



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 13th July 2020

Present:

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

Officers: Charlotte Benham – Projects and Committee Officer

1	<p>Apologies</p> <p>Not present, Cllr: Wildsmith, Cllr Pierce, Cllr Hope</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 that would have been held on Monday 22nd June were accepted as a correct record of the meeting.</p>
5	<p>19/02659/FUL Police Station 13 Crookham Road Fleet Hampshire GU51 5QQ <u>Demolition of existing building and redevelopment of the site to form 31 retirement apartments including communal facilities, retention of existing access, car parking and landscaping</u> Comments required by 6 July</p> <p>OBJECTION Previous comments stand:</p> <ul style="list-style-type: none"> • The proposed amendments are very limited - removal of a plant room to provide an additional couple of parking spaces but parking still well below Hart's standards • States need for older person living in the country and the District, but is the need in Fleet? Policy H1 requires provision of an appropriate mix of dwelling types and sizes having regard to the most up to date evidence on housing need. Fleet has a significant stock of housing for the elderly (over 55?) Does Fleet need more?

- Previously questioned the veracity of the artists elevation on Crookham Road. The current level of the police station building, and Crookham Road pavement are level. The plan of the proposed development shows a slope down from Crookham Road to the new building which must mean a reduction in the site level of 1 to 1.5 metres to reduce the elevation to that shown – so extensive earth works to re-level the site.
- Too bulky and out of keeping with surrounding properties
- The access to the town centre is difficult from a mobility vehicle as crossing Reading Road South is difficult

20/01360/FUL

21 Folly Close Fleet Hampshire GU52 7LN

[Erection of new 3 bedroom detached dwelling with attached side garage and associated parking and new access from Durnsford Avenue.](#)

Comments required by 16 July

OBJECTION

- Support neighbours comments
- *'The site is located immediately adjacent to the Basingstoke Canal Conservation Area and within the Conservation Area Appraisal map it is indicated that the adjacent open space is a 'significant open space' as per Townscape Appraisal Map 9. The Conservation Area Appraisal (CAA) document sets out on page 21 that 'Areas of woodland and individual trees both inside the Conservation Area and in its setting make an important contribution to its character and appearance.'*
Trees are a key feature of the site adjacent to the Basingstoke Canal and an area of open public land. The tree report identifies several ground treatment methods and protection zones. These are not clearly identified on the last drawing of the Arboreal Report. The use of no dig techniques over part of a site is impractical as it lifts the protected area at least 100 mm above the adjoining site.
- The proposed foundation treatment to the main dwelling is complex, mixing piles with other forms of foundation or will the whole structure to be supported on piles?
- *'The proposal will enhance and reinforce the character of the area by the adoption of the traditional features'* but timber cladding isn't a local feature
- The arboreal report says that the body of retained trees is to the south of the development and therefore at risk of future removal to bring light into the garden of the property. This risk is lightly dismissed, but is a real concern. The loss of trees in this location would have a negative impact on the local character.
- Development of a small family home is welcome but the potential harm to the local character is outweighed
- If Hart are minded to approve the plan very strict conditions on approval of early stage works is essential to protect the trees during construction and regular site inspections should be mandated. Additionally if approved a recreational contribution should be made to offset the increased pressure on local recreational facilities.
- Previous flooding and being higher than no 19 will make its garden unusable

20/01334/HOU

3 The Aloes Fleet GU51 3QA

[Erection of a part single storey part two storey side and single storey rear extension following demolition of existing garage and insertion of first floor window to front elevation](#)

Comments required by 16 July

OBJECTION

- A dimensioned parking plan should be submitted due to increase from 3 to 4 beds and the loss of a garage. Under Policy GEN1 parking should be accommodated on the site
- The parking plan should also demonstrate the retention of 50% soft landscaping at the front as per Fleet Neighbourhood Plan Policy's 19 & 15
- Similar to no.4 this has white finishes that do not blend in well – there are also red bricks and shingle
- Removing the garage and building in it's space will created a terraced effect

20/01398/HOU

47 Elvetham Road Fleet Hampshire GU51 4QP

[Demolition of existing garage, family room, conservatory and chimney, erection of single storey extensions including an attached garage, removal and raising of roof height to create a first floor and chimney and alterations to fenestration](#)

Comments required by 17 July

OBJECTION

- Conversion of a bungalow into a five bedroom house – loss of a bungalow against Fleet Neighbourhood Plan Policy 11
- This is not an extension but effectively a new build. It bears no relationship to the original host building
- It is located in the North Fleet Conservation Area and under the Fleet Neighbourhood Plan Policy 16, it is a design of no special character, so does it preserve or enhance the Conservation Area?
- Does it follow historic precedent as to traditional form in terms of height, bulk and the use of vernacular materials and detailing? No details of finishes is given.
- Whilst it has large hedging the front is covered with shingle and would be improved with some landscaping

20/01382/FUL

33 Basingbourne Road Fleet GU52 6TG

[Erection of one four bedroom dwelling \(revised details to incorporate first floor accommodation\)](#)

Comments required by 20 July

OBJECTION

- Parking plan shows extensive parking area to front of property with a tarmac finish – breach of Fleet Neighbourhood Plan Policy 15 Residential gardens as it will result in the loss to ecological and landscape value. Also does not retain 50% of the original garden as soft landscape.
The hard surface is unacceptable from a drainage perspective as is the loss of soft landscaping and an extensive hard surface is a loss of carbon absorbing green space against HDC's zero carbon policy.
- Upstairs windows overlook neighbour No.33 and potentially also overlooks the gardens of properties to NW and SE so a loss of privacy
- Poor design and total of three properties on the site is over development
- Development of three properties (14/15 bedrooms) to the rear of properties on Basingbourne Road will bring significant traffic down a narrow access road and to the

rear of existing properties – loss of amenity. 6 houses sharing one small access road is also poor design

- Support neighbours objections

20/01402/HOU

21 Velmead Close Fleet Hampshire GU52 7LR

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

Comments required by 21 July

NO OBJECTION however

Very poor drawings – elevations for proposed development are totally inconsistent, the rear elevation does not match the two side elevations.

20/01475/HOU

22 Castle Street Fleet Hampshire GU52 7ST

[Erection of a two storey rear extension with alterations to fenestration.](#)

Comments required by 27 July

NO OBJECTION

- No apparent problem with the two storey section of extension, but the single storey which extends 3.3m beyond existing building and is 3.09m high will take some light off the back of the adjoining neighbour to the east – check if 45 degree rule has been breached/loss of light to neighbours

20/01433/HOU

Emerald Avenue Fleet Hampshire GU51 5DG

[Raise part of the existing fence, currently 1.8m, to 2.2m +10cm, to preserve a height of 1.8m once the garden on the south side has been levelled.](#)

Comments required by 28 July

OBJECTION

- Part of the last area if Edenbrook to be developed - the area adjacent to the site is as yet undeveloped
- The garden falls away at the bottom and the fence has been set at 1.8m above the natural ground level. The occupants want to level their garden and raise the fence to achieve 1.8m fence level on their side of the fence, but the adjoining properties will have a 2.2 or 2.3m fence to their properties which are on the east and the NW side so will be in the shadow of the higher fence. Will this be intrusive to neighbours?

20/01504/HOU

92 Reading Road South Fleet Hampshire GU52 7UA

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

Comments required by 29 July

NO OBJECTION

20/01476/HOU

33 Basingbourne Road Fleet GU52 6TG

[Erection of a single storey extension to rear, extension of first floor accommodation within the roof space to rear including dormer windows to both](#)

[sides, alterations to front porch, insertion of two rooflights to front roof slope and alterations to fenestration](#)

Comments required by 30 July

NO OBJECTION as no grounds

But proposal effectively changes a chalet bungalow to a house but avoids breaching Policy 11 of Fleet Neighbourhood Plan because existing property has stairs and a bedroom in the roof

20/01508/HOU

15 Carthona Drive Fleet GU52 7SF

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

Comments required by 30 July

NO OBJECTION

20/01316/FUL

19 Albert Street Fleet Hampshire GU51 3RL

[Dropped kerb.](#)

Comments required by 30 July

NO OBJECTION however

- Block plan appears to imply the property boundary extends over the public pavement, question if this is the case?
- Currently vehicles have to access the site diagonally from in front of neighbour which appears to restrict parking to one vehicle. A straight approach would potentially allow two spaces. Photo shows a van parked in front of next door property, but dimensioned plan showing the distance from the front of the bungalow to the edge of the footpath would provide conclusive evidence of parking capacity
- Loss of an on street parking space which is vital in busy Albert Street

20/01493/FUL

Oaklands 21 Albany Road Fleet GU51 3NB

[Demolition of existing dwelling and outbuildings and erection of a new dwelling and outbuilding](#)

Comments required by 30 July

OBJECTION

- This site has previously applied to extend the bungalow which is similar to the end result of this new application. Attempt to avoid breaching Fleet Neighbourhood Plan Policy 11 re the conversion of bungalows as the demolition of a bungalow is not a conversion however the end result is the same – the loss of a bungalow especially suited for occupation by older people.
- Proposed plan also appears to breach Policy 15 Residential Gardens as it appears to reduce the area of soft landscape to less than 50% of the original front garden space
- No parking plan has been submitted
- There is a tree report but no tree protection plan especially as the block plan appears to show parking within the root zone. There is no clear statement as to how trees will

	<p>be protected during construction especially with the presence of TPO'd trees on the site.</p> <p>20/01530/HOU 5B Elvetham Road Fleet Hampshire GU51 4QL <u>Demolition of conservatory and erection of a single storey side extension and first floor side extension.</u> Comments required by 31 July</p> <p>NO OBJECTION</p> <ul style="list-style-type: none"> • Major extension to the rear (7m) but self-contained site so does not appear to create any overlooking issues. • Increase in beds, but no required increase in parking and appears to be adequate on site parking space • Not sure about weatherboarding - brick/hanging tiles would be more in keeping design wise
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>27th July, 18:30 for 19:00 virtually</p>

Meeting closed: **8pm**

Signed:.....

Date: