



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 11th May 2020

Present:

Cllr Holt (acting chair)
Cllr Schofield
Cllr Pierce – *comments sent*
Cllr Jasper
Cllr Hope
Cllr Robinson
Cllr Carpenter

Officers: Charlotte Benham – Projects and Committee Officer
Janet Stanton - Clerk

1	Apologies Cllrs: Wildsmith
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 April were accepted as a correct record of the meeting.
5	20/00513/HOU The Grove , 60 Church Road, Fleet, GU51 4LY Erection of a wooden Amended Plans: Tree protection plan submitted. Comments required by 4 May OBJECTION Tree protection and preserving the character of the Conservation are key <ul style="list-style-type: none">The HDC Tree Officer appears to accept the tree protection plan but the proposal is the construction of a slab directly onto the ground apart from a membrane – usually you need to provide an air space between the slab and the ground in the root zone.

The tree protection needs to submit more details to show how the foundations will protect the tree roots and allow water and air to permeate into the soil.

20/00741/HOU

Eyres Crown Gardens Fleet Hampshire GU51 3LT

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

Comments required by 20 May

NO OBJECTION

To proposed extension in principle however there are issues with the trees that need to be dealt with before approval is given:

- This extension will be a few feet from a large mature TPO'd tree. The tree is up to the fence and will be in the centre of the extension. All the trees on the neighbouring development, Moorland Close, had the trees on its boundaries protected. A study must be done to determine how the work can be done without damaging the tree and what measures must be taken
- Also, the tree mentioned above is not marked on the drawing

20/00895/HOU

14 Grantley Drive Fleet Hampshire GU52 7SA

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

Comments required by 19 May

NO OBJECTION

Hampshire Highways to approve drop kerb

Potential for garages to become annex?

20/00923/HOU

Timbers Avenue Road Fleet GU51 4NG

[Erection of a single storey rear extension, conversion of garage into habitable accommodation, and alterations to fenestration](#)

Comments required by 22 May

NO OBJECTION

- Generally a sympathetic modification to the property that blends well with the host building and conserves the character of the North Fleet Conservation Area.
- Adequate tree protection measures have been planned.

20/00913/FUL

Imac Systems Ltd Upper Street Fleet GU51 3PE

[Demolition of the existing building and erection of 8 x 2-bed apartments with new access to the public highway](#)

Comments required by 25 May

OBJECTION

- There has been a previous application for flats on this site - this is a further attempt to change the character of this part of Fleet on the basis that two blocks of uncharacteristic flats have been allowed on adjacent or nearby sites.
- This development breaches Fleet Neighbourhood Plan Policy 10 General Design Management:
 - 10.1 The proposed design does not complement or integrate with the neighbouring properties, even with the adjacent new development. In relation to the older properties in the street it is out of scale, increases local density and the material and access are generally not in keeping
 - 10.2 The design does not reflect the high quality local design references and does not reinforce local distinctiveness
 - 10.3 The block shows balconies on the front elevation up to the second floor which do not respect neighbouring buildings - these balconies are at or above the first floor windows of houses opposite so loss of privacy
 - 10.8 Calls for parking to be well integrated, not dominate the site and to adhere to Hart District Council's adopted parking standards. The hard standing and parking area dominate the site and significantly reduce the amenity area on the site
 - 10.11 Requires development to be integrated with the existing pathways and should not restrict transit of cyclists or pedestrians. The bin store fronts directly onto the pavement and it appears that residents will need to access the store from the pavement. The store doors opening directly onto the pavement will restrict pedestrians.
- Breaches Fleet Neighbourhood Plan Policy 19 regarding on-site parking and the provision which for two bedroom flats which should be 20 spaces with visitor parking. Only one per flat is provided.
- Harts newly adopted Local Plan Policy H1 Housing Mix states "new homes will be supported where they provide an APPROPRIATE MIX of dwelling types and sizes having regard to the most up to date evidence of housing need
 - The Policy further states "development proposals for new homes must be supported by an explanation of the proposed mix of new homes in the context of the above criteria and proposals that do not meet one or more of the criteria may be supported provided they are justified in relation to evidence of housing need, viability, or site specific physical or environmental constraints
 - Paragraph 169 of the plan states "Applicants should explain their proposed housing mix using evidence and in the context of the policy criteria
- In relation to good design, the proposal breaches Policy NBE10 a) as does not incorporate the distinctive qualities of its surroundings and is not sensitive to its surroundings
- In this post Covid-era design should accommodate and minimise some of the features that have been shown to increase risks to the spread of a virus as high death rates have occurred in the more densely developed areas. Residents have been demonstrated to experience greater levels of stress where they do not have ready access to personal open space. The amenity area of the site is significantly compromised by having to provide only 8 parking spaces on the site let alone 20. There has been an excessive number of flats developed in the Fleet area in recent time and the need for further flats with the increased risk they pose with a serious viral problem should be reviewed.

- Table 1 Sources of Housing supply clearly show that the majority of the housing requirement is met by sites with Planning permission or already identified leaving a requirement of only 276 windfall sites across the whole District over the entire Plan period. There is therefore no great pressure to accept inappropriate development at higher than necessary densities with limited amenity space.
- Internally the flats meet minimum space standards, but only just, Flats 7 and 8 are only 71.5 and 72.9 square metres respectively (the plans misleadingly quote square feet), but the main living space for the kitchen, dining area and main living area is only 29 sq metres per flat, even in the largest flat of 92.9 square metres. This is a very cramped living space and cannot be deemed good design.

20/00931/HOU

36 Greenways Fleet Hampshire GU52 7XG

[Erection of a front porch, single storey rear extension and internal alterations](#)

Comments required by 26 May

NO OBJECTION

Generally looks OK , but question if it is intended that the roof of the new extensions spans across and includes the garage?

20/00937/HOU

11 The Lea Fleet Hampshire GU51 5AX

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

Comments required by 26 May

OBJECTION

- This is a 4m extension to the east of the neighbouring semi detached house and will therefore take away early morning light from the neighbours downstairs rear windows
- The rear two storey extension will dominate the neighbour, No.13, and shade the rear in the morning.
- Possible breach in 45 degree rule – should be checked

20/00896/HOU

2 Streamside Fleet Hampshire GU51 3LX

[Erection of a single storey infill side extension with changes to the rear fenestration](#)

Comments required by 26 May

NO OBJECTION

20/00951/FUL

Baptist Church Basingbourne Road Fleet GU52 6TH

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

Comments required by 26 May

NO OBJECTION

20/00917/HOU

2 Cheswell Gardens Church Crookham Fleet GU51 5NJ

[Erection of a detached garage](#)

Comments required by 28 May

OBJECTION

The owner has installed attractive greenery already to help to make it blend in however the following are issues:

- Support the tree officers comments that a detailed tree plan and what protection measures will be taken needs to be submitted. Also, the drawings do not show the 3 large mature oak trees on the grass verge next to the pavement - these are up against the fence. A tree specialist needs to determine how the structure can be built, without damaging these 3 trees and the owners 2 trees at the back of the site.
- The structure has a large footprint at 56 sq.m.
- At 4.5 m high it will have a significant visual impact close to the main road
- It is not clear how the garage is accessed from within the plot
- The site is steep and drawings should submitted to show how the levelling can be done without damaging the roots
- The garage appears to be quite large/bulky
- Materials need to be in keeping

20/00557/HOU

Oaklands , 21 Albany Road, Fleet, GU51 3NB

Erection of single storey front, side and rear extensions, remove and raise roof height to create a first floor, installation of photovoltaic panels to side roof slope, alterations to fenestration, erection of a summer house following demolition of existing outbuildings, extend driveway and increase width of dropped kerb

Amended Plans:

Garage pulled back and increased rear extension

Comments required by 14 May

OBJECT

Previous comments stand:

Proposed amendment does not address the key issues raised previously i.e. that this development is in breach of Fleet Neighbourhood Plan Policy 11 – loss of a bungalow

20/00947/HOU

7 The Lea Fleet Hampshire GU51 5AX

Erection of a part single storey side and part two storey side and rear extension. Erection of front porch with canopy

Comments required by 29 May

OBJECTION

- This is progressive creep - having secured a 6m ground floor extension, an application has now been submitted for a two storey side extension
- The proposed two storey extension to the front above the extended porch is of a poor design - a random collection of roof pitches, could be improved!
- Whole front garden area will be converted to parking which breaches Fleet Neighbourhood Plan Policy 15, that 50% of front gardens should be retained as soft landscaping

	<ul style="list-style-type: none"> Possible breach in 45% rule as the extension will dominate the neighbours
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>N/A</p>
	<p>Date of Next Meeting</p> <p>25th May, 18:30 for 19:00 virtually</p>

Planning

- It was agreed that Clarke/Wigston/Kinglake could be included on the list of future street name suggestions for Hartland Village

Meeting closed: 7.50pm

Signed:.....

Date: