



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting due to be held on Monday 23rd March 2020

Comments received from:

Cllr Pierce

Cllr Holt

Cllr Schofield

Officers: Charlotte Benham – Projects and Committee Officer

| | |
|----|--|
| 1 | Apologies Cllrs: Wildsmith, Jasper, Robinson, Hope 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 9 th March were accepted as a correct record of the meeting. |
| 5 | 20/00224/HOU 47 Elvetham Road Fleet Hampshire GU51 4QP Erection of a detached garage and dropped kerb and access to the public highway Comments required by 27 March NO OBJECTION in principle however in line with the Fleet Neighbourhood Plan Policy 16.6 the replacement of these trees with appropriate species will be actively supported. It also looks like some trees may not have been covered in the plans? Support Highways comments regarding dropped kerb and driveway and that a double garage should be 6x6m to comply with HDC standards – revised plans should therefore be submitted for consideration. |

20/00422/HOU

41 Tamworth Drive Fleet Hampshire GU51 2UP

Demolition of existing conservatory and erection of a single storey rear extension

Comments required by 30 March

NO OBJECTION

20/00362/FUL

8 Linkway Parade Linkway Fleet GU52 7U

Change of use from A1 to A3 (Cafe) and A5 (hot food take away)

Comments required by 30 March

Change of opening hours to 8-6 Mon-Sat and 9-5 on Sundays would be more acceptable in the Linkway setting.

OBJECTION to current plan unless the following is resolved:

- Understand the concern of having a takeaway located in close proximity to a school but does this constitute harmful? If it does then we would support a refusal
- Distance stated to nearest residential dwellings appears to be wrong – the nearest residential dwelling is much closer than stated. Concern about smell/noise to nearby residents
- There is no statement as to the type of takeaway proposed

20/00544/OUT

141-145 Clarence Road Fleet GU51 3RR

Outline planning permission for the demolition of the existing former red cross buildings and erection of two detached buildings comprising 6 x 2 bedroom self-contained flats with associated parking, cycles and bins (landscaping reserved)

Comments required by 30 March

OBJECTION

- Two detached units fused together is uncharacteristic design. Breaches GEN 1 – not in keeping with local character
- Overdevelopment of site
- Inadequate parking – 15 parking spaces are required, 9 more than what has been shown on plans
- Breaches Fleet Neighbourhood Plan Policy 19 – development does not adhere to Hart Parking standards for number of spaces to be provided and on street parking is not suitable in clarence road as it already has problems with on street parking
- Do not need more flats – show evidence that more 2 bedroom flats are required in the Fleet area of Hart's Local Plan housing distribution

20/00518/HOU

39 Queens Road Fleet Hampshire GU52 7LE

Erection of single storey side extension and part conversion of garage to habitable accommodation. Alterations to fenestration.

Comments required by 30 March

NO OBJECTION

Loss of a garage but appears to be adequate parking – 50% of greenery should be retained to front of property/ front of property should have 50% soft landscaping as per Fleet Neighbourhood Plan

20/00536/FUL

102-104 Fleet Road Fleet GU51 4PA

Erection of a first floor rear extension with undercroft parking below. Erection of dormer window to front and rear. Alterations to shopfront, internal alterations and alterations to fenestration. Conversion of loft space to create 1 x 1 bedroom flat

Comments required by 2 April

OBJECTION

- Existing access to stairs, to first floor flats is via one outside door. The new proposal of one external door and two internal doors to access the stairwell is impractical in terms of servicing the flats
- Totally inadequate parking – increase in flats from 3 to 5 bedrooms on first floor with no additional parking and no identified space for the retail units, especially with rooms identified as “consulting rooms” which indicates visitors
- Plans/elevations do not match in regards to the proposed terrace for the loft flat – proposed roof plan shows a pitched roof over terrace area which matches rear elevation
- Breaches GEN 4 - Poor design for accessing and servicing the flats
- Breaches GEN 1 and Fleet Neighbourhood Plan Policy 19 – inadequate parking

20/00456/FUL

44 Dinorben Avenue Fleet Hampshire GU52 7SH

Change of use of detached garage into a hairdressing room and alterations to fenestration

Comments required by 2 April

NO OBJECTION subject to the following conditions:

- Plans retain local character of a residential area and does not appear as a commercial operation
- Sink/toilet in hairdressing room will need services – a condition should be added that any service trenches that need to be dug should not disturb the root zone of the nearest TPO'd tree
- Another condition should be added that all visitor parking is contained within the site and not on the street

20/00360/ADV

189 Fleet Road Fleet Hampshire GU51 3BL

Display of 1 x Illuminated Fascia and projecting sign to front elevation and 1 x Non illuminated fascia panel to rear elevation.

Comments required by 2 April

NO OBJECTION

20/00577/HOU

35A Basingbourne Road Fleet GU52 6TG

Erection of single storey front and rear extensions, raising of roof, insertion of

two dormer windows to front, two dormer windows to rear and a window to each side to facilitate the conversion of the roof space to habitable accommodation, erection of a single garage and habitable accommodation following demolition of existing double garage (part retrospective), link extension from garage to dwelling and alterations to fenestration comments required by 3 April

OBJECTION

- Overdevelopment of site
- Elevations indicate there could be a door to the bootroom which would allow it to operate as an independent dwelling. This would breach URB17 – annexes should be connected to main dwelling with no separate external door.
- One room is designated as a wet room however the elevation does not highlight that the windows should be obscure glass. The same comment applies to the new upstairs bathrooms.
- Query what is a mobility room?
- Proposed plans breach Fleet Neighbourhood Plan Policy 11 re safeguarding bungalow stock however as two bathrooms are retained along with a ground floor bedroom it still meets needs of those with limited mobility

20/00472/HOU

22 Rochester Grove Fleet GU51 3LU

Erection of a two storey side extension, rear porch canopy, a first floor rear extension including replacing existing flat roof with pitched roof, demolition of existing detached garage and alterations to fenestration

Comments required by 6 April

NO OBJECTION subject to the Condition:

50% of front garden is retained as soft landscaping as per Fleet Neighbourhood Plan Policy 15.

A dimensioned parking plan should be submitted that demonstrates adequate on site parking.

20/00584/LDC

Stockton House School Stockton Avenue Fleet GU51 4N

Use as a residential dwelling class C3 with ancillary garden

Comments required by 6 April

UNABLE TO COMMENT

There is no evidence submitted with the Statement.

If this evidence has been separately submitted to Hart and they are satisfied that it provides adequate proof of independent use of the property, then we have no objection

20/00513/HOU

The Grove 60 Church Road Fleet GU51 4L

Erection of a wooden cabin

Comments required by 6 April

OBJECTION

- Question whether proposed plans are in keeping with the character of the North Fleet Conservation Area – a log cabin cannot be said to preserve or enhance the conservation area.

- Cabin covers an area of 28 sq m within the root zone of three trees. Floor appears to sit on 45mm batons but question what these sit on? Need foundation details and details of how they will not impact the tree Root Zone.
- This would be a relatively large structure uncharacteristically to the front of the property. If HDC are to approve it there should be a condition added that at the least a 1m deep hedge must be maintained on the site boundary to screen the structure from view
- Cabin could be used as an additional dwelling

20/00615/HOU

18 Fallow Field Fleet Hampshire GU51 2UU

[Conversion of existing garage into habitable accommodation, change existing garage doors to a door](#)

Comments required by 6 April

NO OBJECTION in principle to conversion.

Assuming it is a two bed house as parking plan looks quite tight for 3 and Ancells already has problems with parking in cul-de-sacs. A dimensioned parking plan should be submitted that shows 50% soft landscaping is being retained as per Fleet Neighbourhood Plan Policy 15

20/00609/HOU

7 Clarence Road Fleet Hampshire GU51 3RZ

[Demolition of existing garage and erection of a single storey timber frame outbuilding with a pitched roof. Removal of overhanging hedge and erection of a 1.8m close board fence with 150mm gravel board](#)

Comments required by 6 April

OBJECTION

- Plans look like an independent dwelling unit or annex
- Proposed structure is 3m tall and will project well above the proposed fence
- Red felt tile is totally out of keeping with the character of the area; there are virtually no bright red roofs within the vicinity – breaches GEN 1
- Breaches URB16 - extensions should be sympathetic in character with main dwelling
- Breaches URB17 - annexes should be connected to the main dwelling and have no separate external door.
- Dimensioned parking plan should be submitted due to the loss of a garage

20/00641/HOU

10 Medonte Close Fleet Hampshire GU51 3NU

[Demolition of garage and erection of a side extension](#)

Comments required by 9 April

NO OBJECTION in principle to the extension however:

The planned ground floor looks to be configured as an additional bedroom with ensuite facilities which may increase the parking provision - in which case a parking plan that meets Hart's standards needs to be submitted.

Parking plan would mean the loss of the front garden – it is unclear if it would work without the installation of a dropped kerb and possibly the moving of a streetlight.

| | |
|---|--|
| | As per the Fleet Neighbourhood Plan Policy 15 re Residential Gardens, the development should not result in the loss or significant harm to the ecological or landscape value of private residential gardens. the conversion of the front garden to parking should retain at least 50% of the original garden areas soft landscaping. Any permanent storage of waste bins and containers in front gardens must be appropriately screened. |
| 6 | Noted: Weekly List |
| 7 | Noted: Planning Enforcement notices |
| 8 | Noted: Hart Planning Meeting Dates N/A |
| | Date of Next Meeting Meeting was scheduled to be held 14 th April. Agenda will be sent out W/C 6 th 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. |

Signed:.....

Date: