



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting due to be held on Tuesday 14th April 2020

Comments received from:

Cllr Holt
Cllr Schofield
Cllr Robinson
Cllr Hope
Cllr Pierce

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Cllrs: Wildsmith, Jasper and Carpenter
2	Declarations of interest to any item on the agenda None declared
3.	Public Session None
4	Approval of the Minutes The minutes of the development and control meeting held on Monday 23 rd March were accepted as a correct record of the meeting.
5	Planning Applications: 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 Comments required by 13 April OBJECTION <ul style="list-style-type: none">• Breaches Fleet Neighbourhood Plan Policy 11 – bungalows should be retained for people with limited mobility/older residents and not converted into, in this case, a 5 bed house• Breaches Fleet Neighbourhood Plan Policy 15 Residential Gardens:

- 15.2 - Conversion of the front garden parking should retain at least 50% of the original garden area as soft landscape in order to retain local character and a degree of carbon absorption not provided by gravel or concrete
- Although not in a critical flood zone the proposal results in a significant increase in impermeable roof area and should be supported with on site drainage - details should be submitted including provision of SUDS
- A 2.4m high mesh fence is totally out of keeping with the local area
- Basically a new dwelling so if approved a S106 contribution should be made
- No parking plan has been submitted

20/00712/PRIOR

7 The Lea Fleet Hampshire GU51 5AX

[Erection of a single storey rear extension following demolition of existing conservatory](#)

Comments required by 13 April

OBJECTION

- Loss of light to neighbours due to significant rear extension – extension will be 6m from back of property and 2.8m high to the flat roof level which will take early morning light from the rear windows from the neighbour to the west of this plot
- Possible breach in 45 degree rule
- Utility room could be used as a fourth bedroom – a parking plan should therefore be submitted

20/00649/HOU

Cobbe House Herbert Road Fleet GU51 4JN

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

Comments required by 14 April

OBJECTION

- Poor design - proposed extension is totally out of keeping with current dwelling. Current dwelling is a good reference for the period of development and proposed plans are not sympathetic
- Breaches Fleet Neighbourhood Plan Policy 10 - the “development including alterations and extensions to existing buildings will be supported provided that it is in accordance with.....the following general design principles:
 1. Development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing separation and layout.
 2. Architectural design shall reflect high quality local design references in both the natural and the built environment and reflect and reinforce local distinctiveness.

20/00629/HOU

2 Fitzroy Road Fleet Hampshire GU51 4JH

[Demolition of existing double garage and erection of a new double garage with guest suite over and single-storey rear infill extension.](#)

Comments required by 14 April

NO OBJECTION subject to submission of a tree plan and details of measures to be taken to protect any tree root zones that may be affected

- Support tree officer's comments that a proper tree survey has not taken place
- Although in the North Fleet Conservation Area the front elevation is sympathetic to main building and rear elevation cannot be seen from the street.

20/00553/HOU

4 Howes Gardens Church Crookham Fleet GU52 7PR

[Insertion of one window to first floor on each side](#)

Comments required by 14 April

OBJECTION

- Loss of privacy/amenity to neighbouring properties 5 & 6 - Window to right of bathroom will give a direct overview of the rear gardens of No. 5 and 6 and a direct view into the rear of No.6. If changed to obscure glass for both windows then it will be more acceptable

20/00690/HOU

32 Aldershot Road Fleet GU51 3NN

[Erection of a first floor side extension and alterations to fenestration](#)

Comments required by 16 April

NO OBJECTION

- Extension generally in keeping with current dwelling
- Increase in wall facing Neighbour No.30 but appears to be reasonable gap and reduce light will not affect living area

20/00703/ADV

Police Station 13 Crookham Road Fleet Hampshire GU51 5QQ

[Erection of hoarding, 6m gates and pedestrian gate.](#)

Comments required by 20 April

We assume this application means planning for more residential care homes has been granted?

NO OBJECTION however hoarding is quite distracting but Highways have not raised any objections – advertising could be more subdued as it will be in place for 18+ months

20/00702/HOU

16 Little Copse Fleet Hampshire GU52 7UQ

Erection of a single storey rear extension following demolition of existing conservatory, single storey front extension and alterations to fenestration

Comments required by 28 April

NO OBJECTION subject to:

- The ridge level of the rear extension being lower than the principal front elevation ridge
- Provision of location and block plan otherwise unclear what impact plans would have on neighbours

	<ul style="list-style-type: none"> Main development is constrained to the rear (excluding the front porch which appears acceptable) which is otherwise out of keeping to the current dwelling but does not impact the street scene <p>20/00758/HOU 23 Wellington Avenue Fleet GU51 3BJ Replacement of glazed roof of conservatory with tiled roof to include the insertion of two rooflights to side, creation of apex glazing to rear, insertion of two rooflights to side and alterations to ground floor windows to side and rear Comments required by 29 April</p> <p>NO OBJECTION</p> <p>20/00777/HOU Pren-Ffawybb ,14B Pondtail Road,Fleet, GU51 3JN Demolition of existing garage and erection of a single detached garage and office Comments required by 29 April</p> <p>NO OBJECTION however</p> <ul style="list-style-type: none"> Does not quite meet Hart’s standards for a garage New garage with a pitched roof is significantly taller than existing – now 3.9m <ul style="list-style-type: none"> may reduce light into host building
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>Meeting was scheduled to be held 27th April</p> <p>Agenda should be sent out W/C 20th April - a date for committee members comments to be submitted by will be advised on the email. Comments will then be merged to form minutes and sent to members for approval.</p>

Signed:.....

Date: