



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting due to be held on Monday 27<sup>th</sup> April 2020

**Comments received from:**

Cllr Holt  
Cllr Schofield  
Cllr Pierce  
Cllr Jasper  
Cllr Hope

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<b>Apologies</b>  Cllrs: Wildsmith, Robinson, Carpenter
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  None 'present'
4	<b>Approval of the Minutes</b>  The minutes of the development and control meeting that would have been held on Tuesday 14 <sup>th</sup> April were accepted as a correct record of the meeting.
5	<b>Planning Applications:</b>  <b>20/00782/HOU</b> Inglewood Branksomewood Road Fleet GU51 4JS <a href="#">Erection of an outbuilding and associated swimming pool (part retrospective)</a> Comments required by 30 April  <b>OBJECTION</b> Previous objections still stand <ul style="list-style-type: none"><li>• Swimming pool is closer to neighbouring property backing onto plot than house it belongs to will neighbours be disturbed by noise?</li><li>• Building is not in keeping with the area, especially on a plot that is claimed to be one of the oldest buildings in the NFCA.</li></ul>

Breaches following Fleet Neighbourhood Plan Policies:

- Policy 16.1 Development shall be designed to preserve or enhance the special heritage character of the conservation area, and shall be of a suitably high-quality design
- Policy 16 .3.iii Development shall follow historic precedent as to form in terms of height, bulk, the use of vernacular materials and detailing and the grain of development
- Policy 16.6 Although trees are not TPO'd, the trees lost on boundary with neighbours bungalow should be replaced with trees typical in the Conservation Area. Permission was only given for 6 trees in the middle of the plot to be removed
- Policy 10.2 States architectural design should reflect high quality local design references in both the natural and built environment and reflect and reinforce local distinctiveness. The building meets none of these characteristics which are even more important in the Conservation Area

**20/00813/HOU**

38 Basingbourne Road Fleet GU52 6TH

[Erection of a first floor side extension above existing garage and utility room](#)

Comments required by 1 May

NO OBJECTION

Parking seems to be acceptable

**20/00849/HOU**

8 Perry Drive Fleet Hampshire GU51 4ES

[Erection of a single storey rear extension.](#)

Comments required by 12 May

NO OBJECTION in principle to the proposed extension, but support the tree officers comments that there are two TPO'd trees in the rear garden and there has been no tree survey done to identify the extent of the Tree Root Zone of the nearest tree and identify tree protection measures to be put in place during construction

**20/00840/FUL**

84 Connaught Road Fleet GU51 3LP

[Erection of 2 two bedroom dwelling houses with associated garages, parking and landscaping following demolition of existing garage block](#)

Comments required by 12 May

OBJECTION

- It is an improvement that the development is for small family houses rather than more flats however it does still appear to be overdevelopment of the site/plot
- Highways have pointed out that the access road to the parking area has to be 6m wide to allow for turning. The road is only around 4.5m, not 4.8m as stated, either way it is still not wide enough – the houses need to be moved back 1.5m or the parking area moved closer to existing flats. A new parking plan should be submitted
- Significant increase in impermeable area on plot – where will the SUDS systems be accommodated?
- Question if there is any ground contamination in area where old garages were as no condition survey has been done?

- No dig zones are built above existing ground level, how are level differences accommodated within the access road design? There will need to be extensive protection measures during construction which are not clearly identified on the plans
- Inadequate parking - Original block of 6 garages, 2 are being lost. 4x 1 bed flats + visitors = 6 spaces. New dwellings 2 x 2 bedrooms = 5 spaces + visitors

### **20/00863/FUL**

32 Aldershot Road Fleet GU51 3NN

[Erection of a first floor side extension and alterations to fenestration, change of use from B1 Office to C3 Residential](#)

Comments required by 14 May

#### **NO OBJECTION**

- The design and access statement claims to comply with the Fleet Neighbourhood Plan, Policy 15, Residential front gardens but only as there are no proposed changes, the front garden is already predominantly tarmac and does not have 50% soft landscaping
- Reversion to residential use only is welcome as opposed to mixed residential and commercial use
- Parking is acceptable – 3.5 spaces + on road parking although Aldershot road is very busy

### **20/00794/HOU**

34 Fitzroy Road Fleet Hampshire GU51 4JW

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

Comments required by 14 May

#### **OBJECTION**

- The gate appears to be too tall, overbearing and out of keeping in the North Fleet Conservation Area. Most of the gates in the road have 5 bar wooden gates - a lower gate with wooden slats would be more in keeping
- The addition of lighting to the top of the concrete pillars also further detracts from the semi- rural character of the conservation area
- The proposal breaches Fleet Neighbourhood Plan Policy 16.5
- The proposal also breaches the North Fleet Conservation Area regulations:
  - A key feature in the North Fleet Conservation Area is the boundary treatment – subject to an Article 4 Direction to protect and enhance existing front boundaries (page 6 item 1.2 of NFCA Character Appraisal and Management Proposals)
  - The Report at paragraph 1.5 (page 8) states that the erection, alteration or removal of a gate, fence, wall or other means of enclosure to the frontage of the dwelling, comes under planning control
  - Paragraph 4.4 states that front gates within the Conservation Area, despite planning controls already exercised by the District Council can sometimes be far too ornate and dominant. For instance, the use of brick pillars, with curved entrance walling along with high metal gates is far less appropriate than timber gates with timber supports. Fitzroy Road has good and bad examples of both
  - The applicants own Heritage statement at paragraph 5.3, 8<sup>th</sup> bullet point state “driveways marked by traditional timber gates”

- Paragraph 5.4, 2<sup>nd</sup> bullet point states a negative impact on the area is “inappropriate entrance gates.”

**20/00851/FUL**

Whisper Wood Stockton Avenue Fleet GU51 4NH

Demolition of existing dwelling and erection of a 5 bedroom replacement dwelling and garage

Comments required by 15 May

**OBJECTION**

- The plot is situated within the North Fleet Conservation Area No. 8 and therefore needs planning permission to demolish the existing house and an application to build a new property which would come under the Fleet Neighbourhood Plan Policy 16 - Development shall be designed to preserve or enhance the special heritage character of the conservation area and shall be of a suitably high quality of design
- Paragraph 7.1 of the North Fleet Conservation Area appraisal and management proposals, 4<sup>th</sup> bullet point states that the preservation of existing dwellings, particularly those built before 1940’s and their protection from demolition and redevelopment
- Fleet Neighbourhood Plan Policy’s breached:  
16.2 states – development shall retain the architectural features of the existing buildings and extensions shall complement the character of the principal building

16.3(iii) states - to follow historic precedent as to the traditional form in terms of height, bulk the use of vernacular materials and detailing and the grain of development. The existing house appears in the style of a Poole House which reflects the early development of the conservation area. It goes against the general conservation principles to demolish a very traditional building just because it no longer meets the specific living requirements of the owners.

- The new development looks to accommodate a person of limited mobility but give them independent living accommodation
- The design and character of the proposed development i.e. the front elevation’s balconies are out of keeping with the local area
- Breaches GEN 1 (i) – not in keeping with local area
- Breaches GEN 4 – out of character. The new design does not preserve or enhance the conservation area
- In the design statement reference is made to the new dwelling having it’s ‘own identity’. We recommend the new dwelling be brick to be in keeping with the local area

**20/00884/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, conversion into habitable accommodation following demolition and enlargement of existing double garage (part retrospective), alterations to fenestration

Comments required by 18 May

	<p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Loss of a bungalow – breaches Fleet Neighbourhood Plan Policy 11.1 which clearly states “proposals for the conversion of bungalows (a bungalow is a house which has only one level and no stairs) namely the existing host building, to a house comprising two or more storeys that will result in the loss of local homes especially suited to occupation by older people will not be supported”</li> <li>• The loss of a garage means a car parking plan should be submitted</li> <li>• Question whether the rear dormer windows will overlook the gardens of the houses in Award Road?</li> </ul>
6	<p><b>Noted:</b></p> <p>Weekly List</p>
7	<p><b>Noted:</b></p> <p>Planning Enforcement notices</p>
8	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>N/A</p>
	<p><b>Date of Next Meeting</b></p> <p>Meeting was scheduled to be held 11<sup>th</sup> May - agenda should be sent out W/C 4<sup>th</sup> May</p>

**Signed:**.....

**Date:** .....