



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 14th April 2025
at 6pm in the Function Room, The Harlington

Present:

Cllr Holt
Cllr Schofield
Cllr Chenery

Officers: Charlotte Benham

1	Apologies Apologies received from Cllr Robinson and Cllr Hope
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 25 th March were accepted as a correct record of the meeting.
5	25/00451/HOU 15 Courtmoor Avenue, Fleet, Hampshire, GU52 7UE Erection of a single storey timber outbuilding (Eden design) Comments required by 8 April <ul style="list-style-type: none">• No particular issue with the proposed outbuilding but the outbuilding and the surrounding decking impact the root Zone of a TPO'd tree.• Screw piled foundations recommended for the building and posts specified for the deck which need to be hand installed over an area of nearly 50m².• Work will require close supervision by a qualified arborist. NO OBJECTION in principle subject to condition that tree protection measures by monitored by a qualified arborist

25/00468/HOU

16A Fir Close, Fleet, Hampshire, GU51 3YU

[Extension of dormer window to the front and insertion of a rooflight to the rear](#)

Comments required by 8 April

- Front elevation is in fact a side elevation.
- Additional side window is to a bathroom - with obscure glass it will not create additional overlooking

NO OBJECTION

25/00366/HOU

33 Greenways, Fleet, Hampshire, GU52 7XG

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

Comments required by 8 April

NO OBJECTION

25/00447/HOU

Beeches, Waverley Avenue, Fleet, Hampshire, GU51 4NW

[Erection of a carport extension to existing garage and installation of piers and gates](#)

Comments required by 14 April

- Note on carport states "render over brickwork to match treatment to house" Does this mean the house is to be rendered, but it is not part of this application?
- Part of the NFCA character Area 8
The NFCA Character Appraisal and Management Proposals at para 7.2 states "The need to preserve and protect existing front boundaries and ensure new works do not detract from the sylvan character of the conservation area".
The proposed rendered pillars and significant timber gates detract from the sylvan character of the area.

OBJECTION to rendering – if finishes are brick it would be more acceptable

25/00371/FUL

335-337 Hart House, Fleet Road, Fleet, Hampshire, GU51 3BU

[Erection of a rear glazed pergola extension](#)

Comments required by 14 April

- This is a significant rear extension purported to not increase the number of covers, but to increase the ambiance of the dining experience.
- The biggest issue is light and noise affecting properties to the rear of the site. The restaurant is advancing a minimum of 5m towards the rear neighbours without any nuisance statement.
- Interesting that the nearest car park, Gurkha Square, is not mentioned in the parking statement which again states that there will be no increase in the number of customers.

Holding OBJECTION until a nuisance report in regards to neighbours at rear submitted

25/00206/HOU

37 Dinorben Close, Fleet, Hampshire, GU52 7SL

[Erection of a single storey garden outbuilding](#)

Comments required by 15 April

- No legend on the tree plan – assume green is the canopy and black to RPA?
- The arboricultural report makes no issue of the existing concrete slab (laid in 2023) being laid directly on the ground in the tree root zone. This would appear to go against best practice and the opinion of the Tree Officer should be sought.
- It is a large structure at 3.5 x 6.5m, but there appears to be no means of draining the roof.
- The area around the structure is stated to be bonded gravel – does this have any impact on the tree root zone?
- From the neighbour's statement this appears to be a retrospective application.

Holding OBJECTION until reviewed by HDC tree officer

25/00412/HOU

Grayling ,Reading Road North, Fleet, Hampshire, GU51 4HR

[Erection of a part single storey part two storey rear extension following demolition of existing utility room, first floor side extension, a porch to front and a porch to side, alterations to roof and fenestration, rendering and tiled hung fascia](#)

Comments required by 15 April

- This is another modernisation of a traditional NFCA property in contradiction to the issues raised in Para 9.2 - maintaining the existing buildings and their boundaries in the NFCA character Appraisal and Management Proposals Approved Document
 - The need to prevent unsympathetic changes to the existing houses, such as oversized extensions or changes to the elevations and details
 - The need to preserve and protect existing front boundaries
 - The protection of front gardens including resistance to the creation of parking areas
- There are traditional houses that have white render, but not in the style of the proposed property and not with slate grey tiles.
- Increased parking area contrary to para 9.2 and illustrated parking does not comply with SPD as it shows three in a row. Ample space on site, but only by significantly increasing the parking area.

OBJECTION as out of keeping – if rendering removed from proposals would be more acceptable

25/00544/FUL

The Oatsheaf, 2 Crookham Road, Fleet, GU51 5DR

[Erection of a stretched tent structure over the external area to the rear](#)

Comments required by 18 April

- This is effectively a large tent to the rear of the Oatsheaf and has no impact on neighbours.
- The Design statement contains errors but the intent is to provide covered seating

NO OBJECTION

25/00532/HOU

63 Wood Lane, Fleet, Hampshire, GU51 3ED

[Erection of a single storey rear extension following demolition of existing conservatory, part single storey part two storey part first floor side extension, alterations to front door, windows to first floor rear, door and window to ground floor side and window to first floor side and insertion of a window to first floor side](#)

Comments required by 18 April

- Extensions blend well with the host building and no impact on the street scene.
- Issues are parking – location P1 is impractical and the existing garage is not a parking space, which means all parking will be to the front of the property. A 4 bedroom house requires at least 3 parking spaces which does not look practical.
- No statement on cycle provision.
- Rear extension intrudes into the 45⁰ line of sight of the neighbouring property.
- Parking would require completely covering the front garden in breach of Fleet Neighbourhood Plan Policy 15, Residential Gardens.
- Limited on-site parking and lack of cycle storage does not comply with Hart's SPD

OBJECTION

25/00478/OUT

Hartland Park

[Hybrid planning application \(part full, part outline\) for a residential-led mixed use redevelopment, comprising:](#)

1. Outline planning application (all matters reserved for approval) for the erection of up to 1,157 dwellings with associated on and off-site SANG mitigation public open space and landscaping; car and cycle parking; demolition of existing buildings; drainage; site clearance, remediation and earthworks; utilities infrastructure; off-site highway works; and all other ancillary and enabling works.

2. Full details provided for the erection of a phase comprising 201 dwellings with associated access; public open space and landscaping; car and cycle parking

Comments required by 21 April

- Squeezing another 300 houses on the site bringing the total to 1800
- Phase 3 is currently being built with phase 8 predicted for 2040 – building works for the next 15 years! This equates to around 100 houses built per year – the target for Hart is 750 so where will the other 650 go?
- Adding more homes will worsen traffic problems
- No on-site facilities
- Limited transport options
- School to be built but will it be big enough to accommodate extra houses?
- Support Natural England's comments
- Density out of character for area

OBJECTION

25/00458/FUL

11 Fairmile, Fleet, Hampshire, GU52 7UT

[Joint application for 11 and 13 Fairmile - Erection of a two storey rear extension, conversion of loft into habitable accommodation with rear dormer and single storey side extension to garage](#)

Comments required by 21 April

- Now come forward as a single planning application.
- Ridge height to be increased by 600mm to give headroom to third floor.
- Front elevation and street scene is acceptable, but the rear elevation is very top heavy and two bedroom windows will overlook neighbouring gardens.
- Increasing to 4 bedrooms requires a minimum of 3 spaces on site which can potentially be accommodated but cannot be 3 in a row.

NO OBJECTION in principle but concerns over parking and loss of privacy to neighbouring gardens

25/00542/HOU

13 Frere Avenue, Fleet, Hampshire, GU51 5AW

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

Comments required by 22 April

NO OBJECTION

25/00566/LDC

Derriford House, Pinewood Hill, Fleet, Hampshire, GU51 3AW

[Certificate of lawfulness application to confirm that planning permission 22/01226/FUL has been lawfully implemented for Erection of a two and a half storey extension to provide 15 additional bedrooms and the erection of a single storey extension to provide communal lounge, office, kitchen facilities, three enlarged bedrooms and other ancillary facilities including change of use of part of the garden of the neighbouring properties of Tudorbury and Carisbrooke and the removal of a garden shed from Tudorbury](#)

Comments required by 22 April

The misleading part of the title is "lawfully implemented." The argument is having moved a fence to isolate part of the garden of Tudorbury, they have changed the use of land and therefore the start of planning implementation and therefore secures the remainder of the planning application in perpetuity.

Holding OBJECTION - refer back to Hart's legal team as to whether this argument is legally sound

25/00597/HOU

Yoden, Reading Road North, Fleet, Hampshire, GU51 4HR

[Erection of single and two storey front, side and rear extensions to existing dwelling including associated alterations and remodelling of the exterior and alterations to windows and doors](#)

Comments required by 24 April

- This is a significant increase in the mass and bulk of the host building and a significant change in character including extensive additional parking and turning areas,

	<p>generally in contradiction to the issues raised in Para 9.2, Maintaining the existing buildings and their boundaries in the NFCA character Appraisal and Management Proposals Approved Document :</p> <ul style="list-style-type: none"> - The need to prevent unsympathetic changes to the existing houses, such as oversize extensions or changes to the elevations and details - The need to preserve and protect existing front boundaries - The protection of front gardens including resistance to the creation of parking areas <ul style="list-style-type: none"> • The overall extent of the development is disguised by not showing the single storey rear extension except for the sedum roof and roof light. There is a significant increase in impermeable area and there are no details of how the surface water will be dealt with. • There is an increase in bedrooms from 4 to 5 which increases the on-site parking provision, which can be accommodated, but only by converting much of the front garden to some form of hardstanding which breaches Fleet Neighbourhood Plan Policy 15. • Does it increase biodiversity? • The driveway and parking area, the increased house footprint and rear patio occupy a significant proportion of the overall plot. <p>OBJECTION - breaches NFCA management proposals and Neighbourhood Plan Policy 15</p>
6	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>17th April</p>
7	<p>Date of Next Development Control Committee Meeting</p> <p>28th April</p>

Meeting closed: 7pm

Signed:.....

Date: