



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 22nd June 2020

Present:

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

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Not present, Cllr: Wildsmith, Cllr Pierce, Cllr Robinson
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 8 th June were accepted as a correct record of the meeting.
5	20/01249/HOU 10 Cedar Drive Fleet Hampshire GU51 3HD Conversion of garage into habitable accommodation and alterations to fenestration. Comments required by 29 June NO OBJECTION <ul style="list-style-type: none">• Loss of garage and increase in bedrooms but looks as if there is adequate parking on site – a dimensioned parking plan should be submitted to check this• Basic design but no increase in mass over existing structure• Suggest that street elevation would be improved with addition of a window to reflect host dwelling however

20/01254/HOU

19 Farnham Road Fleet Hampshire GU51 3HZ

Erection of a single storey extension to front of garage and single storey rear extension.

Comments required by 30 June

NO OBJECTION

However garage does not comply with Hart's standard but extends existing – a dimensioned parking plan should be submitted to check this

20/01266/HOU

8 Highdown Fleet Hampshire GU51 4PS

Extension to first floor dormer to create en suite shower room

Comments required by 1 July

NO OBJECTION as long as obscure glass

20/01275/HOU

22 Osborne Drive Fleet Hampshire GU52 7LL

Demolition of existing lean-to and erection of a single storey lean-to extension and new front porch.

Comments required by 1 July

NO OBJECTION

- But could possibly become an annexe in future? Would then be inadequate parking
- Also tree needs protecting during construction

20/01286/PRIOR

68 Church Road Fleet Hampshire GU51 4LY

Erection of single storey rear extensions following demolition of existing conservatory and alterations to ground floor side fenestration

Comments required by 25 June

NO OBJECTION

Subject to trees being protected during the works

20/01284/HOU

22 Spruce Way Fleet Hampshire GU51 3JB

Proposed formation of bay window to front following removal of bow window and part conversion of garage to habitable accommodation. Alterations to fenestration

Comments required by 25 June

OBJECTION

- Small development of faux Georgian architecture. Change to the bay is different, but not significant.
- Front garden dimensions need to be checked - depth stated to be 6.9m but only a little wider than 2 parked cars. No change in beds, but loss of garage. A dimensioned parking plan that meets Hart's standards should be submitted
- Breaches Fleet Neighbourhood Plan Policy 15 – 50% front soft landscaping should be retained
- Conversion to utility room 5m x 2.4m??

20/01281/FUL

8 Linkway Parade Linkway Fleet GU52 7UL

Retention of change of use from retail (Land Use Class A1) to cafe (Land Use Class A3) with a proposed hot food take away use (Land Use Class A5) and external alterations associated with installation of kitchen extraction equipment

Comments required by 2 July

OBJECTION

- “Waste Storage and Collection to be as existing” stated in the application form but does existing café have waste oil?
- Opening hours are stated to be as existing 08:00 - 18:00 Mon-Sat and 08:00-17:00 Sun and Hols which is uncharacteristic for a takeaway service. Will likely be extended
- Issues raised again regarding quality of food on a main school run – is this a planning issue or public health issue?
- Tech spec says extraction system is highly technical and filters will need regular cleaning
- Note original application has gone to appeal
- The same issues as before still stand i.e. the noise, smells from a low level exhaust pipe, possible littering etc.

20/01194/HOU

20 Copse End Fleet Hampshire GU51 4EQ

Erection of a single storey front extension

Comments required by 2 July

NO OBJECTION however

- Front elevation drawings do not clearly define the boundary between No.20 and the neighbour – it is an end terrace/semi
- Does not enhance the front elevation but does not take any light from the neighbouring property and not exposed street scene

20/01283/HOU

Pine Hill House Hagley Road Fleet GU51 4LH

Erection of detached double garage following demolition of detached single garage

Comments required by 6 July

OBJECTION

- Technical – there is no scale bar on the drawings so should have been rejected.
- The main issue is the protection of the oak tree to the front garden which may have a TPO, but if not then it is still in the North Fleet Conservation Area and requires adequate protection
- The proposed protective fencing is impractical as there needs to be some working space for the erection of the garage. The proposed foundation treatment may be inappropriate for the extent of the intervention into the Root Zone- should be a no dig solution preferably supported on screw piles. Tree Officer should look at this application

20/01129/FUL

Pioneer House Unit 2 Fleetwood Park Barley Way Fleet

Create two additional floors of development creating 25 new flats (19 no. 1-bed flats and 6 no. 2-bed flats) (net increase in 18 units) including external alterations

Comments required by 6 July

OBJECTION

- Adding additional floors to permitted development
- Hart Local Plan Policy H1A – should provide an appropriate mix of dwellings, Para 124 says the mix for all of Hart is 7% 1 bedroom flats, Fleet must be way over this provision. – applicant should prove the need for them.
- Fleet Neighbourhood Plan Policy 10A – states 3 storey buildings as maximum height will be supported.
- For an overall development of 51 flats, through an economic assessment they propose a financial contribution of £29,900 which does not even go towards the purchase of land to build a single stand alone unit.
- Section taken from the D&A Report:

A social objective - supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provide to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

Paragraph 59 (NPPFF) confirms that "to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."

If there is a new order post Covid, then these properties will appeal only to young commuters. The design is fundamentally a university halls of residence block. They will not encourage or support home working. There is very little and for most flats none at all open space or immediate access to amenity space. Even the SANG land is in Church Crookham (Naishes Wood).

- The majority of the flats just meet minimum space standards.
- On social grounds alone (NPPF as above) this application should be rejected.
- Again we need to see a "needs statement" that demonstrates that Hart and Fleet need more 1 and 2 bedroom units unsuitable for local residents to down size to.

20/01341/PRIOR

2 Victoria Road Fleet Hampshire GU51 4DS

Prior approval is sought to convert the offices (B1a) to residential (C3) to provide 7no dwellings

Comments required by 1 July

OBJECTION

- Poor design – flats too small
- Inadequate access to open air i.e. no balconies and no amenity space

	<ul style="list-style-type: none"> Question what parking is there? The 'parking' space will only take 4 cars, which will be inadequate for 7 flats and 3 shops. There needs to be space for delivery vans to unload at the rear too.
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>6th July, 18:30 for 19:00 virtually</p>

Meeting closed: 7.30pm

Signed:.....

Date: