



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 26 July
at 7pm in The Function Room, The Harlington

Present:

Cllr Holt
Cllr Schofield
Cllr Hope - acting chairman

Absent:

Cllr Carpenter

Officers: Charlotte Benham – Projects and Committee Officer

1	Apologies Cllr Robinson and Jasper
2	Declarations of interest to any item on the agenda None declared
3.	Public Session One present re Application 11 The Lea
4	Approval of the Notes The notes of the development and control advisory group meeting held on Monday 12 July were accepted as a correct record of the meeting.
5	Election of Chair Deferred to next meeting
6	Election of Vice Chair Deferred to next meeting
7	21/01677/HOU 56 Kenilworth Road Fleet Hampshire GU51 3AZ Erection of a single storey rear extension following partial demolition of existing, block up two windows on side elevation and alterations to window to ground floor rear Comments required by 2 August

NO OBJECTION in principle but question if it breaches the 45 degree rule and whether it takes any light away from back of No.58 in which case possible loss of amenity

21/01629/HOU

22 Copse End Fleet Hampshire GU51 4EQ

[Demolition of single storey rear extension and erection of a single storey rear extension and first floor side extension.](#)

Comments required 3 August

NO OBJECTION in principle but question whether overlooking will be an issue.

Question playroom being located upstairs next to home office, with a French door / balcony – is this to be an extra bedroom?

21/01693/FUL

Crondall Place Church Road Fleet GU51 4NB

[Conversion of the existing loft void to 3 two bedroom flats to include the insertion of 8 rooflights to front, 6 rooflights to rear, 5 rooflights to one side, 7 rooflights to the other side and 7 rooflights to flat roof](#)

Comments required by 3 August

OBJECTION

- Very poor post covid design
- Floor areas stated are 63, 64 and 74m², but a significant area of each flat is under 1.5m high (Min space standard for 2 bed 3 person is 61m⁻² so the real usable area is less than minimum standard)
- Majority of lighting is through Velux windows with very small windows to ends of “dormers”
- There is no access to any personal open space and no immediate access to any amenity space for the whole block
- Additional flats would require 7.5 parking spaces if Hart follow their own parking standard guidance. This would be adding traffic to the narrowest part of Church Road.
- Inadequate parking - The proposal states that 2 parking spaces per flat will be provided but these are in fact unused spaces for current occupants of the premises so no additional spaces are being provided. There would be 15 flats which under Harts standards would require 37 spaces, but at 2 per flat they would only be providing 30 spaces, plus it is still questioned if the current 29 spaces should all be allocated to residential parking as there is no provision for the retail units that back onto this property
- Fleet doesn't need any more 1 or 2 bed flats
- The transport statement is not totally accurate - the F series bus services are in fact Taxi shares one of which only operates 3 trips on a Tuesday

21/01147/HOU

6 Peatmoor Close Fleet Hampshire GU51 4L

[Erection of a first floor side extension, replace porch and flat roof of garage with pitched roof](#)

Comments required by 4 August

NO OBJECTION

Does not appear to detrimentally impact on any neighbour, only issue is the upstairs French Window and Juliet balcony by design but does not appear to overlook any neighbours

21/01572/HOU

15 Reading Road South Fleet Hampshire GU52 7QP

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

Comments required by 5 August

NO OBJECTION

Except first floor French Window and Juliet balcony – will it overlook No. 159a to the rear of the property?

21/01276/HOU

Springfield House Springfield Lane Fleet GU51 4AH

[Erection of three outbuildings \(part retrospective\)](#)

Comments required by 5 August

NO OBJECTION

- There is no indication of the boundary treatment to the property and therefore the visibility of these buildings to neighbouring properties.
- Generally well screened from the immediate properties on Springfield Lane.
- Planning permission usually required if outbuildings within 2m of the boundary but dimensioned outside this limit, so is planning actually needed?
- neighbour has complained and questioned why the structures have balanced flu stacks to them and if multiple structures in what is effectively the front garden is in keeping with the Conservation Area? Is the intended use as stated?
- Should be a planning condition that the outbuildings be for personal use only by the owners of Springfield House

21/01601/HOU

17 Albany Close Fleet GU51 3PY

[Erection of a single storey side and rear extension](#)

Comments required by 5 August

OBJECTION

- on the drawings it mentions that the adjoining neighbour may carry out a parallel extension which would remove a significant objection to infringement of the 45° rule and creating an area of shadow on No. 16's garden immediately adjacent to the house
- Front elevation is currently brick clad as the adjoining neighbour, but proposal is to white render the whole house creating a completely different character to the adjoining semi-detached property. Out of keeping with street scene.

21/01123/FUL

160 Fleet Road Fleet GU51 4BE

[Erection of a first floor extension to rear with accommodation in the roofspace to form 2 residential units \(1x one bedroom and 1x two bedroom\), including the](#)

[formation of a first floor roof terrace, the installation of 2 roof lights and 5 dormer windows to roof and retention of bin and bicycle storage area to the rear](#)

Comments required by 6 August

OBJECTION

- 2 flats, 3 bedrooms, no parking, 2 cycles in parking store. A minimum of 3 parking spaces should be provided so inadequate parking. Hart approved this plan as 19/00893/FUL with no parking provision
- Reference No 30 and 72 bus services removing the need for parking provision – where do these bus services operate? Not mentioned in Church Road planning application which resorts to Taxi shares to prove public transport provision
- No areas given for flats so don't know if meet minimum space standards
- Access for servicing the flats is difficult
- One flat only has a small terrace area off the master bedroom. Second floor flat has no access to outside space. No private amenity space to any of the flats. Poor design
- No mention made of Fleet Neighbourhood Plan
- Overdevelopment of site
- Poor design post Covid

21/01146/FUL

Millets 158 Fleet Road Fleet Hampshire GU51 4BE

[Creation of a first floor with accommodation in the roofspace to form 2 one bed flats](#)

Comments required by 6 August

OBJECTION

- Another application previously approved 19/00401/FUL not initiated within conditional time
- SANG issue dealt with and drawing appears to show 2 parking spaces, but not clear these are dedicated to the proposed flats
- This development will take significant amount of light away from the side facing windows of the flats at 160 Fleet Road
- Both flats 51m² ; 1 sq m bigger than min space standards – should not be aim to just meet the minimum standards.

21/01746/HOU

18 Tamworth Drive Fleet Hampshire GU51 2UW

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

Comments required by 9 August

NO OBJECTION with the proposal, but would support the Environmental Health Officer that there is a Condition restricting working hours because of the potential negative impact on the neighbours sharing the access road

21/01553/HOU

4 Castle Street Fleet Hampshire GU52 7ST

[Erection of a first floor side extension, to enlarge existing bedroom and provide new access to existing bedroom in loft.](#)

Comments required by 10 August

	<ul style="list-style-type: none"> • Not clear why only a limited parking area is shown when the site plan shows a large plot of land associated with No.4 • This is a unique extension, that produces an unusual front elevation. The side extension is to the rear of the property and probably has limited impact on the street scene. A improved design could have been achieved by extending the full depth of the side of the house instead of keeping the conservatory and building behind it <p style="text-align: center;">DEFER TO NEXT MEETING</p> <p>21/01741/HOU 11 The Lea Fleet GU51 5AX <u>Demolition of conservatory and outbuilding and erection of a part single part two storey rear extension, front porch, alterations to all windows to front elevation, insertion of one window to first floor side, alterations to one window to first floor rear</u> Comments required by 12 August</p> <p>Rear extension may take small amount of light off the rear of the adjoining property in the morning but NO OBJECTION subject to retaining 50% of front garden as soft landscaping and not converting all to hard parking in line with Fleet Neighbourhood Plan Policy 15.</p>
8	<p>Noted:</p> <p>Planning Enforcement notices</p>
9	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>11th August</p>
10	<p>Date of Next Advisory Group Meeting</p> <p>9th August at 7pm</p>

Meeting closed: 7.55pm

Signed:.....

Date: