



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 23 August
at 7pm in The RVS , The Harlington

Present:

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

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 One present – a neighbour to application 24 alton road
4	Approval of the Notes The notes of the development and control advisory group meeting held on Monday 9 August were accepted as a correct record of the meeting.
5	Election of Chair Cllr Hope was elected as Chairman of the committee
6	Election of Vice Chair Cllr Jasper was elected as Vice Chairman of the committee
7	21/01853/HOU 24 Alton Road Fleet GU51 3HN

Erection of a two storey side and rear extension, front porch, conversion of loft into habitable accommodation to include the erection of two dormer windows and insertion of one rooflight to front, insertion of three roof lights to each side, replace one bay window to ground floor front with two windows, block up one door and window to ground floor side, replace one window to ground floor side with one door and window, reduce the size of one window to first floor front and insert two windows to first floor side

Comments required by 27 august

OBJECTION

- This is changing from a modest 3 bedroom house to a substantial 4 bedroom house with a large accessible loft space with two dormer windows as well as roof lights and currently unidentified space that could be used as further bedrooms
- The proposal becomes a three storey house which is totally uncharacteristic in the road and employs materials that do not reflect local character – out of keeping
- The proposal increases the roof area by 191% which needs to be controlled by the introduction of an appropriately designed SUDS system to avoid an increased flooding risk. In addition the property is developing a large structure in the rear garden which will increase the impermeable area again increasing flooding risk.
 - There is no evidence the development employs SUDS to manage surface water run-off sustainably.
- The proposal shows the removal of the front boundary to create 3 parking spaces with the loss of all vegetation contrary to Fleet Neighbourhood Plan Policy 15 - Front Gardens.
 - The open plan frontage is out of character with the local area, reduces biodiversity and carbon absorption through loss of vegetation. All parking will be to the front of the property as the integral garage is inadequately sized to accommodate a vehicle.
- The rear elevation incorporates a French window and Juliet balcony which will give oversight of the neighbouring gardens – loss of privacy
- The bulk and height of the proposed development in close proximity to the NW boundary will cast a significant and persistent shadow onto the side of No.22A
- The proposed development breaches Policy GEN1 as a consequence of bulk mass height and use of materials.
- Breaches Fleet Neighbourhood Plan Policy 10 General Design Management Policy on account of development not complementing and being well integrated with neighbouring properties in the immediate locality in terms of scale, massing, separation, materials and access.
 - The architectural design does not reflect high quality local design references and does not reflect or reinforce local distinctiveness.
- The proposed development will be over- bearing and dominate the existing street scene
- The proposed development is in breach of HDC Policy NBE10 design paragraph a)

21/01907/HOU

13 The Bourne Fleet GU52 6TL

Erection of a replacement porch with pitched roof, conversion of garage to habitable accommodation, insertion of window to first floor front, insertion of door to ground floor side, alterations to doors and windows to ground floor rear and creation of two dropped kerbs

Comments required by 27 august

No issue to modification of the house in principle however issue with the extension to the parking area which will lead to a breach of Fleet Neighbourhood Plan Policy 15.1 and 15.2 - loss to the ecological and landscape value of a private garden and less than 50% of the original garden area being retained as soft landscaping having a negative impact on local area, negative impact on biodiversity and negative impact through loss of carbon absorbing vegetation.

OBJECTION - parking plans need to meet Harts standards and meet Fleet Neighbourhood Plan Policy 15

21/01980/HOU

10 Forest Dean Fleet GU51 2UQ

[Erection of replacement boundary wall \(part retrospective\)](#)

Comments required by 1 September

OBJECTION

- Location plan incorrectly shows the extent of the work area and the area of ownership – all lines should not be in RED
- Question if claiming public land as part of the site
- Extending the full height wall further and very close to the pavement means there is little opportunity for greening the wall and will present an expanse of brick wall which together with the exposed brick wall on the opposite side of the road creates an uncharacteristic expanse of brickwork which is out of character with the general green environment of the estate.
- Original Planning Application 20/02580/House indicated the wall set back from the edge of the pavement to allow planting to the front of the wall, maintaining the green aspect of the area. The wall has in fact been constructed to the very edge of the pavement eliminating the opportunity to green the wall.
- Statement is made that “In terms of highway safety, the proposed wall would be set back from the back edge of the footway to ensure that it would not impede visibility.” Question if this is the case? Bringing the full height wall further to the front of the property reduces visibility on the bend and creates a potential traffic hazard.

21/01886/FUL

Business Park Ively Road Farnborough Hampshire

[Erection of an extension to A105 Data Centre, a visitor reception centre, water treatment plant, reconfiguration of car park, drainage infrastructure, landscaping and associated works](#)

Comments required by 2 September

NO OBJECTION

But query has been raised about the car park drainage system and the loading of the balancing ponds.

21/01949/HOU

15 Albert Street Fleet GU51 3RL

[Erection of railings and gates to front boundary \(part retrospective\)](#)

Comments required by 2 September

OBJECTION

- The works are complete and are completely out of character with the rest of Albert Street.
- There is a total lack of greenery to the front of this bungalow to accommodate 2 parking spaces. Loss of all soft landscaping is in breach of Fleet Neighbourhood Plan Policy 15.1 and 15.2.
- Metal railings and gates are completely out of character and in breach of Policy GEN1
- Does not conform with Fleet Neighbourhood Plan Policy 10.1, 10.2 and 10.5 10.8.

21/01140/HOU

2 Little Copse, Fleet, Hampshire, GU52 7UQ

Erection of a two storey side extension following demolition of existing two storey element and garage, two storey front extension, single storey rear extension, removal of chimney and alterations to ground floor rear door and window. Dropped kerb and extend entrance

AMENDED PLANS

1 Tree Survey, Bat Survey, amendment to proposed design and highway visibility information.

NO OBJECTION

- Concern of neighbours in No.1 Little Copse about loss of light to the garden but the new development is to the NW of the side of No.1 so only shadow will be cast from late afternoon onwards and unlikely, except for a very low sun to cast shadow onto the house. If there are side windows new development may infringe the 45° rule?
- There is a significant increase in mass of the house, but appears to have limited impact on the street scene and immediate neighbours.
- Ground protection work to tree root zone is identified as temporary, but if cars to be kept on the drive and will regularly manoeuvre within the root zone this should be permanent.

Comments required by 23 August

21/02056/HOU

78 Westover Road Fleet Hampshire GU51 3DF

Erection of a single storey side and rear extension.

Comment required by 7 September

OBJECTION

- 7.2m long rear extension would infringe the 45° rule with the adjoining neighbour.
- When the sun is due south and tracking west there will likely be a shadow cast onto the back of the neighbouring property and take light off their rear ground floor windows.
- Current gap to the side of the house is barely 2m so limited opportunity to park to the side of the property

21/02010/HOU

8 Haywood Drive Fleet GU52 7RZ

Erection of a porch, single storey rear extension following demolition of existing conservatory and conversion of garage to habitable accommodation to include the replacement of the garage door with a window and alterations to the roof

Comments required by 7 September

Distance from kerb to front of house shown as a 4.6m standard parking space, 2.4x 4.8m so cars need to be parked sideways. Arrangement as shown is impractical, but is likely the current mode of parking as the existing garage is not wide enough to accommodate most modern cars – so no change in parking arrangement

NO OBJECTION subject to parking plan that meets Hart's standards

21/01986/HOU

50 Connaught Road Fleet GU51 3LR

Erection of a single storey rear extension following demolition of existing conservatory and veranda, two storey side extension following demolition of existing single storey side extension and creation of new access to the public highway to facilitate new parking space

Comments required by 7 September

OBJECTION

- Proposed additional access off Connaught Road only allows for drive in reverse out or reverse in. Connaught Road is at times a busy road and heavily parked so reversing out is not supported. Dangerous.
 - Additional parking if required should be made off Church Road, on site.
- Two Juliette balconies incorporated, one facing Connaught Road which is out of character with the local street scene, and rear balcony has overview of adjoining properties.

21/01971/FUL

175A Fleet Road Fleet GU51 3PD

Erection of a single storey rear extension following demolition of existing, insertion of door to ground floor side, insertion of double doors to ground floor other side and alterations to rooflights

Comments required by 8 September

OBJECTION

- According to the block plan that indicates the limit of ownership, the side boundary steps out, but in again towards the back of the property. The proposed development appears to go beyond the limit of ownership.
- Residents in Orchard Place have raised the issue of the practicality of building this extension as there is no land within the ownership to carry out building work and as explained the car parking area is used both by the residents of Orchard Place and commercially by the Dry Cleaners and the Carpet Shop.
 - Access to the site is a very narrow passage with steps or from the car park not owned by the developer
- Close proximity to the flats - should it be approved there should be strict limits on working hours Monday to Friday and Saturday mornings only.

21/02057/HOU

Bindal Broomrigg Road Fleet GU51 4LS

Erection of a two storey side extension, demolition of garage and erection of a replacement garage and alterations to windows and doors.

Comments required by 9 September

NO OBJECTION subject to comment by the tree officer and retention of trees to maintain privacy

- the balcony on the end of the new extension. Although there is a belt of trees on the boundary with the neighbouring property, if there is any thinning of the screen there will be an overview of the neighbour's garden and thus a loss of privacy.
- Tree protection is critical, proposed methodology for protecting the root zone during construction work is unusual? Need comment from the tree officer.

21/02024/FUL

83 Elvetham Road Fleet GU51 4HL

[Erection of a 4 bedroom house, detached garage and extension of existing driveway](#)

Comment required by 9 September

OBJECTION

- Falls within North Fleet Conservation Character Area 7 – Policy URB18(i) - 1 dwelling per 0.2 Ha = 2.000 sq m plots. Plot sizes quoted as 1604 sq m so only 80% of Policy
- Deliberately quote that adjacent plots allowed to be divided into 1455 and 1313 sq m respectively due to lack of Hart's implementation of their own Policies and support of Approved Document, North Fleet Conservation Area Character Appraisal and Management Proposals.
- The original house Merridown was characteristic of the area - a large family house set in the middle of a large plot distant from the site boundaries. This proposals cramps Merridown onto the boundary of the plot in close proximity to the new proposed development.
- The fact that Harts retained Policy URB 18 (Appendix 6 Saved Local Plan Policies that will NOT be superseded) shows a commitment to retain the character of the North Fleet Conservation Area. The Management Plan at Section 9, Issues and Recommendations, under recommendations, the second and third bullet points state:
 - The District Council will resist applications that fail to preserve or enhance the special characteristics of the conservation area
 - The District Council will resist applications for new buildings which do not follow the established historic form of development in terms of height, bulk **and plot ratios**
- Fleet Neighbourhood Plan Policy 16 North Fleet Conservation Area states at 3 Development shall (i) respect historic plot boundaries: the amalgamation or the sub-division of the existing plots will not be supported.
- Hart have allowed the progressive erosion of the historic form and character of the North Fleet Conservation Area and further loss should be dismissed before the special character of the area is lost and it becomes a piecemeal estate development
 - Previous applications on this site have been refused and two planning appeals dismissed.
- They quote relevant planning Policies that have not been saved in the Local Plan - Strategy and Sites 2016-32, GEN4, URB12.(i) and CON 13. They also fail to make reference to Fleet Neighbourhood Plan

21/02005/HOU

18 Beveren Close Fleet GU51 2UB

[Erection of an enclosed porch to replace existing open porch](#)

Comments required by 9 September

NO OBJECTION

	<p>21/01254/REM Land North Of Netherhouse Copse, Hitches Lane, Fleet, Hampshire Reserved matters application seeking the approval of access, appearance, layout and scale of 39 residential dwellings pursuant to 16/01651/OUT Amended plans - making minor alterations to layout and house designs Comments required by 26 August</p> <p>OBJECTION Fleet Town Council would support any concern about the under provision of parking as evidenced by recent developments such as Edenbrook's early phases and Ancells Farm where parking issues have manifested themselves in neighbour disputes, lack of access for emergency and service vehicles and general unsightliness of random parking in cul-de-sacs.</p>
8	<p>Noted:</p> <p>Planning Enforcement notices</p>
9	<p>Noted:</p> <p>Weekly List</p>
10	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>8th September</p>
11	<p>Date of Next Advisory Group Meeting</p> <p>13th September at 7pm</p>

Meeting closed: 8.45

Signed:.....

Date: