



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on 27<sup>th</sup> May 2025  
at 7pm in the Function Room, The Harlington

**Present:**

Cllr Schofield  
Cllr Chenery  
Cllr Hope  
Cllr Holt

**Officers:** Charlotte Benham

1	<b>Apologies</b>  Apologies received from Cllr Robinson
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 Monday 12 <sup>th</sup> May were accepted as a correct record of the meeting.
5	<p>25/00794/AMCON 18 Grenville Drive, Church Crookham, Fleet, Hampshire, GU51 5NR <a href="#">Application to vary condition 6 (Fixed shut obscure glazed) of Planning Permission 24/02015/HOU. Erection of a single storey rear extension and detached garage</a> Comments required by 29 May</p> <ul style="list-style-type: none"><li>• It is a rooflight so will not allow any overlooking into the neighbour's garden</li><li>• If there are views into the kitchen of No.18 from the neighbour's (No.16) dormer window that is more a concern of No.18 than 16</li><li>• Noise from an opening roof light is possible, but is unlikely to create a nuisance</li><li>• <i>Conditions C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must</i></li></ul>

be— (a) obscure-glazed; and (b) non-opening unless the parts of the window which can be opened are more than 1.70 metres above the floor of the room in which the window is installed. This is a development condition - is the window more than 1.7m above the floor level? The bottom of the window scales at 3.0m so no issue

NO OBJECTION

25/00841/FUL

Cygnus House ,1 Waterfront Business Park,Fleet, Hampshire, GU51 3QT  
[Insertion of two windows to ground floor, first floor and second floor rear and one window to first floor and second floor front](#)

Comments required by 30 May

- This is a permitted development conversion from office to residential which permitted no amendment to the external elevations.
- Having secured PD rights they are now applying for planning permission to adjust the building

NO OBJECTION

25/00842/FUL

NTT House, 2 Waterfront Business Park,Fleet, Hampshire, GU51 3QT  
[Insertion of two windows to ground floor, first floor and second floor front](#)

Comments required by 30 May

- This is a permitted development conversion from office to residential which permitted no amendment to the external elevations.
- Having secured Permitted Development Rights they are now applying for planning permission to adjust the building

NO OBJECTION

25/00868/HOU

28 Kenilworth Road,Fleet,Hampshire, GU51 3AX  
[Insertion of one rooflight on the front roof slope and one rooflight on the rear roof slope](#)

Comments required by 30 May

Approval for the 3 roof lights was approved in February so a fourth does not significantly change the situation.

NO OBJECTION

25/00864/ADV

4 Crookham Road,Fleet,GU51 5DR  
[Display of single illuminated 48-sheet digital advertisement display](#)

Comments required by 30 May

- This is a 6m wide x 3m high advertising board
- Technical document states - It would present a range of static images with a new image every 10 seconds with the interchange between each image virtually

	<p>instantaneous. Advertisements would not contain any movement, animation or special effects.</p> <ul style="list-style-type: none"> <li>• This is an oversized advertising display for a car valeting company. The display faces almost directly down Crookham Road and with the changing images will create a significant distraction to traffic approaching the traffic lights.</li> <li>• This type of advertisement is totally out of character with Fleet high street and certainly the character around the Oatsheaf crossroads</li> <li>• Light may affect residents' opposite especially if operated outside normal working hours</li> <li>• Will it just be for car valeting or will advertising slots end up being sold to make money?</li> </ul> <p>OBJECTION - totally out of character, especially in size (20ft x 10ft), will negatively impact road safety in being a distraction as vehicles approach the traffic lights and the immediate opposite neighbours that will have a clear view of the sign board and illuminate their front bedrooms.</p> <p>25/00854/GPDHSE 15 Fairmile, Fleet, Hampshire, GU52 7UT <a href="#">Erection of a single storey rear extension following demolition of existing porch</a> Comments required by 30 May</p> <ul style="list-style-type: none"> <li>• This is submitted as a Permitted Development application.</li> <li>• The rear extension protrudes 4m from the rear of the house and places the immediate neighbour in the NE shadow of the extension – this will take away a significant amount of natural light from the rear window of the neighbour's kitchen which is a room that could well be used in the early morning to benefit from sunlight.</li> <li>• The extension is 2.9m high which taken at a 45° angle will cast a shadow across the back of the neighbour's rear kitchen window and glazed door.</li> <li>• Even if planning permission has been granted, a development may not be allowed to proceed if it interferes with the neighbour's right to light. If a window opening has received uninterrupted light for 20 years, then it receives the right to light, as laid out in the <span>Prescription Act 1832</span>.</li> </ul> <p>OBJECTION</p> <p>25/00834/GPDHSE 11 Reading Road South, Fleet, Hampshire, GU52 7QP <a href="#">Erection of a single storey rear extension</a> Comments required by 30 May</p> <ul style="list-style-type: none"> <li>• The development will extend around 4m beyond the rear wall of the original dwelling</li> <li>• The maximum height of the development will be 3.4 metres and the height of eaves of the enlarged part of the dwelling will be 3.4 metres</li> </ul> <p>NO OBJECTION</p> <p>25/00897/HOU 11 Kenilworth Road, Fleet, GU51 3AT <a href="#">Erection of a rear conservatory</a> Comments required by 4 June</p>
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	Only fails Permitted Development Rights because the ridge height of 4.7m vs the 4.0m permitted – have appropriately submitted planning application NO OBJECTION
6	<b>Noted:</b>  Weekly List
7	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b>  18 <sup>th</sup> June
8	<b>Date of Next Development Control Committee Meeting</b>  9 <sup>th</sup> June

**Meeting closed: 7.45pm**

**Signed:.....**

**Date: .....**