



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Tuesday 26th May 2020

Present:

Cllr Holt
Cllr Schofield
Cllr Pierce – *comments sent*
Cllr Jasper
Cllr Hope (acting chair)
Cllr Robinson

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Not present, Cllr: Wildsmith and Carpenter
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 11 th May were accepted as a correct record of the meeting.
5	20/00965/HOU 41 Brookly Gardens Fleet Hampshire GU51 3LL Demolition of the front entrance canopy and single storey side extension and erection of a two storey side extension, single storey side extension. Erection of entrance canopy and alterations to fenestration. Comments required by 3 June OBJECTION <ul style="list-style-type: none">• Proposal is a real mix of finishes, colours and textures - black timber cladding to side extension/rear, white render, brick tile and black boarding to front, a mix of white & black window frames. This is not in keeping with local character• Breach of Fleet Neighbourhood Plan Policy 10: 10.1 Development does not complement and integrate with neighboring properties

10.2 Architectural design does not reflect high quality local design references, nor reflect or reinforce local distinctiveness
10.5 Significant increase in roof area and impermeable surfaces but no details of dealing with faster runoff including use of SUDS
10.8 It is not clear that adequate parking is required in accordance with Hart recommendations, but there is no increase in bedrooms

- Development across the full width of the plot – over development of site?
- Plans don't show the neighbour's large tree next to the fence where extension will be only 400mm away, a proper plan needs to be submitted to show how work can be done without damaging tree roots, especially in regards to foundation design
- Plans configured to provide potential annexe due to shower room and two studies - this would then affect parking

20/01019/HOU

2 The Aloes Fleet Hampshire GU51 3QA

[Demolition of conservatory and erection of a first floor side and single storey rear extension. Part garage conversion into habitable accommodation and alterations to fenestration.](#)

Comments required by 4 June

OBJECTION

- Overdevelopment of site – 5 bedroom house on a small plot
- Show 3 car spaces wide = 7.2m minimum on an overall plot width of 11m. Would need a wide dropped kerb to legally access the plot
- Does not comply with Fleet Neighbourhood Plan Policy 15 - Residential Gardens (section 15.2) require that conversion to front garden parking retains at least 50% of the original area as soft landscape
- Removal of two trees for parking – submit tree survey and parking plan

20/01013/HOU

4 The Aloes Fleet Hampshire GU51 3QA

[Demolition of conservatory and erection of a single storey rear extension.](#)

Comments required by 4 June

OBJECTION

- Possible breach in 45 degree rule
- Looks as if No.2 has borrowed No.4s extension plan and No.4 has now increased the rear extending out 4m and height of extension 4m – will take some light away from neighbouring property
- Parking issue was not addressed in approving original extension to 5 beds

20/00757/FUL

Infineon House Fleet Mill Minley Road Fleet Hampshire GU51 2RD

[Erection of a two storey building containing 6 one bedroom apartments with associated car and cycle parking and hard and soft landscaping and relocation of substation](#)

Comments required by 4 June

OBJECTION

- Flats are approx 10% bigger than the minimum standard, 2 with 20m² outside space and 4 flats share 140 m².
- Proposed bin store for their own domestic rubbish and that of Lorica House (30 flats) right outside their front door is poor design plus all of the Lorica flats will have to trail waste to a site across access road
- Only one space per flat with one visitor space – question if it meets Harts parking standard for Zone 1?
- Hart Local plan and housing type allocation – what is the evidence that we need more 1 bedroom flats when we already have Lorica House and Infineon house on the same development site and the Office to residential conversions on Ancells Business Park which are predominantly 1 bedroom flats
- Planning Statement appeals to the governments sustainable development criteria of supporting economic, social and environmental objectives: b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;
- Where is the evidence that this number of one bedroom units meets the needs of our future generation. Do dense areas of small flats with limited amenity areas support health and social well being?
- Lack of overall open amenity space on site is going to place greater pressure on the immediate limited open green space. Post Covid design standards, especially access to safe personal space is going to be a necessity specially to address the mental health needs of residents who may well be subject to further periods of lockdown
- No affordable housing has been provided on the whole site by manipulating the use of permitted development rules and only adding an additional number of flats that remain below the affordable requirement. If this development goes ahead that will be a total of 60 flats on site of which 24 should have been affordable – that number then forces up the number of additional homes required to a further 60 units above the overall Local Plan number just to make up the on-site short fall. The whole development is drive by economic gain by the developer not the benefit of the community
- Concerned site will become a 'ghetto'

20/01051/ADV

219-221 Fleet Road Fleet GU51 3BW

[Replacement of existing ATM header signage.](#)

Comments required by 8 June

NO OBJECTION

20/01046/FUL

Victoria House 18 - 22 Albert Street Fleet Hampshire GU51 3RJ

[Erection of part two storey, part three storey building to create 9 no. flats \(4 no. 1-bed flats and 5 no. 2-bed flats\) in the car park serving Victoria House and relocated vehicular access.](#)

Comments required by 9 June

OBEJCTION

- Do not need more flats – should prove need for them
- This is a development with no amenity space outside hard standing car parking. Where is the nearest amenity space?
- Flat sizes: one bed x 2 person flats 52 (Min 50) and 2 Bedroom x 3 person 63 (min 61) so only just meets the bare minimum standards
- A mix of properties should be provided – where do future generations upgrade to otherwise?
- Elevation on Albert Street is totally out keeping with local style and adjacent properties. Balconies to front elevation opposite small traditional residential properties plus balconies will overlook neighbours. Does not meet Fleet Neighbourhood Plan Policy 10
- Inadequate parking – only 9 provided and need 14+. Also the road is already very busy / has parking problems
- Will the loss of parking for other building be acceptable?
- There is no landscaping at all so will look like an industrial building. That side of the road looks industrial all the way to Church Road, whilst the other are attractive traditional Edwardian houses

20/00762/HOU

124 Kings Road Fleet GU51 3DU

Removal and raising of the roof and insertion of one rooflight to one side and four rooflights to the other side to create a first floor, erection of a first floor side extension and alterations to fenestration

Comments required by 10 June

OBJECTION

- Just meets Fleet Neighbourhood Plan Policy 11 as appears to retains a bathroom and one bedroom downstairs and the existing property is a chalet bungalow and has a staircase
- However the proposed design totally conflicts with Policy 10, General Design Management:

10.1 Does not complement or integrate well with neighbouring properties especially in the use of materials

10.2 Architectural design does not reflect high quality local design references – totally out of keeping

- Are the two current bedrooms in the roof legitimate? If not then is a proper parking plan required
- It will dominate No.122 and may possibly breach the 45 degree rule
- Should submit a plan of the front showing the open water course, the car parking with no 3 in tandem and 50% soft landscaping
- Totally out of keeping with street scene

20/00954/HOU

13 Marlborough Close Fleet Hampshire GU51 3HY

Erection of a two storey side extension following demolition of existing attached garage and single storey rear extension

Comments required by 10 June

	<p>OBJECTION</p> <ul style="list-style-type: none"> • Loss of a garage and increase from 3 to 4 beds – a dimensioned parking plan that also demonstrates retaining 50% front garden as soft landscaping as per Fleet Neighbourhood Plan Policy 15 needs to be submitted • Assume bricks will match existing – if not they should do to be in keeping
6	<p>Noted:</p> <p>Weekly List</p>
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>8th June, 18:30 for 19:00 virtually</p>

Meeting closed: 7.30pm

Signed:.....

Date: