



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on 13<sup>th</sup> January 2025  
at 7pm in the Function Room, The Harlington

**Present:**

Cllr Holt  
Cllr Hope  
Cllr May  
Cllr Chenery

Absent: Cllr James

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Cllrs Robinson, Schofield
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3	<b>Public Session</b>  None present
4	<b>Approval of the Minutes</b>  The minutes of the development and control advisory group meeting held on Tuesday 17 <sup>th</sup> December were accepted as a correct record of the meeting.
5	24/02074/HOU 14 Albany Road Fleet Hampshire GU51 3LY <a href="#">Erection of a part first floor and two storey side extension and alterations to fenestration.</a> Comments required by 3 December <ul style="list-style-type: none"><li>• No issue with proposed extension</li><li>• Increase from 4 to 5 beds suggests increased occupancy - currently stated to have 5 parking spaces which completely occupy the front garden, so already lost any soft landscaping so Fleet Neighbourhood Plan Policy already breached</li></ul>

NO OBJECTION but concern additional bedroom may require additional parking

24/02412/HOU

21 Avondale Road Fleet Hampshire GU51 3BH

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

Comments required by 3 December

Single storey extension to the rear. No increase in the number of beds.

NO OBJECTION

24/02403/HOU

24 Swaledale Gardens Fleet GU51 2TE

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

Comments required by 3 December

- Does not look as if 4 cars can be accommodated – not an actual parking plan as no dimensions and no spaces marked out. Need a proper plan submitting
- Whole area is currently blocked paving so no loss of soft landscaping

NO OBJECTION in principle subject to confirmation of adequate parking via a proper parking plan

24/02426/GPDBUC

Cygnus House 1 Waterfront Business Park Fleet

[Removal of the existing roof and construction of 2 no. floors to facilitate the creation of 14 no. apartments \(10 no. 2 bed units and 4 no. 1 bed units\), the erection of a cycle store and a refuse store and the creation of an additional parking space](#)

Comments required by 3 December

This is a permitted development application so cannot object but does not look aesthetic from drawings

24/02428/GPDBUH

101 Reading Road South Fleet Hampshire GU52 7TE

[Creation of a first floor](#)

Comments required by 3 December

- Another example of the impact of permitted development.
- The addition of a floor must be over the original footprint and effectively cut the roof off and raise it by one floor. The materials must also match the original.
- It does not produce attractive architecture.
- There are strict limitations to permitted development and they have done a fairly thorough job in assessing the development against the PD rules.
- An early test case by Hart also challenged permitted development and its impact on local character which would apply in this situation. The resulting development would be generally out of character by its mass, height and design.

NO OBJECTION as permitted development but does breach neighbourhood plan Policy 11, although note there are downstairs bedrooms and bathroom

24/02392/HOU

12 Little Copse, Fleet, GU52 7UQ

[Erection of a single storey front and rear extensions with new front porch following demolition of existing garage, conversion of loft into habitable accommodation with rear box dormer and pitched roof dormers. Widening of dropped kerb](#)

Comments required by 9 January

- This is at least a 4, potentially 5 bedroom property so on-site parking is an issue based upon HDC SPD requirements.
- There are at least 3 bedrooms retained at ground floor level and only a very large bedroom added at the first floor – a breach on Neighbourhood Plan Policy 11, loss of a bungalow, but note downstairs living also retained.
- The front elevation is not out of keeping with the street scene but the rear elevation with an expanse of glass, including a sliding door represents a large Juliet Balcony which will allow overlooking and a loss of privacy to the immediate neighbouring gardens.

OBJECTION

24/02424/HOU

158 Clarence Road, Fleet, GU51 3XR

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

Comments required by 9 January

- This is a strange extension as it removes all natural light entering the front of the building (loss of a window/no windows)
- The proposed elevations appear to be labelled the wrong way round – 156 will see the front door and 160 will see the extended blind wall.
- Unattractive addition to the front elevation

NO OBJECTION in principle

24/02425/GPDMIX

Clinton Cards, 168A Fleet Road, Fleet, GU51 4BE

[Application to determine if prior approval is required for a proposed change of use from commercial, business and service \(Use Class E\), or betting office or pay day loan shop to a mixed use including Use Class E at ground floor and Use Class C3 at first floor comprising 1no. one bedroom flat and 1no. two bedroom flat](#)

Comments required by 10 January

- Upstairs conversion to flats does not appear to pose a problem.
- There is adequate parking to the rear of the property, but space needs to be allowed for commercial use of the ground floor.

NO OBJECTION subject to space being allowed for ground floor commercial use

24/02483/HOU

1 Longdown, Fleet, Hampshire GU52 7UY

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

	<p>Comments required by 13 January</p> <ul style="list-style-type: none"> <li>• This is a 4 bed, potentially 5 bedroom property.</li> <li>• Development does not appear to cause any harm, but would require 4 on-site parking spaces. Could be accommodated with a little difficulty but front garden appears to be hard standing already so already breaches neighbourhood plan.</li> </ul> <p>NO OBJECTION in principle subject to a dimensioned parking plan to check there is adequate parking</p> <p>24/02508/GPDHSE 68 Alton Road, Fleet, GU51 3HW <a href="#">Application for prior approval for the erection of a single storey rear extension</a> Comments required by 21 January</p> <p>On the basis that No.70 already extends beyond No.68 there appears to be no issues so NO OBJECTION</p>
6	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>18<sup>th</sup> December</p>
7	<p><b>Date of Next Development Control Committee Meeting</b></p> <p>27<sup>th</sup> January</p>

**Meeting closed: 8.00pm**

**Signed:**.....

**Date:** .....