



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

**Meeting held on Monday 27 September
at 7pm in The Function Room , The Harlington**

Present:

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

Absent:

Cllr Carpenter
Cllr Holt

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies None
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 13 September were accepted as a correct record of the meeting.
6	21/02023/HOU 166 Clarence Road Fleet Hampshire GU51 3XR Erection of a single storey side extension and covered patio Comment required by 29 September NO OBJECTION in principle, but a patio is normally an open space, covering it is understandable, but putting cedar cladding in the outside wall creates a room rather than a patio

21/02221/HOU

7 The Lea Fleet GU51 5AX

Erection of a single storey side extension, first floor rear extension, front porch, alterations to fenestration to ground floor rear and insertion of window to first floor side

Comments required by 30 September

NO OBJECTION

But note they have gravelled over the entire front garden for parking – in contravention of Fleet Neighbourhood Plan Policy 15.

21/02183/HOU

4 Pondtail Close Fleet GU51 3JR

Erection of a single storey front extension, two storey side extension following partial demolition of dwelling, single storey rear extension following demolition of existing garage, dormer window with rooflight to the rear and insertion of three rooflights to the front to facilitate the conversion of the loft to habitable accommodation and creation of patio

Comments required by 1 October

OBJECTION

- Overdevelopment of the plot.
- The overall size of the extension and the proposal to block pave the front drive means that the vast majority of the site is covered in impermeable surfaces – how is surface water run-off to be dealt with – does it create a local flooding issue?
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- Front elevation is not too dominating but the rear major dormer overpowers the neighbouring properties – loss of light
- Wouldn't class as an extension as the majority of the downstairs existing building is demolished
- Converts a bungalow into a chalet bungalow against Fleet Neighbourhood Plan Policy 11 but it does retain ground floor bedrooms and a bathroom so is acceptable
- Block paving of drive also breaches Fleet Neighbourhood Plan Policy 15 – retain 50% front as soft landscaping
- The rear extension takes significant amount of light from the adjoining neighbour and creates a small passage between properties – looks claustrophobic
- Imbalances the street scene - one end of the semi hipped and the other end gabled
- Bringing the store forward off the main property is generally out of character with the local area. Fleet Neighbourhood Plan Policy 10

21/02267/HOU

5 Glen Road Fleet Hampshire GU51 3QS

Erection of an external porch canopy, changes to window sizes and materials with two rooflights to rear

Comments required by 1 October

Dressed the whole frontage in timber cladding and changed the roof edge detail by setting window back into roof , but there is no settled style to the front elevations of the adjacent buildings so NO OBJECTION

21/02278/HOU

<p>2 Sycamore Crescent Church Crookham Fleet GU51 5NN Erection of a front porch Comments required by 4 October</p> <p>NO OBJECTION – an improvement</p> <p>21/02262/HOU 3 Heathland Close Fleet GU51 3FH Erection of a porch, single storey rear extension, one dormer window to front and two dormer windows to rear and insertion of two rooflights to front to facilitate the conversion of the loft to habitable accommodation and alterations to doors and windows to ground floor side Comments required by 28 September</p> <p>A crowded back garden development. Adding the dormers to the roof completely changes the apparent dimensions of the property and make it appear much taller than before but as it has no impact on an established street scene NO OBJECTION subject to protection of trees - protection of oak trees is significant issue, there is a tree plan, but there needs to be a condition that the plan is followed and HDC tree officer satisfied with the protection works before any construction work begins.</p> <p>21/02194/AMCON Pound Ridge Stockton Avenue Fleet GU51 4NH Variation of Condition 2 attached to Planning Permission 20/03089/HOU dated 07/04/2021 - variation to approved front elevation drawing. Rearrange window layout, remove the chimney and widen the approved garage door to a standard double garage door width to ease access. Comments required by 6 October</p> <p>OBJECTION in principle Upstairs window arrangement is better balanced, but the widening of the garage negatively impacts the balance of the front elevation and makes the garage door a dominant feature – suggest using garage design from previous submitted application</p> <p>21/01978/FUL 50 Elvetham Road Fleet Hampshire GU51 4QE Erection of an extension to the existing commercial building and hard surfacing to facilitate car parking and turning Comments required by 30 September</p> <p>The properties on the railway side of Elvetham road fall outside the NFCA. NO OBJECTION subject to area of root zone protection being extended to cover the proposed storage area and a condition that the compensation planting must be done (replace loss of 2 trees)</p> <p>21/02234/HOU Selborne Broomrigg Road Fleet GU51 4LR Conversion of loft into habitable accommodation with glazed gable end and internal balcony, insertion of 3 velux roof windows on front roof slope and 3 velux roof windows on rear roofslope and removal of chimney stack.</p>
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Comments required by 30 September

OBJECTION

- Removal of the barn hip end to a gable end exaggerates the difference with the catslide pitch at the other end of the building and unbalances the whole mass of the building just for addition of a balcony
- NFCA Management Plan at para 7.2 states “The need to prevent unsympathetic changes to the existing houses such as oversize extensions or changes to the elevations and details.
- Fleet neighbourhood Plan Policy 16 states “development shall retain the architectural features of the existing building and extensions shall compliment and reinforce the character of the principal building. The proposal does neither.

21/01894/HOU

4 Hermes Close Fleet Hampshire GU51 3ET

[Demolition of conservatory and garage and erection of a two storey side and rear extension to include replacement garage. Alterations to windows and doors.](#)

Comments required by 5 October

NO OBJECTION – well planned

21/02282/FUL

Richmond Surgery Richmond Close Fleet GU52 7US

[Erection of a two storey side and rear wraparound extension, removal and raising of roof to allow first floor extensions and the creation of a second floor, installation of external rear staircase and replacement of two windows to ground floor front with double doors](#)

Comments required by 5 October

NO OBJECTION subject to the parking and fire escape issues being resolved.

- The revised building outline is an improvement on the last rectangular proposal. However the use of the perforated steel sheeting to the fire escape looks completely out of character with the rest of the building; It dominates the rear elevation. Suggest submission of a different design/materials before approval
- The parking issue is resolved by stating that the staff parking, which is significant, will be moved off site with no details – This is not part of the planning application and therefore unenforceable - would need to be a planning condition. Where will they be parking, on the road or another site? Needs clarification.
- With 10 consulting rooms, 8 nurses rooms, a mental health room a phlebotomist and a physio along with phone consulting rooms. Going up from 11 to 21 patient servicing rooms - if all 21 patient rooms were in use and people were waiting for their appointments, it would be very easy to occupy 32 parking spaces.

21/02362/ADV

Police Station 13 Crookham Road Fleet Hampshire GU51 5QQ

[Erection of 2 no. Monolith Boards and 3 no. Flags](#)

Comments required by 5 October

OBJECTION to the inclusion of flag poles. Why do we need flags to advertise a supported living development, 2 monolith boards and a vast length of hoarding should be enough advertising in a predominantly established residential area

7	Noted: Planning Enforcement notices
8	Noted: Weekly List
9	Noted: Hart Planning Meeting Dates 13 th October 2021
10	Date of Next Advisory Group Meeting 11 th October at 7pm

Meeting closed: 8pm

Signed:.....

Date: