



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 11 October
at 7pm in The Function Room , The Harlington

Present:

Cllr Hope - chairman
Cllr Jasper
Cllr Robinson
Cllr Kuntikanamata
Cllr Schofield
Cllr Holt

Absent:

Cllr Carpenter

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies None
2	Declarations of interest to any item on the agenda None declared
3.	Public Session None
4	Approval of the Notes The notes of the development and control advisory group meeting held on Monday 27 September were accepted as a correct record of the meeting.
6	21/02394/AMCON 16 Little Copse Fleet GU52 7UQ <u>Variation of Conditions 2 and 3 attached to Planning Permission 20/00702/HOU dated 26/03/2021 to allow an alteration to the design of the rear extension</u> Comments required by 12 October Drawings do not highlight proposed changes. This is a great simplification of the rear extension to just a single height flat roofed box compared with the large full height extension approved therefore NO OBJECTION

21/02393/HOU

4 Frere Avenue Fleet Hampshire GU51 5AP

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

Comments required by 12 October

OBJECTION

- There has been no attempt to subordinate the extension from the main dwelling which has a significant terracing effect with the adjoining semi-detached property. The general character of the area is detached or semi detached properties and so the proposed development creates an uncharacteristic and dominating appearance.
- HCC Highways have placed an holding objection subject to a more detailed parking plan. The parking plan appears to ignore the front porch which protrudes from the front elevation of the building and therefore restricts the parking depth. No dimensions given on parking plan.
- Without an extended dropped kerb the most likely parking arrangement would be 2 cars perpendicular to the kerb and 1 near parallel to the kerb which would mean a significant loss of front garden in breach Fleet Neighbourhood Plan Policy 15.

21/02458/FUL

Base Station, Brickyard Plantation, Pale Lane, Elvetham, Hook Hampshire

Removal of the existing 25m lattice tower supporting 3 no. antennas, 3 no. transmission dishes and 2 no. equipment cabinets and the installation of a replacement 28.7m lattice tower supporting 6 no. antenna apertures, 3 no. relocated transmission dishes, 1 no. new transmission dish, 6 no. equipment cabinets at ground level and ancillary development thereto including 24 Remote Radio Units (RRUs) and 2 no. GPS Modules within the existing compound (resubmission of 19/00924/FUL).

Comments required by 20 October

Outside of FTC area but NO OBJECTION in principle.

21/02467/HOU

6 Fairland Close Fleet Hampshire GU52 7LU

Erection of a part two storey part first floor front extension following demolition of existing porch, replace one window to ground floor front with two windows, alter the dormer window to the rear and insert two rooflights to front roof slope

Comments required by 21 October

OBJECTION

- The whole of Fairlands close is dominated by circa 1960s bungalows generally of red brick under red concrete tiles. No 6 stands out being rendered and painted white with an open frontage and very visible from the road.
- The proposal changes the appearance of the front elevation from a traditional bungalow to a house with a palette of materials that is totally out of keeping with local character; synthetic grey slate tiles, grey window frames, black brickwork etc and galvanised sheeting to the rear elevation dormer.
- The whole design statement attempts to defend the change in character by illustrating examples of non-traditional architecture around Fleet. There is no precedent in planning and each application has to be judged on its individual merit so this is not relevant.

	<ul style="list-style-type: none"> The national Design Guide at para 30 Materials states “The scale form and appearance of a building influences what materials may be appropriate for its construction. Materials should be practical, durable affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously into its surroundings.” This proposal is not harmonious. Fleet Neighbourhood Plan Policy 10 General Design Management states: Development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing separation layout materials and access Architectural design shall reflect high quality local design references in both the natural and build environment and reflect and reinforce local distinctiveness. “Applicants shall respect neighbouring buildings and demonstrate how heights of development will not be overbearing or dominant in the existing street scene.” Bringing a two storey element to the front of the development will totally dominate the local street scene. Both Hart and Fleet Town Council make reference to Hart’s Urbanisation Character Study 2010 and Fleet Neighbourhood Plan Policy 10A specifically states that development will be supported where they have appropriate regard to the design characteristic for the relevant and use in that character area. <p>21/02176/HOU 79 Westover Road Fleet GU51 3DE <u>Erection of a single storey side and rear extension, hip to gable roof extension, insertion of rooflight to front and erection dormer window to the rear to facilitate the conversion of the loft to habitable accommodation, insertion of window to ground floor side, alteration of position of window to first floor side and removal of shed</u> Comments required by 21 October</p> <p>OBJECTION</p> <ul style="list-style-type: none"> Classic hip to gable end which unbalances the overall appearance of a pair of semis. The rear extension must infringe the 45° rule taking light off the rear of the adjoining property. The large window to the proposed rear dormer extension will overlook neighbouring gardens and create a loss of privacy Changes to the front windows impacts the front elevation and creates an imbalance with the adjoining property.
7	<p>21/00492/LAPRE Kosu Mosu 240 Fleet Road Fleet Hampshire GU51 4BX To permit the sale of alcohol for consumption on and off the premises every day from 11.00 to 23.00hrs. To be open to the public every day from 11.00 to 23.00hrs. Comments by 29 October</p> <p>NO OBJECTION – presume off premises sales for takeout?</p>

8	Noted: Weekly List
9	Noted: Hart Planning Meeting Dates 13 th October 2021
10	Date of Next Advisory Group Meeting 25 th October at 7pm

Meeting closed: 7.25pm

Signed:.....

Date: