



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Monday 10th February 2020 – RVS Offices, The Harlington

Present: Cllr Pierce
 Cllr Holt
 Cllr Carpenter
 Cllr Schofield
 Cllr Robinson
 Cllr Hope

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Apologies received from Cllrs: Wildsmith and Jasper</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3.	<p>Public Session</p> <p>None present</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the development and control meeting held on Monday 27th January were accepted as a correct record of the meeting.</p>
5	<p>19/02869/FUL Yarrells Birch Avenue Fleet GU51 4PB Erection of a 4 bedroom dwelling and car port. Comments required by 19 February</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • As it's a new dwelling SANG and S106 contributions should be made • Measures need to be taken to protect trees during construction • Communal parking area is unusual • Breaches Fleet Neighbourhood Plan policies 10.1, 10.2 and 10.10 <p>20/00145/FUL Elvetham Bridge House Reading Road North Fleet GU51 4HT Detached 4 bedroom dwelling and garage (following demolition of existing pool house)</p>

Comments required by 19 February

NO OBJECTION

- 2.5/3 storeys is not in keeping with local character, however it is well screened behind trees/hedges and ground falls away from the adjacent road level diminishing the impact on the street scene.

As it is a new dwelling SANG and S106 contributions should be made

20/00125/HOU

41 Kenilworth Road Fleet GU51 3AX

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

Comments required by 20 February

NO OBJECTION

20/00113/HOU

39 Highland Drive Fleet GU51 2TH

[Erection of a single storey rear extension following removal of the existing orangery](#)

Comments required by 20 February

NO OBJECTION

Subject to protection of trees during construction

20/00115/HOU

20 Elvetham Road Fleet GU51 4QB

[Creation of a dropped kerb and driveway for parking two cars with permeable paving](#)

Comments required by 24 February

NO OBJECTION subject to the following conditions:

- the driveway is made from a bonded gravel or has an edging strip to stop gravel migrating into the road
- that some soft landscaping is retained

It does breach the Fleet Neighbourhood Plan Policy 15 where 50% soft landscaping should be retained to front gardens, but in the circumstances as much soft landscaping as possible should be retained immediately in front of the property as adjacent dwellings.

20/00175/HOU

39 Wood Lane Fleet Hampshire GU51 3ED

[Erection of a ground floor rear extension.](#)

Comments required by 24 February

NO OBJECTION

20/00182/HOU

27 Glen Road Fleet Hampshire GU51 3QS

	<p>Conversion of garage to habitable accommodation, replacing flat roof to existing single storey side extension with pitched roof and alterations to fenestration Comments required by 28 February</p> <p>NO OBJECTION but,</p> <ul style="list-style-type: none"> • Suggest design of windows could be improved to better reflect main dwelling • Fleet Neighbourhood Plan Policy 15 states 50% soft landscaping should be retained so if plans are approved as much soft landscaping as possible should be retained. 100% paved surfacing is not acceptable. • Drive should be made from a permeable surface <p>20/00200/HOU 38 Fitzroy Road Fleet GU51 4JW Erection of a single storey rear extension following demolition of existing single storey rear extension Comments required by 28 February</p> <p>NO OBJECTION subject to protection of trees during construction – agree with tree officer’s comments</p> <p>20/00183/HOU 12 Dunmow Hill Fleet Hampshire GU51 3AN Erection of a timber orangery Comments required by 28 February</p> <p>NO OBJECTION – good design</p>
6	<p>Noted:</p> <p>Weekly List</p>
7	<p>Noted:</p> <p>Planning Enforcement notices</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>12th February</p>
9	<p>Date of Next Meeting</p> <p>24th February at 7pm in the RVS offices at The Harlington</p>

The meeting closed at 7.55pm

Signed:.....

Date: