



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 13th October
at 7pm in the Function Room, The Harlington

Present:

Cllr Schofield
Cllr Chenery
Cllr Holt
Cllr Hope

Officers: Charlotte Benham

1	Apologies No apologies received
2	Declarations of interest to any item on the agenda Cllr Holt – RE Arden Close
3	Public Session None present
4	Approval of the Minutes The minutes of the development and control advisory group meeting held on Monday 22 nd September were accepted as a correct record of the meeting.
5	25/01159/HOU 6 Cypress Drive, Fleet, Hampshire, GU51 3HE Extension of dormer window to front Comments required by 6 October No real issue - advances the face of the dormer 700mm so the face of the dormer is deeper but matches the immediate neighbour in terms of depth. NO OBJECTION 25/01694/FUL Istona, Stockton Avenue, Fleet, Hampshire, GU51 4NP Extend and convert the garage into a separate dwelling Comments required by 6 October

- Planning Statement says:
 - The proposed development is a one-bedroom dwelling, for single occupancy.
 - The planning application does not seek to provide any parking on site.
 - Visitors would be able to make use of the ample public transport to access the site in addition to nearby car parks, such as Church Road long stay car park which has 250 parking spaces and parking is available 24 hours a day.
- Public transport is limited and unreliable.
- Capacity of car park is stated, but not the distance to the car park – about a 10minute walk. No parking may work for the proposed occupant, but planning must future proof for future residents.
- At 39m² it just meets minimum standards.
- The property immediately abuts a shared driveway to several properties. The window to the living space is on the drive verge.
- In conservation area so out of keeping, effectively sub-division of a plot

OBJECTION

25/01594/FUL

160 Fleet Road, Fleet, GU51 4BE

Erection of first and second floor extensions to form 5 flats (2 x one bedroom and 3 x two bedroom) including the formation of a first floor roof terrace, the installation of 2 roof lights and 5 dormer windows to roof, with associated bin and bicycle storage area and car parking to the rear

Comments required by 10 October

- Original Planning Permission has already been breached and three flats built when only two were permitted, so this application is part retrospective and adding a further two new units.
- The existing flats do not place waste bins on Fleet Road – is collection to the rear or by private operator?
- 5 flats totals 7 bedrooms and only 4 parking spaces which is totally inadequate.

OBJECTION

25/01780/AMCON

Bunker, Upper Street

Application to vary condition 1 (opening hours) of planning permission 15/00737/AMCON dated 20/05/2015

Comments required by 10 October

This is a day time extension to open at 12:00 mid-day. Assume opening will be for events and not just as a bar.

NO OBJECTION

25/01797/HOU

132 Kings Road, Fleet, Hampshire, GU51 3DU

Erection of a single storey rear extension following demolition of existing lean to, shower room, wc and garage, conversion of loft to habitable accommodation to include alterations to the height and pitch of the roof and insertion of roof lights to both sides, blocking up of one window and insertion of

[one window to ground floor side and insertion of a door and window to ground floor other side](#)

Comments required by 10 October

- The only thing retained is the lower half of the front elevation.
- The proposed development bears no relationship to the original bungalow. It goes from a two-bedroom bungalow with no stairs to a four bedroom chalet bungalow.
- Technically breaches Fleet Neighbourhood Plan Policy 11; Safeguarding building stock for people of limited mobility including people with disabilities and older residents, however it does provide downstairs bedrooms, bathrooms and space for a future lift.
- Future sale would be for a 4 bedroom chalet bungalow, so loss of a property to meet Policy 11 criteria.
- Policy 10 General Design Management: reference to 10.2: the proposed architecture does not reflect high quality local design references in both the natural and built environment or reinforce local distinctiveness.
- The resulting building is a box of no architectural value.
- In accordance with Policy 10.8 *"Parking shall adhere to HDC's adopted parking standards or guidelines which state that a four-bedroom house should provide 3 allocated and 0.5 unallocated spaces."* The parking plan as given would require the complete loss of the original front garden which breaches Fleet Neighbourhood Plan Policy 15.
- Kings Road is a busy main feeder road serving Velmead School and there is inadequate turning space on site to permit turning on site to exit in a forward direction.
- The impermeable roof area of the property is doubled - there should be appropriate treatment of the additional run-off through an on-site SUDS installation but no details are provided.

OBJECTION

25/01666/HOU

Courtenay ,Avenue Road,Fleet, Hampshire, GU51 4NG

[Erection of a 1.5m high front boundary softwood timber close board fence with concrete fence posts and gravel boards behind an existing conifer hedge and erection of 1.8m high softwood timber driveway gates](#)

Comments required by 10 October

- Falls within NFCA Character Area 8.
- *The NFCA Character Appraisal and Management Proposal, para 4.4, Boundaries – the most attractive boundaries are made up from planting, either created by clipped hedges or by shrubbery such as rhododendrons left in a fairly untrained and natural form.*
- *There is some use of timber fencing, where this is kept simple using vertical unstained boards with a straight top (such as along Avenue Road) - this is acceptable and merges in well with the leafy gardens and planted boundaries.*
- *Front gates within the Conservation Area, despite planning controls already exercised by the District Council can sometimes be far too ornate and dominant - curved entrance walling along with high metal gates is far less appropriate than simple timber gates with timber supports.*

	- The NFCA Character Appraisal and Management Proposal, para 7.2 and 9.2 covers: <i>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.</i> <i>The use of timber fencing and brick walls</i> - Although the gates are simple and have timber posts, the 1.8m high gates are dominant and detract from the sylvan character of the Conservation Area. 5 bar timber gates are far more in keeping. Gate should be set back to allow a vehicle to stop off the highway. - If the timber fence were completely screened from view by growing the front hedge to at least 2.0m, this would be more acceptable in maintaining the sylvan character. OBJECTION – suggest a 5 bar wooden gate and growing the hedging to better screen the fence would be more acceptable and in keeping. 25/01813/HOU Arden ,Pheasant Copse,Fleet, Hampshire, GU51 4LP Replacement of hanging tiles with cladding Comments required by 21 October - This replaces extensive areas of hanging tiles. - No indication that a bat survey has been conducted and hanging tiles are common resting place for bats because of the easy access to voids beneath the tiles. A bat survey needs to be provided. - Para 9.2 NFCA Management Plan - Maintaining existing buildings states: the need to prevent unsympathetic changes to the existing houses such as oversized extensions or changes to the elevations and details. - The only mitigation is the hosue cannot be seen from the road as it is located down a private road. HOLDING OBJECTION – require a bat survey to be completed before a decision can be made. 25/01633/HOU 22 Shire Avenue,Fleet,Hampshire, GU51 2TB Erection of a first floor extension and infill porch Comments required by 21 October - House extension does not create any issues and the extension blends in well with the host building. - The issue is parking - increase from 3 to 4 bedrooms requires 3 allocated spaces, but there is barely room for 2 cars on the site. - On road parking is stated to be available, but not supported - NO OBJECTION
6	Noted: Weekly List

7	Noted: Hart Planning Meeting Dates 22 nd October
8	Date of Next Development Control Committee Meeting 27 th October

Meeting closed: 8.25 pm

Signed:.....

Date: