



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 24th August 2020

Present:

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

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Not present, Cllr: Wildsmith, Cllr Pierce (comments sent)
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 10 th August were accepted as a correct record of the meeting.
5	20/01804/PRIOR 1A Brook House Upper Street Fleet Hampshire GU51 3PE Notification of Prior Approval for the Change of Use of ground and first floors of the building from office (class B1(a) to residential (class C3) to provide two 1 bed and one 3 bed flats Comments required by 26 August NO OBJECTION as permitted development but <ul style="list-style-type: none">• Plans provide accommodation with less than minimum standards• What evidence that we need more 1 bed flats• Is there adequate parking if carpark is to be shared between new flats and the second-floor offices? A plan showing parking allocation should be submitted• no amenity space.

20/01795/HOU

50 Church Road Fleet Hampshire GU51 4LY

[Erection of a first floor side extension. New timber entrance gates.](#)

Comments required by 1 September

Extension is acceptable but OBJECTION to gate and tree protection

- Drawings “detail” the controls within a construction exclusion zone, but there is no zone indicated on the drawings. There are protected trees in close proximity to the works.
- The assistant conservation officer recognizes the proposed gates are urban in character and out of keeping in the conservation area. The gates should comply with the conservation area rules regardless. A traditional 5 bar timber gate would be more in keeping with the character of the conservation area
- The location of the gate needs to be addressed in line with the comments of HCC Highways Officer as the plot is on busy road with poor sight lines

20/01763/HOU

32 Basingbourne Road Fleet GU52 6TH

[Removal of existing pitched roof and erection of a new pitched roof. Erection of two single storey side extensions, single storey rear extension and alterations to fenestration.](#)

Comments required by 5 September

NO OBJECTION

New design is an improvement however:

- Existing mature tree next to the pavement should be protected from damage during construction
- The building will be extended close to the side boundaries and care should be taken not to damage the roots of the plants in the neighbours gardens

20/01846/HOU

3 Gorseway Fleet Hampshire GU52 7NA

[Demolition of single storey rear extension and garage and erection of a single storey rear extension and two storey side extension. Alterations to fenestration.](#)

Comments required by 4 September

OBJECTION

- This is a significant extension that changes the whole character of the property from a modest family house to a very substantial house. The front elevation is not well coordinated between the existing property and proposed extension
- This property is at the head of a cul-de-sac. The design will therefore have a negative impact on the street scene.
- The extension will dominate the neighbour’s (No.4) frontage and bedroom windows will overlook them also
- As the garage has been moved forward a dimensioned parking plan should be submitted that meets Hart’s standards
- Evidence should be submitted as to the need to remove trees.

20/01848/HOU

34 Fitzroy Road Fleet Hampshire GU51 4JW

[Replacement of existing gate and fence with automated 5 bar gates and brick piers.](#)

Comments required by 8 September

OBJECTION

- The applicant's heritage report recognizes the statement in the North Fleet Conservation Area that traditional timber gates are a feature of the area. Traditional five bar timber gates have a natural proportion which is clearly demonstrated by the existing gates. The proposed gates may be of timber but are not well proportioned and the proposed brick piers are out of keeping with the character area and quite disproportionate to the gate
- Fitzroy Road is one of the key character roads in the Conservation area and every effort should be made to preserve and enhance its character - this proposal does neither and removes a set of gates fit for purpose, both in function and character

20/01541/HOU

7 Westminster Close Fleet Hampshire GU51 4NR

[Erection of shed following removal of existing and alteration and repositioning boundary fences](#)

Comments required by 8 September

NO OBJECTION

- As long as the tree root protection measures are followed
- 1.8m high fences to front of properties not usually supported but this fronts onto Fleet Road where it is not uncommon
- Assumed trellis section of fence will be greened – if not then it would be a good idea to implement some greenery to reduce impact of fence

20/01857/HOU

5 Loxwood Avenue Church Crookham Fleet GU51 5NS

[Demolition of existing conservatory and erection of a single storey rear/side conservatory.](#)

Comments required by 8 September

NO OBJECTION

20/01697/HOU

[Elvetham Bridge House Reading Road North Fleet GU51 4HT](#)

Erection of an orangery to rear and replacement of front door

Comments required by 11 September.

OBJECTION

- This is a very large orangery (80 sq m) all to the rear of a large established residence
- It is a modern, flat roofed, glass development on the back of a character building. It is argued it does no harm because it is to the rear of the property and has no visual impact on the street scene, but it does devalue the character of the host building.
- No working method tree statement has been submitted
 - There appears limited access to the rear of the property, so materials will most likely be stored to the front

	<ul style="list-style-type: none"> ○ Tree protection barriers should be provided to keep construction traffic and materials storage off the root zones
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>7th September, 18:30 for 19:00 virtually</p>

Meeting closed: 7.35pm

Signed:.....

Date: