

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

**Meeting held on Monday 22 November
at 7pm in The Function Room , The Harlington**

Present:

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

Officers: Charlotte Benham – Projects/Committee Officer

1	<p>Apologies</p> <p>Cllr Kuntikanamata</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3.	<p>Public Session</p> <p>None</p>
4	<p>Approval of the Notes</p> <p>The notes of the development and control advisory group meeting held on Monday 8 November were accepted as a correct record of the meeting.</p>
6	<p>21/02646/FUL Osprey House Gough Road Fleet GU51 4LJ Installation of an outdoor swimming pool and surrounding patio Comments required by 24 November</p> <p>NO OBJECTION</p> <p>21/02721/HOU 21 Swaledale Gardens Fleet GU51 2TE Erection of single storey side and rear extensions and insertion of door to ground floor side Comments required by 25 November</p> <p>NO OBJECTION</p>

<p>21/02724/HOU Lynton Pines Branksomewood Road Fleet GU51 4JS Erection of a first floor rear extension Comments required by 25 November</p> <p>NO OBJECTION</p> <p>21/02726/HOU 14 Bramshot Drive Fleet GU51 3QD Retrospective planning permission for single storey side extension Comments required by 24 November</p> <p>NO OBJECTION but should have got planning permission before works were done</p> <p>21/02756/FUL 83 Elvetham Road Fleet GU51 4HL Erection of a 4 bedroom house, detached garage and extension of existing driveway Comments required by 25 November</p> <p>OBJECTION Previous comments stand:</p> <ul style="list-style-type: none"> • Already has 4 applications refused and 2 appeals dismissed • The principal issues are the proposed development does not recognise the issues and management proposals set out in the North Fleet Conservation Area Character Appraisal and Management Proposals. The defence is made that the divided plots meet the density criteria of URB 18, but the key issue is the division of the plot which intensifies the use of the plot • Para 7.1 of the management report, Section 9.1 calls for the maintenance of the historic form of development spacious plots with well tree' d environments. Most of the traditional houses within the NFCA are well detached houses set within their plots. This development has two houses and a garage in close proximity with the orientation of the houses is most uncharacteristic. To try and achieve some separation the new house is forced to the perimeter of the property and with the adjacent sub-divided plot creates a completely uncharacteristic form of development. • Section 9.2 of the Management plan calls for the protection of front gardens including Resistance to the creation of parking areas. The proposal significantly increases the parking areas to the front of properties. • The Drainage Officer has challenged the efficacy of the proposed surface water drainage system. Water butts have limited capacity which can be used up over a short period with a number of rainfall events and then the total flow of hardstanding areas including roofs is discharged to the soakaway. This requires a formal SUDS design and evidence of the system and the environment can accommodate extreme event flows. • This development neither preserves nor enhances the character of the NFCA. • The proposed development breaches Fleet Neighbourhood Plan Policy 16. • Breaches 6.1 the development does not preserve or enhance the special heritage character of the Conservation Area. • Breaches 16.3, the sub-division of the existing plots will not be supported • Breaches 16.4, existing open green space including private gardens shall be protected from unsympathetic development where it would have an adverse impact on the
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	<p>spacious character and appearance of the existing site.</p> <p>21/02790/HOU Beeches Waverley Avenue Fleet GU51 4NW Replacement porch, render over brickwork, installation of new windows and doors, conversion of one garage into habitable accommodation to include the replacement of the garage doors with windows. Comments required by 25 November</p> <p>The current building has little architectural appeal, but it is of brick with a red tile roof which is characteristic of the conservation area. While the proposal to render the elevations and change to a slate roof is totally contrary to the NFCA Management Plan, the end result is a much improved building with windows and porch that add to the appeal and character of the proposal. On this occasion it is considered the benefits outweigh the harm and so NO OBJECTION</p> <p>21/02813/HOU 2 Haywood Drive Fleet Hampshire GU52 7RZ Change garden facing Juliet balcony to window. Comments required by 26 November</p> <p>NO OBJECTION</p> <p>21/02821/HOU 54 Church Road Fleet Hampshire GU51 4LY Installation of entrance gates Comments required by 26 November</p> <p>OBJECTION "The gates will be black painted steel" 6ft high at their centre. In the NFCA boundary treatment is a key issue in retaining the character of the area and 6 high steel gates do not reinforce the sylvan character of Church Road which is already being compromised with extensive use of 6ft high timber fencing. A timber 5 bar wooden gate would be more in keeping with local character.</p> <p>21/02825/HOU 5 Fitzroy Road Fleet Hampshire GU51 4JH Erection of a two storey side and rear extension and single storey rear extension. Comments required by 29 November</p> <p>NO OBJECTION but with the following concerns::</p> <ul style="list-style-type: none"> • The proposal is for a significant area of extension which runs contrary to Para 9.2 of the NFCA character Appraisal and Management Plan states "the need to prevent unsympathetic changes", such as oversize extensions or changes to the elevations. • These proposals impact all but the front elevation. • The extensions although in similar materials does impact the elevations and character of the building which in part is counter to Fleet Neighbourhood Plan Policy 16 which states "development shall retain the architectural features of the existing building and extensions shall complement and reinforce the character of the principal building" • The main mitigation is that the property lies a significant distance off the road and is not visible through the trees to the front of the property and therefore does not impact
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on the sylvan character of the NFCA.

- The proposal does retain many of the architectural features of the host building

21/02772/FUL

Fleetwood Lodge Reading Road North Fleet Hampshire GU51 4AN

[Erection of Electricity Sub Station](#)

Comments required by 30 November

NO OBJECTION in principle but concern over loss of parking

- Designed to reflect the character of the main dwelling
- the issue is the loss of at least 2 parking spaces, 3 allowing for access.
- why could the substation not be moved to the last two spaces on the row of parking?

21/02648/AMCON

Fleetwood Lodge Reading Road North Fleet GU51 4AL

[Variation of Condition 2 attached to Planning Permission 20/00418/FUL dated 10/06/2020 to allow the raising of the ground levels](#)

Comments required by 30 November

OBJECTION until clarification on the following is provided:

- Nowhere does it state what the change in level is. It is obviously being raised to avoid impact of a 1 on 100 flood event. It is not significant from an architectural perspective but raising the general ground level could have consequences for neighbouring properties as surface water flows could be obstructed and diverted to adjacent properties. What is the level change and have the consequences been evaluated?

21/02846/HOU

50 Wellington Avenue Fleet Hampshire GU51 3BF

[Hip to gable roof extension to facilitate loft conversion with rooflights to front roof plane, rooflights to rear roof plane including Velux Cabrio balconies and insertion of window to first floor side elevation](#)

Comments required by 1 December

OBJECTION

- No purpose for additional roof space given. Significant space with hip to gable end and unusual window to hip end.
- Existing building has a Juliet Balcony, but Velux Cabrio balconies at the roof level will significantly overlook neighbouring properties gardens - loss of privacy.
- Extensive use of Velux windows in the roof and end glazed wall is out of local character

21/02757/HOU

The Beech Stockton Avenue Fleet GU51 4NS

[Erection of a single storey side extension and a new porch roof, alterations to all doors and windows.](#)

Comments required by 1 December

Does not significantly impact conservation area so NO OBJECTION if retention of existing finishes and materials

21/02788/HOU

48 Wood Lane Fleet Hampshire GU51 3EE

	<u>Erection of a double garage (amendments to 20/02139/HOU)</u> Comments required by 2 December OBJECTION due to inconsistencies <ul style="list-style-type: none"> • Location plan shows a 6m x 6m double garage, whereas detail plan shows only 5,2m x 5.2m which does not meet HDC Parking standards for a double garage. • An increase in plan area to 6 x 6m increases height of roof line to greater than 4m
7	Noted: Weekly List
8	Noted: Hart Planning Meeting Dates 8 th December 2021
9	Date of Next Advisory Group Meeting 6 December at 7pm

Meeting closed:

Signed:.....

Date: