



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on 10<sup>th</sup> February 2025  
at 7pm in the Function Room, The Harlington

**Present:**

Cllr Holt  
Cllr Hope  
Cllr Chenery  
Cllr Schofield

Absent: Cllr James

**Officers:** Charlotte Benham

|   |  |
|---|--|
| 1 | <b>Apologies</b><br><br>Apologies received from Cllr Robinson  |
| 2 | <b>Declarations of interest to any item on the agenda</b><br><br>None declared   |
| 3 | <b>Public Session</b><br><br>None present  |
| 4 | <b>Approval of the Minutes</b><br><br>The minutes of the development and control advisory group meeting held on Monday 27 <sup>th</sup> January were accepted as a correct record of the meeting.  |
| 5 | 25/00088/HOU<br>Pinewood Gough Road Fleet Hampshire GU51 4LJ<br><a href="#"><u>Erection of a single storey rear extension, first floor side and two storey front porch extension with raised ridge and flat roof section and alterations to fenestration.</u></a><br>Comments required by 10 February<br><ul style="list-style-type: none"><li>• This has to be read in conjunction with 25/00089/HOU whereby the proposed garage enlargement with residential over matches the architectural style of this proposal and not the existing structure which is of an exceptional architectural style.</li><li>• The existing property is unique and out of character with the majority of properties in the NFCA Character Area 5.</li></ul> |

- The proposed finishes to the property are not in keeping with the character of the conservation area.
- Need additional trees and planting for screening.
- The Heritage Report is the same one shared with 25/00089/HOU which ignores Fleet Neighbourhood Plan Policies 10 and 16 and generally ignores the NFCA Character Appraisal and Management Proposals.

Para 7.2 Maintaining the existing buildings and their plots

-The need to prevent unsympathetic changes to the existing houses such as oversize extensions or changes to the elevations and details

-The architectural value of the existing dwelling is not known, but it is unique and the style will be completely lost.

- Fleet Neighbourhood Plan Policy 16 NFCA states:  
Development shall retain the architectural features of the existing buildings and extensions shall complement and reinforce the character of the principal building.

The proposal breaches all guidelines - OBJECTION

25/00063/HOU

Beeches Waverley Avenue Fleet Hampshire GU51 4NW

[Erection of a replacement porch, render over brickwork, installation of new windows and doors, conversion of attached garage into habitable accommodation to include the replacement of the garage doors to front with windows, the alterations of the windows to the rear and the insertion of a door to the side and erection of single storey front and rear extensions](#)

Comments required by 10 February

- Property sits within NFCA Character Area 8.
- Proposal is to update a relatively bland brick built structure to a grand white rendered coloured roofed structure with a large hardstanding area to the front. The design is very American but style and the white render is out of character in the area.  
**NFCA Character Appraisal and Management Proposals at para 7.2 Maintaining the existing buildings and their plots:**
  - The need to prevent unsympathetic changes to the existing houses such as oversize extensions or changes to the elevations and details.
  - The protection of front gardens including resistance to the creation of parking areas.
- The loss of the garage will require more onsite parking - 5 bedrooms require 4 spaces. Room on site but requires extensive hard standing.
- Breaches Fleet Neighbourhood Plan Policies 10 and 16

Does complete change in character of the property preserve or enhance the character or appearance of that area? (NFCA Character Appraisal and Management Proposals para 1.3)

OBJECTION

25/00089/HOU

Pinewood Gough Road Fleet Hampshire GU51 4LJ

[Erection of a replacement garage with extra bay and habitable accommodation at first floor.](#)

Comments required by 10 February

- Heritage statement totally ignores the existence of the Fleet Neighbourhood Plan and in particular Policy 10 and 16.
- This is a significant additional structure of 10.5 x 7 x 6m high. Over 70m<sup>2</sup> living space. This is the equivalent of a bungalow and could readily be independent living accommodation.
- The proposed style of the development matches the Application proposals in 25/00088, but is completely out of character with the existing dwelling.
- If approved the two trees indicated for removal should be replaced with established young trees (not whips) and front and side boundaries should be reinforced with additional planting to retain the sylvan character of the road and reduce the visual impact of the second dwelling.
- If approved there should be a condition that use is for occasional occupation only and not a second dwelling.

#### OBJECTION

25/00061/HOU

1A Rochester Grove Fleet Hampshire GU51 3LU

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

Comments required by 10 February

NO OBJECTION as long as trees are protected

25/00097/HOU

28 Castle Street Fleet Hampshire GU52 7ST

[Erection of single storey rear extensions following demolition of existing conservatory and side garage.](#)

Comments required by 11 February

- No change in the number of bedrooms and 3 parking spaces shown on site.
- Minimal change to the front elevation.
- Some increased use of boarding to rear elevation but not material.

NO OBJECTION

25/00127/HOU

16 Courtmoor Avenue, Fleet, Hampshire, GU52 7UF

[Installation of rear dormer and side facing roof window](#)

Comments required by 12 February

Additional dormer to accommodate shower room so limited overlooking and should be obscure glass.

NO OBJECTION

25/00053/HOU

109 Crookham Road, Church Crookham, Fleet GU51 5NP

[Erection of a part single part two storey link extension to side, first floor extension to rear, removal of chimneys, alterations to porch, alterations to doors to ground floor rear, blocking up of window to ground floor side and insertion of window to ground floor side](#)

|   |  |
|---|--|
|   | <p>Comments required by 18 February</p> <ul style="list-style-type: none"> <li>• Massive increase in bulk and mass of building. More the appearance of small terrace than a detached property.</li> <li>• Side extension with external access has the ability to become a separately accessible annex.</li> <li>• 5 bedrooms will require 4 parking spaces. Even separation of parking promotes separate dwelling.</li> <li>• Breaches Fleet Neighbourhood Plan Policy 10 General Design Management <ol style="list-style-type: none"> <li>1. Development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale density massing separation layout materials and access</li> <li>2. Architectural design shall reflect high quality local design</li> </ol> </li> </ul> <p>OBJECTION</p> <p>25/00049/FUL<br/> Dray House ,Broomrigg Road,Fleet, Hampshire, GU51 4LR<br/> <a href="#">Installation of air conditioning to ground and first floor</a><br/> Comments required by 21 February</p> <ul style="list-style-type: none"> <li>• 2 units attached to a relatively remote property.</li> <li>• Noise assessment has been carried out relative to nearest neighbouring properties and reported to be not a nuisance.</li> </ul> <p>Subject to acceptance by the Environmental Health Officer – NO<br/> OBJECTION</p> |
| 6 | <p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>19th March</p>   |
| 7 | <p><b>Date of Next Development Control Committee Meeting</b></p> <p>24<sup>th</sup> February</p>   |

**Meeting closed: 8.00pm**

**Signed:**.....

**Date:** .....