



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 22nd September
at 7pm in the Function Room, The Harlington

Present:

Cllr Schofield
Cllr Chenery
Cllr Holt

Absent:

Cllr Hope

Officers: Charlotte Benham

1	Apologies No apologies received
2	Declarations of interest to any item on the agenda None declared
3	Public Session None present
4	Approval of the Minutes The minutes of the development and control advisory group meeting held on Monday 8 th September were accepted as a correct record of the meeting.
5	<p>25/01349/HOU 20 Kenilworth Road, Fleet, Hampshire, GU51 3DA Erection of single storey side and rear extension Comments by 24 September</p> <ul style="list-style-type: none">• Only issue is the use of the side door leading to a utility room and a shower room• Is this a separate access to an annex? <p>NO OBJECTION in principle but concern could be used as an annex</p> <p>25/01665/HOU 2A Wellington Avenue, Fleet, Hampshire, GU51 3BF</p>

[Demolition of conservatory and erection of a single storey rear extension and extension to front window and flat roof alteration to porch](#)

Comments by 24 September

NO OBJECTION

25/01671/FUL

13 Lyndford Terrace, Fleet, Hampshire, GU52 7SE

[Replacement outbuilding](#)

Comments by 30 September

- Typical allocation of properties on Lyndford Terrace is houses down one side of the road and garages/parking on the other side
- This introduces living accommodation on the non- property side of the road
- It has a significant mass when viewed from the road. The reason it could not be further set back from the road alongside No.14's garage is the presence of two trees.
- Are there any covenants or conditions (not planning issues) that restrict the use of the land opposite the residential units?

NO OBJECTION but suggest could reduce impact of large blind wall with greenery or adding a window

25/01701/HOU

17 Folly Close, Fleet, Hampshire, GU52 7LN

[Demolition of conservatory and erection of a single storey rear extension, block up one door and insertion of one window ground floor side](#)

Comments by 30 September

Looks like a rear extension sandwiched between two blind walls so no impact on neighbouring properties therefore NO OBJECTION

25/01692/HOU

91 Willowbourne, Fleet, Hampshire, GU51 5BP

[Installation of two air conditioning units to the rear \(retrospective\)](#)

Comments by 30 September

- It has to be suspected that the neighbour's complaints have been about noise and not visual intrusion.
- The application does not address the noise issue, apart from including equipment specifications. The only positive solution would be to carry out noise surveys either at the boundaries to the property or in the adjacent properties and demonstrate beyond doubt that the noise levels are not a nuisance particularly at night.

OBJECTION until factual noise survey results provided

25/01710/HOU

32 Wickham Close, Church Crookham, Fleet, Hampshire, GU52 6NU

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

Comments by 30 September

- Increasing from 5 to 6 bedrooms (downstairs bedroom redesignated as family room) but retains the second downstairs bathroom and has the capacity to be an annex.

	<ul style="list-style-type: none"> Totally inadequate parking on site for either 5 or 6 bedrooms. Whole of front garden is given over to hard standing which breaches Fleet Neighbourhood Plan Policy 15 The proposed extensions to the building would not cause any issues with immediate neighbours as house is well separated from neighbours <p>NO OBJECTION in principle but concern about inadequate parking</p> <p>25/01733/HOU 26A Kings Road, Fleet, Hampshire, GU51 3AQ Erection of a hip to gable extension, conversion of loft into habitable accommodation, Juliette balcony to rear elevation and insertion of roof windows Comments by 2 October</p> <ul style="list-style-type: none"> Increase from 4 to 5 bedrooms with loft conversion Limited parking off Kings Road with limit on ability to turn on the property and exit in a forward direction onto a busy road Side elevations are very top heavy, but house is well separated from neighbouring properties, so should have limited, if any, issues Second floor Juliet Balcony will give commanding views over neighbouring property in Connaught Road and result in a loss of privacy <p>Refer to previous comments:</p> <ul style="list-style-type: none"> Significant change to the roof by converting hip to gable. Significantly increases the volume of the roof space and makes the building top heavy. Goes from 4 to 5 bedrooms, so no additional parking required. The proposed Juliet balcony at the second-floor level will give a view over the first property in Connaught Road and therefore result in a loss of privacy. <p>OBJECTION - removing Juliet balcony to prevent overlooking may be more acceptable</p> <p>25/01709/AMCON Cody Technology Park, Ively Road, Farnborough Application to vary conditions 2 (Approved Drawings), 3 (Drainage Strategy), 8 (Car Parking Facilities), 9 (Cycle Parking Facilities) of Planning Permission 22/01088/FUL Erection of two storey data centre and plant enclosure on existing car park Comments by 2 October</p> <p>Amendments to drawings have not been highlighted so difficult to comment NO OBJECTION</p> <p>25/01699/GPDMIX Livingstones, 277 Fleet Road, Fleet, GU51 3BT Application for prior approval for change of use of second floor from shop to one self-contained one bedroom flat, alterations to the access from the central staircase, retention of shop use at ground and first floors, internal alterations at ground and first floors, creation of an ancillary cafe use at ground floor Comments by 2 October</p> <ul style="list-style-type: none"> No proposed elevations especially changes to front elevation if any.
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	<ul style="list-style-type: none"> • Re-arrangement looks possible but need to see visual impact, especially to high street • No parking provision for flat <p>NO OBJECTION</p>
6	<p>Noted:</p> <p>Weekly List</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>22nd October</p>
8	<p>Date of Next Development Control Committee Meeting</p> <p>13th October</p>

Meeting closed: 8.05pm

Signed:.....

Date: