

MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

**Meeting held on Monday 6 December
at 7pm in The Function Room , The Harlington**

Present:

Cllr Hope - chairman
Cllr Robinson
Cllr Schofield
Cllr Leslie Holt
Cllr Kuntikanamata

Officers: Charlotte Benham – Projects/Committee Officer

1	<p>Apologies</p> <p>Cllr Jasper</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3.	<p>Public Session</p> <p>None</p>
4	<p>Approval of the Notes</p> <p>The notes of the development and control advisory group meeting held on Monday 22 November were accepted as a correct record of the meeting.</p>
6	<p>21/02867/HOU 2 Longdown Fleet Hampshire GU52 7UZ <u>Demolition of garage and erection of a two storey front and side extension (to include replacement garage) and single storey rear extension.</u> Comments required by 3 December</p> <p>OBJECTION</p> <ul style="list-style-type: none"> • Parking arrangement as shown is A) against HDC's parking proposals – 3 in a row and B) the distance from the kerb the front of the property is 7.5 metres whereas a standard parking space is 2.4 x 4.8 metres therefore requiring 9.6 metres clear space in front of the house for adequate parking • Requires a dimensioned parking plan that accommodates three vehicles to the front of the property but meets Fleet Neighbourhood Plan Policy 15, Front Gardens, that requires the retention of 50% of the area as soft landscaping to contribute to the

mitigation of climate change and support biodiversity.

- Front elevation is generally out of character with three different sized roof elevations. Although the pitch has been maintained the height and size of each pitch is different.

21/02584/HOU

Bracken Waverley Avenue Fleet GU51 4NN

Erection of a pair of matching double vehicular entrance gates to the existing twin access points and chainlink fence

Comments required by 3 December

OBJECTION

- The D&A and Heritage statement only makes one reference to the property being in the North Fleet Conservation Area - the property falls within Character Area 8 of the NFCA
- The NFCA Character Appraisal and Management Proposals at Section 7, Issues, paragraph 7.2, Maintaining existing buildings and their plots, bullet points 2 and 3:
 - The need to protect and preserve existing front boundaries and ensure the new works do not detract from the sylvan character
 - Protection of front gardens including resistance to the creation of parking areas
- The proposed wooden gates are nearly 6 ft high and although wooden do not preserve the sylvan character of the front boundary. A traditional 5 bar gate is more in keeping with the conservation area character (see paragraph 4.4 in the character appraisal). Gate should be set back at least 2m.
- If security is of concern the green mesh fencing can be placed inside the hedge and therefore not detract from the current natural green front boundary

21/02478/HOU

Halfacre Fitzroy Road Fleet GU51 4JH

Erection of a two storey rear extension, single storey rear extension and balcony and alterations to windows and doors.

Comments required by 7 December

OBJECTION.

- OBJECTION to the balcony and change in materials they do not preserve or enhance the Conservation Area.
- Taken from the Heritage Statement: *"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.
- 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 NFCA character area 1.
- The balcony although screened looking to the left is not screened from the view to the right and has the 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

21/02720/HOU

4 Westbury Gardens Fleet Hampshire GU51 3HS

Erection of a single storey side extension to increase the size of bedroom 3, flip the position of the door and window to bedroom 2 and render to side elevation

Comments required by 7 December

Not clear what is proposed. Bedroom 3 is being extended by 400 mm, but there is a new rear elevation that shows a sliding door, but there is no existing elevation and there appears to be no change to the plans?

OBJECTION – until details are clarified

21/02865/FUL

11 Kings Road Fleet GU51 3AA

Erection of a single storey rear extension, alterations to shopfront and internal alterations to ground floor layout

Comments required by 8 December

OBJECTION

- If this is to a residential conversion it would have a more acceptable front elevation if the bay window could be restored at ground level.
- The proposed front elevation is out of character with the adjoining property and the adjacent pair of semi-detached offices.
- The current frontage while out of keeping presents a commercial office frontage, the proposal does not sustain a commercial frontage.

21/02894/AMCON

Guidion House Rye Close Fleet GU51 2UY

Variation of Conditions 2, 3, 4, 5, 6, 11, 12 and 18 attached to Planning Permission 19/02871/FUL dated 18/12/2020.

Comments required by 9 December

- General assessment from HCC Highways and HCC Flood review is that the main warehouse building has been reduced in size and the surface water flooding issues have been addressed, but it requires a pumped discharge system to transfer surface water off the site to the public sewer. HCC Floods have stated no objection subject to confirmation from SW that the public sewer system can accommodate a pumped discharge.
- Otherwise, the proposal has planning permission, it retains some local employment when local office space has been predominantly converted into residential flats.

NO OBJECTION subject to (as highlighted by HCC Flood) the acceptance by SW of a pumped discharge into the public sewer

21/02857/HOU

48 Connaught Road Fleet Hampshire GU51 3LR

Creation of a first floor by raising the ridge of the roof with roof light to front elevation, alterations to windows and doors to sides and rear.

Comments required by 9 December

OBJECTION

- As presented this proposed development converts a bungalow into a 2 storey house contrary to Fleet Neighbourhood Plan Policy 11, Safeguarding building stock for people of limited mobility.
- Additionally the proposal included 2 French windows with Juliet balconies at the rear and although stated to have obscure glass the doors can be opened and views given over the neighbouring gardens causing a loss of privacy.
- It may be argued by Hart's Planning officers that the bungalow could be extended under permitted development rights, but those rights come with conditions both about the appearance of the extension and not causing overlooking. Both these conditions are breached and PDR could not be relied upon.

105 Elvetham Road Fleet Hampshire GU51 4HN

Erection of a first floor extension over existing storage room between house and garage.

Comments required by 14 December

NO OBJECTION

Well-designed extension that blends well with the existing property and materials used to match the existing house.

21/02946/HOU

1A Westover Road Fleet Hampshire GU51 3DG

Erection of a single storey side and rear extension, with flat roof and three roof lights, following partial demolition of existing single storey pitched roof, change door to a window ground floor side.

Comments required by 14 December

NO OBJECTION subject to retaining matching brickwork rather than white rendering

21/02936/HOU

Osprey House Gough Road Fleet GU51 4LJ

Erection of Gymnasium and Spa Room Garden Buildings.

Comments required by 15 December

OBJECTION

- One has to question why the two outbuildings have been separately applied for when at least one of them is associated with the swimming pool?
- These are 2 significant buildings totalling 600 sq ft, which is deemed excessive.
- The proposed finish to the outbuildings is totally out of keeping with the character of the Conservation Area.
- As a minimum, additional planting should be provided between the buildings and the boundary to minimise noise from equipment.

21/02874/HOU

3 Elvetham Close Fleet Hampshire GU51 4QU

Erection of a new 1.2m high fence along the side boundary, to include a foot gate at the road end and a new vehicular gate in the centre. Front driveway area to be re-landscaped.

Comments required by 16 December

OBJECTION

- Property falls within Character Area 7 of the North Fleet Conservation Area. Negative issues identified in the Study were “some poor quality front boundaries.”
- This property sits diagonally across its plot relatively uncharacteristically for the area and therefore effectively has a double frontage part of which is the shared drive along Elvetham Close.
- Para 7.2 of the Adopted Character Study and Management Plan 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.
 - The protection of front gardens including resistance to the creation of parking areas.
- The current site is almost devoid of any vegetation and used extensively for parking and negatively impacts the sylvan character of the area.
- Extensive use of timber fencing does not preserve or enhance the character of the conservation area and planting against an open post and wooden rail fence would be more appropriate together with a five-bar wooden gate to both the vehicular and pedestrian access.
- It is noted that the letter of support comes from a resident who is not directly impacted by the proposals.
- Contrary to the management proposals in the Adopted NFCA Character Appraisal and Management Proposals and Fleet Neighbourhood Plan Policy 16 in that it does not preserve or enhance the special heritage character of the Conservation Area nor does the boundary treatment reflect the semi-rural nature.

21/02870/FUL

208 Fleet Road Fleet Hampshire GU51 4BY

[Erection of a three storey building to provide three affordable one bedroom apartments](#)

Comments required by 17 December

OBJECTION

- Appears to be a strange land ownership in a shared area of access and parking –
- The proposed area of each flat just complies with the minimum space standard for a 2 person single floor flat (50 sq.m.)
- The rubbish bins will have to be taken out to Victoria Road or Fleet Road if managed by the residents or could be a commercial collection if managed by the lease holder. Bringing bins out onto Fleet Road would be unacceptable.
- This development has been reduced to 3 stories. 1 parking space per flat plus 1 visitor space is being proposed but there must be some rights of way across the land to allow access to both the flats and the retail units in the parade adjoining no. 208.
- Fleet Neighbourhood Plan Policy 10 General Design Management Policy states: “development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing, separation, layout material and access.” The proposal conflicts with a number of these issues. It is out of keeping with the immediate area, there is no similar back land development. Access and parking potentially conflict with neighbouring properties. The proposed elevations are not out of keeping, but the proposal to clad the building in some unusual materials would be out of character.
- It is claimed that the one bedroom apartments are in short supply in Fleet, but this will require substantiation in view of the number of 1 bedroom properties that are available primarily as a consequence of commercial property conversions.

	<ul style="list-style-type: none"> • It is stated the apartments will be affordable homes, so will they be offered to HDC to go onto the housing register? • The two upper floor flats have small balconies, but the development has no ground level amenity space. • Hart Local Plan Policy NBE10 calls for development that “Promotes or reflects and incorporates the distinctive quality of its surroundings in terms of proposed scale, density, mass and height of development and choice of building materials.” This is a back land development between a car park and the rear service area of a block of retail units and flats. It is out of character and creates issues with neighbours and shared access users. <p>21/02971/HOU 12 Kings Keep Fleet GU52 7UW <u>Erection of a closeboard fence on concrete posts and gravel board</u> Comments required by 17 December</p> <p>OBJECTION This is an area of open fronted gardens or front hedging. An extensive length of 6 ft + high close boarded fencing would be totally out of character. It could only be accepted if it was planted to the front of the fence along its whole length adjacent to the verge. Current hedge appears to have died.</p>
7	<p>Noted:</p> <p>Weekly List</p>
8	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>8th December 2021</p>
9	<p>Date of Next Advisory Group Meeting</p> <p>20 December at 7pm</p>

Meeting closed: 8.15pm

Signed:.....

Date: