



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 8<sup>th</sup> June 2020

**Present:**

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

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

1	<b>Apologies</b>  Not present, Cllr: Wildsmith
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 26 <sup>th</sup> May were accepted as a correct record of the meeting.
5	<b>20/00980/HOU</b> 34 Fir Tree Way Fleet Hampshire GU52 7NB <b>Erection of a single storey rear extension.</b> Comments required by 15 June  NO OBJECTION however <ul style="list-style-type: none"><li>• The plot is within the Basingstoke Canal Conservation Area where rear views can be an issue</li><li>• Fleet Neighbourhood Plan Policy 14.1 requires development to be of a scale and design to reinforce the locally distinctive character of the area. This property and the adjoining properties have no real heritage value and are therefore of no great significance</li></ul>

**20/01084/HOU**

Fairhaven House Avondale Road Fleet GU51 3BH

Erection of a single storey front extension to accommodate a new double garage and alterations to fenestration.

Comments required by 15 June

**OBJECTION**

- Concern about protection of tree root zone during construction. Does not address access to garage either, page 13 of tree report drawing shows the front area will need to be re-landscaped to allow access to the second garage, a new plan for this should be submitted. Ground may be compacted if existing garage has been used. No dig groundwork will be required
- Garage does not have any dimensions
- Garage roof not in keeping with existing roofs – very low
- Unusual design – question why they show parking provision for 3 cars outside the proposed double garage; especially as they are bringing one garage back into service. Possible future development of the extension?

**20/01172/HOU**

12 Spruce Way Fleet Hampshire GU51 3JB

Demolition of existing porch and erection of a single storey front extension.

Comments required by 19 June

**NO OBJECTION**

Proposal is an improvement to front elevation

**20/01166/FUL**

104 Fleet Road Fleet GU51 4PA

Erection of a first floor rear extension with undercroft parking below. Erection of dormer window to front and rear. Alterations to shopfront, internal alterations and alterations to fenestration. Conversion of loft space to create 1 x 1 bedroom flat.

Comments required by 23 June

**OBJECTION**

- Concern about inadequate parking – only 4 spaces provided when there needs to be 5 + visitors + commercial parking. There needs to be a breakdown of the number of car spaces needed to meet Hart's standards for the 3 flats and ground floor businesses
- Parking may not be workable as cars parked behind each other are from different dwellings and there is little room to manoeuvre cars in road leading to underground carpark. New spaces also on steep slope
- Fleet Neighbourhood Plan Policy 19.1 breached
- Drawings appear to not tie up – where is the terrace, shown on plan but not on elevations?
- Waste bins are a potential problem as the placement on Church Road is impractical
- Overdevelopment of site
- More 1 bed flats not needed and they have no amenity space

**20/01222/PRIOR**

11 Tavistock Road Fleet Hampshire GU51 4EH

[Notification of a Proposed Larger Home Extension for a single storey rear extension](#)

Comments required by 18 June

NO OBJECTION subject to

- The tree on neighbours front lawn close to proposed extension needs to be protected during construction – roots must be protected during foundation works
- There appears to be some scale distortion between the various drawings, especially the block plan
- Building right onto the boundary so roof drainage needs looking at
- No indication of materials - hopefully these will be matching

**20/01132/HOU**

38 Cove Road Fleet Hampshire GU51 2RN

[Erection of a single storey rear extension following demolition of existing single storey rear extension](#)

Comments required by 25 June

OBJECTION

- Length of extension is excessive and will dominate neighbour no.36 and reduce natural light to ground floor, not to mention they will have to look at a 3m high wall extending some 8m beyond the back of the house
- New bedroom increases number from 2 to 3 so a car parking plan must be submitted that meets Hart's standards
- Over development of site?

**20/01021/FUL**

12 Reading Road South Fleet Hampshire GU52 7QL

[Erection of building forming 3 x 1 bed flats and commercial unit following demolition of existing retail unit](#)

Comments required by 29 June

OBJECTION

- Don't need more 1 bed flats – demonstrate the need for them
- Flats only just meet minimum size standards – no amenity space or access to open space i.e. balconies. Poor post covid-19 design
- No car parking provisions in and area that already has parking problems. Reliance on a Crowthorne Appeal to support no parking provision, but every application on its merits. On street parking is not feasible, public car parks are across the main road requiring parking permits at £1,000 per annum. Victoria Road car park or Harlington Way on-street parking are the only options.
- Refuse bins will need to be left out on Reading Road South for kerbside collection and there are narrow pavements in this area
- No references to Fleet Neighbourhood Plan or policies made
- Commercial space on first floor poor design and not practical

6	<b>Noted:</b> Weekly List
7	<b>Noted:</b> Planning Enforcement notices
8	<b>Noted:</b> <b>Hart Planning Meeting Dates</b> N/A
	<b>Date of Next Meeting</b> 22 <sup>nd</sup> June, 18:30 for 19:00 virtually

**Meeting closed: 7.30pm**

**Signed:**.....

**Date:** .....