



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 9<sup>th</sup> November

**Present:**

Cllr Pierce – chairman  
 Cllr Schofield  
 Cllr Jasper  
 Cllr Robinson  
 Cllr Holt  
 Cllr Hope  
 Cllr Carpenter

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

1	<p><b>Apologies</b></p> <p>Not present, Cllr: Wildsmith</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</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 26<sup>th</sup> October were accepted as a correct record of the meeting.</p>
5	<p>20/02530/FUL          102-104 Fleet Road Fleet GU51 4PA  <a href="#">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.</a>          Comments required by 17 November</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Major changes to previous application not apparent</li> <li>• Inadequate parking - will have 1 x2 bed flat and 2x1 bed flats min. 5 spaces if Zone 2 and 4.5 if in Zone 1 plus parking for commercial units at ground floor. The majority of</li> </ul>

the land is a shared access to the underground car park so only the small rectangle adjacent to the flats is available for parking.

- The only locally available parking off site is Church Road Car Park
- Minor impact to Fleet Road street scene
- Concern overall area of each unit does not meet minimum space standards.
- Site has been in a dilapidated state for years and presents a public safety issue– if inadequate parking issue can be resolved it would significantly improve the immediate area.

20/02539/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 18 November

NO OBJECTION

Proposed further reduction in the scale at 2500 sq ft it is still a very substantial family home, but it is more subservient to the original house and sits better on the plot

20/02592/OHL

Street Record Cove Road Fleet Hampshire

[Southern Electric Power Distribution SSE206670: 11NI 721014 - Hitches Lane E1L5](#)

Comments required by 20 November

NO OBJECTION

20/02533/ADV

190 Fleet Road Fleet Hampshire GU51 4DA

[Display of two internally illuminated fascia signs and one wall mounted advertising board for Vickery Estate Agents.](#)

Comments required by 23 November

NO OBJECTION

Subject to meeting HCC Highways lighting condition

20/02591/HOU

26 Linkway Fleet Hampshire GU52 7UP

[Demolition of single storey rear extension and erection of a single storey rear extension and proposed loft conversion with rear dormer.](#)

Comments required by 23 November

OBJECTION

- Loss of a bungalow, although still accessible as bedroom/bathroom on ground floor are retained
- Single Storey extension 6m to rear of property –
  - Question if there is a breach in the 45 degree rule?
  - impact on adjoining neighbour to the west of the extension, loss of light to rear of property.
- Adding a bedroom so need a parking plan that meets HDC standards and the Fleet Neighbourhood Plan Policy 15 to retain 50% of front garden to soft landscaping

20/02597/OHL  
Street Record Hitches Lane Fleet Hampshire  
[Southern Electric Power Distribution \(SEPD\) 206672 - 11NI 721016 - Hitches Lane E7L5.](#)  
Comments required by 23 November

NO OBJECTION

Only one pole. To note height increase looks wrong 1.5 to 8m is more than 17%, which is it?

20/02589/HOU  
30 Shire Avenue Fleet Hampshire GU51 2TB  
[Erection of a first floor side extension.](#)  
Comments required by 23 November

NO OBJECTION  
Well designed

20/02634/PRIOR  
8 Fairland Close Fleet Hampshire GU52 7LU  
[Erection of a single storey rear extension, replace existing ground floor side door with window and insertion of two rooflights to front roof slope](#)  
Comments required by 17 November

NO OBJECTION

Assuming the protrusion on No10 is the garage then the extension should not impact any main windows to the neighbour's property. If it's not a garage, then possible breach in 45 degree rule

20/02570/HOU  
87 Kings Road Fleet Hampshire GU51 3AR  
[Erection of a single storey rear extension and replacement of one of the garage doors with a window](#)  
Comments required by 24 November

OBJECTION

- No issue with rear extension. However garage conversion probably means no longer to be used as a garage so all parking to the front of the property.
- A parking plan needs submitting that meets HDC standards and the Fleet Neighbourhood Plan Policy 15 that 50% of the front garden should be soft landscaped
- Suggest that a pitched roof would be more in keeping
- Concern the garage conversion could become another separate dwelling?

20/02602/HOU  
1A Linkway Fleet Hampshire GU52 7UH  
[Erection of a single storey rear extension](#)  
Comments required by 24 November

OBJECTION

- A substantial extension right on the boundary with the adjoining neighbour - will take light off the back of the neighbouring bungalow. Extension height is 2.954m = 9.7ft. It extends well beyond existing rear of property and will be clearly visible from the neighbour's rear windows.

	<ul style="list-style-type: none"> <li>Overdevelopment of site, leaves very little amenity space with other structures within the curtilage</li> </ul> <p>20/02614/HOU 113 Albert Street Fleet Hampshire GU51 3RN <a href="#">Erection of a single storey side extension</a> Comments required by 25 November</p> <p>NO OBJECTION in principle But concern it brings the gutter right onto the boundary of the property and will be taking drainage off the catslide roof. The only means of maintaining the gutter would be from the neighbouring property and any problems with the gutter would overflow onto the neighbouring property. Poor design.</p> <p>20/02608/HOU 9 Fairland Close Fleet Hampshire GU52 7LX <a href="#">Erection of a single storey rear extension, open rear canopy above existing patio area, new flat roof to existing side conservatory and replacement fully glazed entrance porch</a> Comments required by 25 November</p> <p>NO OBJECTION subject to:</p> <ul style="list-style-type: none"> <li>a condition that a new tree is planted to compensate for the loss of a tree in the Conservation Area.</li> </ul> <p>20/02580/HOU 10 Forest Dean Fleet Hampshire GU51 2UQ <a href="#">Erection of replacement boundary wall</a> Comments required by 25 November</p> <p>OBJECTION</p> <ul style="list-style-type: none"> <li>On the plan the extent of the site is shown with two boundaries. A blue line is supposed to show the extent of ownership, but there is no blue line on the plan.</li> <li>Is land being claimed own by the applicant?</li> <li>HCC Highways should investigate the neighbour's concerns re visibility and sight lines for accessing and exiting the adjacent garage. Potential public safety issue.</li> </ul>
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 Virtual Meeting</b></p> <p>23<sup>rd</sup> November, 18:30 for 19:00</p>

Meeting closed: 7.45pm

**Signed:**.....

**Date:** .....