LL

[Erection of a single storey extension to the side following demolition of existing utility room, two storey extension to other side, erection of a dormer window to front, erection of a canopy to the rear, alterations to the canopy to front and alterations to fenestration](#)

Comments required 25 August

OBJECTION

- Reference to accessing garage to rear of property by shared drive – shared with who?
- Proposed new front elevation not best design
- The submitted drawings do not show the 2 mature trees on the left hand boundary
- Need to submit a tree survey and tree protection plan along with construction details to accommodate tree roots
- The HDC tree inspectors should visit the site and make recommendations also
- Designated offices could readily become bedrooms.

20/01603/HOU

14 Abbots Close Fleet GU51 3RF

[Conversion of existing garage to garden room/games room to include alterations to fenestration](#)

Comments required by 27 August

NO OBJECTION

Parking plan shows adequate parking but will require removal of hedge?
Question if the existing drop kerb accommodate access for 3 cars

19/02871/FUL

	<p>Guidion House Rye Close Fleet GU51 2UY <u>Demolition of an existing office building and erection of new industrial units for flexible uses falling within Research and Development (B1b), light industry (B1c), general industry (B2) and storage and distribution (B8) with ancillary offices.</u> Comments required by 10 August</p> <p>OBJECTION All previous comments stand.</p> <ul style="list-style-type: none"> • Extracted from the HGV movement review <i>“This resulted in a higher level of HGV flows during the night, which have in turn been used to inform an updated noise assessment.”</i> This just further highlights the issue of mixing B8 Commercial use adjacent to residential properties. Allowing permitted development conversions to residential has created conflict • The Officers Report recommending Approval is already drafted and is asking for acceptance of the report to be delegated to the Officer for Place but Hart has a system that if there are more than 7 local objections (and we have 17) the application should go before the Planning Committee. The Officer has made a judgement whereby, they have balanced the Harm (environmental and social impact) against the Benefit (designated employment site and will provide 150 jobs) and concludes that the Benefit outweighs the Harm. This is a personal judgement and should be evaluated by democratically locally elected representatives. <p>20/01719/PRIOR Kings House 7 Kings Road Fleet Hampshire GU51 3DJ <u>Change of use of ground and first floor of the building from use Class B1(a) (Office) to use Class C3 (Residential) to provide 7 self contained flats</u> Comments required by 13 August</p> <p>OBJECTION Unacceptable conversion providing totally inadequate flats that are significantly smaller than Hart’s minimum standards but the application is under Permitted Development Rights and there are no grounds on which to object Too many 1 bed flats already</p>
7	<p>Noted: Planning Enforcement notices</p>
8	<p>Noted: Hart Planning Meeting Dates N/A</p>
	<p>Date of Next Meeting 24th August, 18:30 for 19:00 virtually</p>

Meeting closed: 7.35pm

Signed:.....

Date: