

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

**Meeting held on Monday 25 October
at 7pm in The Function Room , The Harlington**

Present:

Cllr Hope - chairman
Cllr Jasper
Cllr Robinson
Cllr Kuntikanamata
Cllr Schofield

Absent:

Cllr Carpenter

Officers: Janet Stanton – Town Clerk

1	Apologies Cllr Leslie Holt
2	Declarations of interest to any item on the agenda None declared
3.	Public Session None
4	Approval of the Notes The notes of the development and control advisory group meeting held on Monday 11 October were accepted as a correct record of the meeting.
6	<p>21/02466/FUL 141-145 Clarence Road Fleet GU51 3RR <u>Demolition of the existing former red cross building and garage and erection of 3 detached four bedroom dwellings with associated car and cycle parking and bin stores and altered access to the public highway</u> Comments required by 22 October</p> <p>OBJECTION on the grounds of inadequate on-site parking provision, lack of a substantive drainage proposal and a lack of public engagement</p> <ul style="list-style-type: none"> Extracted from the Design and Access Report: This is an identical re-submission of 21/00631/FUL, which was as set out earlier only refused on grounds of lack of current BAT SURVEY and SPA Mitigation. Both are addressed in this re-submission

- Relying on previously submitted documents, especially the Design and Access Statement, fails to recognise that the current NPPF is dated June 2021 and supersedes NPPF 2019 upon which the submission relies.
- Para 111 NPPF 2021 states development may be refused on highway grounds if there could be an unacceptable impact on highway safety.
- The major concern of local residents is the impact on on-street parking because of the limited on-site parking which falls well below HDC's Parking Guidance. A significant increase in on-street parking, if possible, creates a safety hazard for crossing the street and the road has been identified as a school access route.
- Para 132 NPPF 2021 under Achieving well designed places commends "early discussions between applicants, the local planning authority and local community about the design and style of emerging schemes, is important for clarifying expectations and reconciling local and commercial interests" Residents have persistently expressed their concerns about the lack of on-street parking and the consequent impacts and the applicant has failed to address this concern
- HCC Highways have also submitted a holding concern related to the parking provision
- Although the site is declared to be an accessible site because of its proximity to Fleet Road, there is limited employment opportunity within the immediate area and unless the occupants work at sites accessible to the main line railway route, the only practical means of transport is a car. Evidence in the Fleet Town area shows that 4 bedroomed houses generate more than 2 vehicles.
- There is a detailed drainage report that concludes there are options, but not an identified solution. The site slopes to the rear and any uncontrolled run-off could impact properties to the rear of the site. Unless a detailed drainage proposal is submitted planning approval should be withheld.

21/02252/ADV

329 Fleet Road Fleet Hampshire GU51 3BU

Display of 1 x internally illuminated wall projecting sign, 2 x internally illuminated fascia signs, 2 x non illuminated double sided directional signs and 2 x wall lights.

Comments require by 25 October

NO OBJECTION in principle

Subject to the Environmental Health Officer's assessment of the light levels.

Also suggest that the sign on Albert Street should be moved back off the road to be screened by the fence to the adjacent property.

21/02454/HOU

19 Fitzroy Road Fleet GU51 4JJ

Erection of a two storey side extension following demolition of existing detached double garage, erection of a two storey rear extension, erection of a detached triple garage with room above, alterations to one window to ground floor on each side, alterations to one window to first floor on each side, alterations to one window to ground floor rear and moving one door to ground floor side

Comments required by 29 October

The extensions to the main building are sensitively designed and complement the existing structure and there is a biodiversity benefit that an area of tarmac will be returned to soft landscaping.

NO OBJECTION in principle but concern over the mass of the proposed triple garage. The height of the structure matches the eaves line of the main house, it is of significant bulk whereas the existing garage was subordinate to the main property.

21/02308/FUL

47 Elvetham Road Fleet Hampshire GU51 4QP

[Demolition of existing bungalow and garage and erection of a 5 bedroom dwelling with garage.](#)

Comments required by 1 November

OBJECTION

- Property falls within NCA Area, Character Area 7. There is a requirement for a Conservation Area Consent to demolish any unlisted building in the Conservation Area. The existing building is of no particular architectural or historic interest so there is no reason that consent should be refused.
- The Conservation officer makes some very pertinent points that the roof of the building is out of keeping with the general character of the area and the reconfiguration of the building to better reflect the plot geometry would improve the form of the building. Render and grey slate tiles do not reflect the local palate of materials in the section of road between Queen Mary Close and Stockton Avenue.
- The bulk and mass of the proposed development should be reduced in its impact on the street scene and a more characteristic selection of materials would better preserve and enhance the character and appearance of the conservation area.
- The amount of parking area should be minimised to retain as much soft landscaping as possible to comply with Fleet Neighbourhood Plan Policy 15 to preserve character, enhance biodiversity and retain carbon absorbing vegetation

21/01977/HOU

86 Crookham Road Church Crookham Fleet Hampshire GU51 5SA

[Conversion of existing garage attic to games room to include the erection of one dormer window to north, one dormer window to south, relocation of one window to ground floor west and erection of external staircase and door to first floor west](#)

Comments required by 2 November

Although the main bungalow and the existing garage are in white render, white PVC cladding to the dormers is out of character in a semi-rural setting. Change of colour to the cladding?

NO OBJECTION subject to a condition that the conversion is not use as a separate living accommodation and that the cladding to the dormers is more in keeping with the character of the semi rural setting

21/02253/FUL

Oatsheaf Parade Fleet Road Fleet Hampshire GU51 4BX

[Erection and siting of Gigabit Full Fibre Broadband Telecommunications Infrastructure](#)

Comments required by 3 November

	<p>OBJECTION</p> <ul style="list-style-type: none"> • Loss of parking is the primary concern - parking is difficult for the combination of residential and commercial parking. • The setting is unattractive, but a 3m high acoustic fence does not enhance this • The compound fence will stand 1.2m above the boundary fence. The flats above the shops on the parade have limited to no view over the car park area. The site appears to be adjacent to the bin store and occupy 2 parking spaces.(3.5x3.5) <p>21/02478/HOU Halfacre Fitzroy Road Fleet GU51 4JH Erection of a two storey rear extension and alterations to windows and doors Comments required by 3 November</p> <p>NO OBJECTION in principle to the proposed extension but OBJECTION to the balcony and change in materials – they do not preserve or enhance the area.</p> <ul style="list-style-type: none"> • Taken from the Heritage Statement: <i>The reason we are applying for full planning permission is that we do not wish to match the existing materials and would prefer a rendered finish and are proposing a balcony which is well screened by the two rear gable projections from overlooking neighbours. The proposal is for a traditionally constructed rear extension. Traditional materials are to be used with face brickwork, self finished rendered walls and grey slate roof covering.</i> • In line with the NFCA character Appraisal and Management Proposals. The proposed materials especially render and grey slate tiles will be uncharacteristic of the adjoining properties. This plot falls in character area 1. • The balcony although screened looking to the left is not screened from the view to the right and has to potential to overlook the neighbouring property's garden. • Para 9.2 of the Character Appraisal and Management plan states: The need to prevent unsympathetic changes to the existing houses such as oversize extensions or changes to the elevations and details.
7	<p>Noted:</p> <p>Weekly List</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>10 November 2021</p>
9	<p>Date of Next Advisory Group Meeting</p> <p>8 November at 7pm</p>

Meeting closed:

Signed:.....

Date: