



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on 28<sup>th</sup> April 2025  
at 7pm in the Function Room, The Harlington

**Present:**

Cllr Schofield  
Cllr Chenery

**Officers:** Charlotte Benham

|   |   |
|---|---|
| 1 | <b>Apologies</b><br><br>Apologies received from Cllr Robinson, Cllr Hope and Cllr Holt  |
| 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 14 <sup>th</sup> April were accepted as a correct record of the meeting.   |
| 5 | <p>25/00652/HOU<br/>19 Nursery Close, Fleet, Hampshire, GU51 3JE<br/><a href="#"><u>Conversion of loft into habitable accommodation involving partial hip to gables with dormer extension to the rear roof and two roof lights to the front roof slope</u></a><br/>Comments required by 30 April</p> <ul style="list-style-type: none"><li>• Breaches Fleet Neighbourhood Plan Policy 11, Safeguarding Bungalows – safeguarding building stock for people of limited mobility including people with disabilities and older residents, specifically states at paragraph 1 “...a bungalow is a house which has only one level and no stairs.” The current property is a traditional 1960 bungalow with no stairs.</li><li>• The proposal is to introduce a staircase and provide two bedrooms and a shower room in the extended roof space.</li></ul> |

- Paragraph 3 of Policy 11 states proposals that result in the loss of homes specially suited to occupation by older people and or people with limited mobility will not be supported.
- Additionally the garden of this and adjoining properties are very small and two neighbours have complained of a loss of privacy due to overlooking.

## OBJECTION

25/00383/FUL

42 Reading Road South, Fleet, Hampshire, GU51 3QP

[Change of use to Use Class B2 and Sui Generis \(Garage and MOT Centre\) and associated single storey rear extension and external alterations](#)

Comments required by 30 April

- Support the Environmental Health Officers report concerning noise impact on near neighbours and the proposed restricted hours of operation.
- There is a statement on environmental removal of waste, but assume general waste removal company will require a refuse lorry to access the rear of the building which can produce a nuisance through flashing lights and reversing beepers.
- Increased traffic on road that's already very busy during rush hour

OBJECTION subject to set condition on hours of work proposed by EH Officer

25/00676/HOU

51 Pondtail Road, Fleet, Hampshire, GU51 3JF

[Erection of a part single part two storey rear extension, front porch and insertion of window first floor side](#)

Comments required by 1 May

- Modification to the house looks acceptable and has no impact on the street scene.
- Only issue is on-site parking as three to four bedrooms requires a minimum of three parking spaces. Garage is not part of the parking arrangement so three cars to the front of the property which can potentially be accommodated, but only by making the whole front garden hard standing which then breaches Fleet Neighbourhood Plan Policy 15, Residential Gardens.
- Consideration should be given to "grasscrete" or similar paving that allows more space for grass to grow and reduces the solid impact of pavers, would make application more acceptable

Conflicts Fleet Neighbourhood Plan Policy 15, Residential Gardens, however Council raised NO OBJECTION to this individual proposal subject to imposition of a suitably worded condition which secures bio diversity mitigation measures and sustainable drainage within the remaining garden on application site

25/00185/FUL

1-12 ,New Barn Close, Fleet, Hampshire, GU51 5HU

[Replacement of the existing communal windows and doors](#)

Comments required by 5 May

|   |   |
|---|---|
|   | <p>NO OBJECTION</p> <p>25/00548/HOU<br/>82 Greenways, Fleet, Hampshire, GU52 7XD<br/><a href="#"><u>Conversion of loft to habitable accommodation to include alterations to roof, erection of a dormer window to rear, insertion of two rooflights to front and insertion of a window to first floor side, erection of an open porch, outbuilding and 1.8m high timber fencing to side boundary, demolition of single storey side extension, alterations to fenestration and rendering</u></a><br/>Comments required by 8 May</p> <p>Conversion of a 2 bedroom bungalow (house with no stairs) to a three bedroom house with two bedrooms and a bathroom at the first floor. Breaches Fleet Neighbourhood Plan Policy 11</p> <p>OBJECTION</p> |
|   | <p>An application has been received from Cafe Amici of 182 Fleet Road, Fleet for permission to place 6 tables and 13 chairs on the highway (pavement) outside the above premises from 09:00 to 15:00 daily (Mon-Fri), 09:00-15:30 on Saturday (closed on Sundays).<br/>Reply to Hart's email with any comments by 28<sup>th</sup> April</p> <p>Plan only shows 4 tables and 8 chairs on highway outside store, where are rest going, in the alleyway? 6 seems excessive to go on the pavement out front as pavement should primarily be for pedestrians</p>   |
| 6 | <p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>21<sup>st</sup> May</p>   |
| 7 | <p><b>Date of Next Development Control Committee Meeting</b></p> <p>12<sup>th</sup> May</p>   |

**Meeting closed: 7.35pm**

**Signed:**.....

**Date:** .....