



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 12th May 2025
at 7pm in the Function Room, The Harlington

Present:

Cllr Chenery

Cllr Hope

Cllr Holt

Officers: Charlotte Benham

1	<p>Apologies</p> <p>Apologies received from Cllr Robinson and Cllr Schofield</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3	<p>Public Session</p> <p>None present</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the development and control advisory group meeting held on Monday 28th April were accepted as a correct record of the meeting.</p>
5	<p>25/00625/LDC 24 Cedar Drive, Fleet, Hampshire, GU51 3HD Application for a Lawful Development Certificate for an Existing glass single storey rear extension Comments required by 13 May</p> <p>Building regs approval given in 2022. Building work complete and seeking the equivalent of retrospective planning permission. NO OBJECTION</p> <p>25/00757/HOU 1 Medonte Close, Fleet, Hampshire, GU51 3NU Demolition of single storey side extension and erection of a two storey side extension, single storey rear extension and front porch Comments required by 16 May</p>

- Increase from 3 to 4 bedrooms so additional parking required - can be accommodated on site, but only by creating more hard standing which then breaches Fleet Neighbourhood Plan Policy 15 in respect of the loss of more than 50% of the front garden's soft landscaping harming the ecological and landscape value of the garden.

The Council raises NO OBJECTION to this individual application subject to the imposition of a suitably worded condition which secures biodiversity mitigation measures, or where possible a net gain in biodiversity and incorporates sustainable drainage systems (SUDS) within the remaining garden on the application site. A suitable condition should address the policy conflict and offset any biodiversity, flood risk and climate change impacts.

25/00734/HOU

11 Elms Road, Fleet, Hampshire, GU51 3EG

[Demolition of conservatory and erection of a single storey rear extension](#)

Comments required by 20 May

- Proposal replaces an older traditional style conservatory with a more modern version.
- Does not appear to have any harmful impact on near neighbours.

NO OBJECTION

25/00562/HOU

61 Velmead Road, Fleet, Hampshire, GU52 7LP

[Replacement of doors and windows, conversion of garage complete with roof extension, facade alterations, extension of boundary fence, installation of 19 solar panels and erection of a shed \(part retrospective\)](#)

Comments required by 20 May

- No significant issues.
- Change from brick elevations to white painted render? White render with anthracite window frames is the new architectural standard.

NO OBJECTION in principle but remaining as brick would be more in keeping than white rendering

25/00786/HOU

84 Tavistock Road, Fleet, Hampshire, GU51 4EZ

[Erection of a two storey side/rear extension](#)

Comments required by 20 May

- No real issues with the proposed extension but increase to 4 bedrooms requires a minimum of 3 off-road parking spaces. The garage does not count towards parking so all parking would have to be to the front of the property which would potentially conflict with Fleet Neighbourhood Plan Policy 15 in respect of the loss of more than 50% of the front garden's soft landscaping harming the ecological and landscape value of the garden.

However, the Council raises NO OBJECTION to this individual application subject to the imposition of a suitably worded condition which secures biodiversity mitigation measures, or where possible a net gain in biodiversity

	<p>and incorporates sustainable drainage systems (SUDS) within the remaining garden on the application site. A suitable condition should address the policy conflict and off-set any biodiversity, flood risk and climate change impacts.</p> <p>25/00840/PREAPP 166 Fleet Road, Fleet, GU51 3PD <u>Erection of a four storey building following demolition of existing two storey building, with ground floor commercial unit and undercroft car parking and servicing area and 26 residential apartments at first, second and third floors (14 x 1 bedrooms, 12 x 2 bedrooms)</u></p> <ul style="list-style-type: none"> • Have adopted the statements by the Planning Inspector that a 4 storey building is acceptable, restricted parking provision is acceptable and other issues raised by the inspector have been accommodated by minimum architectural changes • The apartments look to be of minimum space provision and densely packed. • There is no affordable homes based on viability. • There is no proof that this mix (or lack of) apartments meets any demand. The implication is that the immediate area is over supplied with one and two bedroom apartments. Hart's housing policy asks for proof that the proposed mix of properties have regard to the most up to date evidence on housing need and the size, location and characteristics of the site and its surroundings. Most of the offices on the Waterfront Business Park are converting to 1 and 2 bedroom flats. • 4 storeys is out of keeping • No parking shown – will there be parking on site? <p>We will OBJECT if an application is submitted</p>
	<p>Costa Coffee, 156 Fleet Road The proposal is to place 2 x tables and 4 x chairs on the pavement outside the premises from 0730-1900hrs (Mon-Fri), 0800-1900hrs (Sat) and 0900-1600hrs (Sun) Email any comments to HDC</p> <p>Should we consider that all these requests to put tables and chairs on the pavement, in close proximity to the passing public are non-smoking?</p>
6	<p>Noted:</p> <p>Weekly List</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>21st May</p>
8	<p>Date of Next Development Control Committee Meeting</p> <p>Tue 27th May</p>

Meeting closed: 7.35pm

Signed:.....

Date: