



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 28<sup>th</sup> September 2020

**Present:**

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

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

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| 1  | <p><b>Apologies</b></p> <p>Not present, Cllr: Wildsmith, Cllr Pierce (comments sent)</p>  |
| 2  | <p><b>Declarations of interest to any item on the agenda</b></p> <p>None declared</p>   |
| 3. | <p><b>Public Session</b></p> <p>None present</p>  |
| 4  | <p><b>Approval of the Minutes</b></p> <p>The minutes of the development and control meeting that would have been held on Monday 14<sup>th</sup> September were accepted as a correct record of the meeting.</p>   |
| 5  | <p><b>20/01988/HOU</b><br/>       30 Castle Street Fleet Hampshire GU52 7ST<br/> <a href="#">Demolition of existing rear extensions and erection of a two storey rear extension. New front porch extension.</a><br/>       Comments required by 23 September</p> <p>All ready responded</p> <p><b>20/01953/FUL</b><br/>       The Millmede Minley Road Fleet GU51 2RB<br/> <a href="#">Demolition of The Millmede and garage and the construction of one block of 7 flats (1 x 3 bed and 6 x 2 bed) with access alterations, parking, bin and cycle stores, landscaping, bridge and ancillary works</a></p> |

Comments required by 25 September

**OBJECTION**

- Flats are close to the road and the proposed plans along with the adjacent flats will be overpowering/out of keeping with street scene
- Flats have no front garden space / open amenity space
- Loss of trees/trees need protection during construction – approval should be withheld until tree officer is satisfied
- Although in proximity to the station there is a reduced parking provision for Zone 1 which according to Harts's standard is  $6 \times 2.25 + 1 \times 2.75 = 16.25$  therefore inadequate onsite parking in Breach of GEN1 and Fleet Neighbourhood Plan Policy 10.8
- Fleet Neighbourhood Plan Policy 10.5 requires compensation planting for loss of significant amenity trees
- There is extensive hardening of the surface area increasing run-off in close proximity to the stream running behind the proposed development - there is no comment from the Flooding Authority
- This last block of flats will infill a stretch of Minley Road that was until quite recently a green backdrop to the road which will change the character of the area
- Neighbour objecting even though listed as neutral

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**20/01889/HOU**

10 Merivale Fleet Hampshire GU51 4EW

[Erection of a single storey rear extension, first floor side extension and alterations to fenestration](#)

Comments required by 30 September

**NO OBJECTION**

- Will create a terraced effect with No.8 which is generally not characteristic of the area but will not have a significant impact
- However there is a mature silver birch that overhangs the garage roof and building would clash with the tree's branches. A scheme of works should be submitted of the trimming back of the tree together with tree root protection measures during construction

**20/01750/HOU**

Derrybawn Gough Road Fleet GU51 4LJ

[Erection of a 1 metre wooden, pre-treated picket fence to the front of the property supported by wooden posts. Erection of 4 gate posts 1.2 metres in height to support two 6 bar field gates which will be 1.09 metres in height.](#)

Comments required by 30 September

**NO OBJECTION** subject to

Methodology being approved by Tree Officer - Section 8.5 of the AIA recognises the potential impact of post holes on the tree roots and the care needed to protect the belt of trees facing the highway on the front boundary of the plot.

**20/01806/HOU**

10 Rosedene Gardens Fleet Hampshire GU51 4NQ

[Erection of a single storey rear extension and alterations to fenestration](#)

Comments required by 1 October

NO OBJECTION

Subject to meeting the Tree Officers requirements that “a tree protection plan and arboricultural method statement being supplied and approved”

**20/02067/HOU**

134 Tavistock Road Fleet Hampshire GU51 4HG

[Erection of a first floor side extension](#)

Comments required by 6 October

NO OBJECTION

- However street scene could be improved if the two roof ends matched and trees protection measures needed during construction

**20/02108/HOU**

102 Kings Road Fleet Hampshire GU51 3DU

[Erection of a single storey front extension](#)

Comments required by 7 October

OBJECTION

Until a dimensioned parking plan is submitted to show vehicles can enter and leave the site safely

**20/01935/HOU**

Pondside 55 Avondale Road Fleet GU51 3BS

[Erection of single storey front and rear extensions, creation of gravel driveway, patio and alterations to fenestration](#)

Comments required by 8 October

OBJECTION

Fleet Neighbourhood Plan Policy15, 50% of the original front garden area should be soft landscaped

As part of the front drive is being lost, a dimensioned parking plan should be submitted to show vehicles can enter and leave the site safely.

**20/02152/FUL**

Elvetham Bridge House Reading Road North Fleet GU51 4HT

[Demolition of existing pool house and erection of a detached 4 bedroom dwelling with detached garage](#)

Comments required by 9 October

NO OBJECTION

- Progressively reduced the scale of the property and moved it to a position that it sits more traditionally on the plot and does not crowd or overlook adjoining properties
- It is proposed to retain the vast majority of trees and in particular a mature oak tree
- The only minor issue may be the proximity of the proposed double garage to the boundary with the existing Bridge House property, but it is significantly lower in elevation so will probably not be out of keeping with North Fleet Conservation Area

**20/02179/HOU**

87B Crookham Road Church Crookham Fleet GU51 5NP

[Erection of a first floor side extension and part garage conversion into habitable accommodation](#)

Comments required by 12 October

**OBJECTION**

- Increase from 3 to 4 bedrooms and loss of a double length garage. 3 vehicles shown parked side by side on parking arrangement however how does no.87A access their property? Is it a joint drive so 87B has limited front garden space? A dimensioned parking plan should be submitted that also shows ability to turn to enter/exit site in forwards direction

**20/02184/HOU**

2 Woodgate Fleet Hampshire GU51 2TX

[Erection of a single storey rear extension and part garage conversion into habitable accommodation to include the replacement of one of the garage doors with a window](#)

Comments required by 13 October

NO OBJECTION subject to:

Submission of a dimensioned parking plan to support the claim that three vehicles can be parked on site with the loss of a garage

**20/02218/HOU**

Wellingtonia House Stockton Avenue Fleet Hampshire GU51 4NS

[Replacement of existing timber fence and gates with wall and timber gates](#)

Comments required by 16 October

**OBJECTION**

The use of a dwarf wall below fencing is uncharacteristic of the NFCA and not in keeping with the rural character. Equally brick piers to wooden gates is urbanising. The proposal does not preserve or enhance the conservation area.

- **Paragraph 7.2 Maintaining the Existing buildings and their plots** of the North Fleet Conservation Area Character Appraisal and Management Proposals, Approved Document :  
Bullet point 2 specifically states “The need to preserve and protect existing front boundaries and ensure that new works do not detract from the sylvan character of the conservation area”  
Bullet point 5 “the use of timber fencing and brick walls”
- **Paragraph 9.2 Maintaining the existing buildings and boundaries** clarifies that the Article 4 Direction which was served has been somewhat muted and there are examples in the conservation area of unsympathetic new gateways, fencing, walls and the creation of parking in front of houses. Under **Para 9.2 Recommendations**, the second bullet point states “the District Council will continue to enforce the existing Article 4 Direction”

**20/02215/HOU**

Eyres Crown Gardens Fleet Hampshire GU51 3LT

[Erection of a single storey side extension and replacement of ground floor rear window](#)

Comments required by 16 October

NO OBJECTION subject to the following Condition:

The ground works are carried out in accordance with the detailed plans and as directed in the Arboreal Report to protect TPO'd tree root zone

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| 7 | <b>Noted:</b><br>Planning Enforcement notices  |
| 8 | <b>Noted:</b><br><br><b>Hart Planning Meeting Dates</b><br><br>N/A                     |
|   | <b>Date of Next Meeting</b><br><br>12 <sup>th</sup> October, 18:30 for 19:00 virtually |

**Meeting closed: 7.40pm**

**Signed:**.....

**Date:** .....