



## **NOTICE OF MEETING**

Notice is hereby given of  
A MEETING OF FLEET TOWN COUNCIL

On

**Wednesday 28<sup>th</sup> July 2021 at 7pm**

in

**The Harlington**

All members are summoned to attend

**To Councillors:** R. Schofield (Chairman), G. Carpenter, G. Chenery, P. Einchcomb, L. Holt, A. Hope, K. Jasper, A. Oliver, R. Richmond, R. Robinson, S. Tilley, S. Wheale, P. Wildsmith, G. Woods, J. Wright.

SIGNED:

*Janet Stanton*

Janet Stanton,  
Town Clerk

Date: 21<sup>st</sup> July 2021

## **AGENDA**

### **1. APOLOGIES**

Schedule 12 of the LGA 1972 requires a record to be kept of members present, and that this record forms part of the minutes of the meeting. A resolution must be passed on whether the reason(s) for a member's absence are acceptable.

### **2. DECLARATIONS OF INTEREST**

Under the Local Authorities Localism Act 2011, members must declare any interest and the nature of that interest, which they may have in any of the items under consideration at this meeting.

Members are reminded that they must disclose both the existence and the nature of a personal interest that they have in any matter to be considered at this meeting. A personal interest will be considered a prejudicial interest if this is one in which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the members' judgement of the public interest.

### **3. QUESTIONS FROM THE PUBLIC (3 Min per person maximum 15 minutes)**

To receive questions and statements from members of the public.

#### **4. MINUTES OF PREVIOUS MEETINGS**

To receive and approve as a correct record the minutes of the Council Meeting held on Wednesday 5<sup>th</sup> May and the Extraordinary Council Meeting held on Thursday 6<sup>th</sup> May 2021 (*copies attached*).

To receive resolutions and consider approval of recommendations from the following committees and to return to committees any issues for reconsideration.

Development Control	12 <sup>th</sup> & 26 <sup>th</sup> April 2021
	10 <sup>th</sup> & 24 <sup>th</sup> May 2021
	14 <sup>th</sup> & 28 <sup>th</sup> June 2021
	12 <sup>th</sup> July 2021

#### **Part 1 – ITEMS FOR DECISION**

#### **5. CO-OPTION**

Further to the two Casual Vacancies (one for the Courtmoor Ward and one for the Pondtail Ward) having been advertised and 10 registered voters not coming forward to request a by-election, the Council has the option to co-opt two Councillors.

In line with The Representation of the People Act 1985, Members are asked to consider the following valid applications for co-option to the Fleet Town Council (*documents attached*):

- Kumar Kuntikanamata
- Benjamin Wilcocks
- Samantha Allen
- Xiaoyu (Roy) Fang

#### **RECOMMENDATION**

To review the co-option applications and select a Councillor for each of the Courtmoor and Pondtail Wards.

#### **6. SPEED INDICATOR DISPLAYS (SIDS)**

1. Members to note that due to budget constraints, no funds were available for installing SIDS during the last financial year. It is intended to restart the SIDs programme with the support of HDC and Members are asked to prioritise the locations on the attached list (*copy attached of proposed SID locations*).
2. FTC has since been asked if it would like to become the custodians of the SID Boards whilst HDC remain the owners and undertake all repairs. FTC would be responsible for charging and downloading data, the installation, and any loss or damage to the boards whilst being used by the council. The boards would also be available to other parishes who would be responsible for their own installation, charging and managing their own data. There is concern from FTC Officers about the level of resources required to take on this devolved service.

At a meeting with HDC officers, FTC was advised that assistance with the deployment of SID boards was not a current priority, was not in HDC's work-plan and they also did not have the necessary resources/capacity. They did, however, advise that it may be possible to deploy the SIDs later in the year but there was no guarantee.

#### **RECOMMENDATION**

1. To prioritise the location list for SID installations.
2. To consider the offer and implications of becoming the custodians of the SID Boards.

## 7. LEASES

At the meeting of the Council on 6<sup>th</sup> July 2016, the following resolution was passed in relation to FTC leases:

*‘to waive the rent set out in the Particulars to the lease so long as the Tenant shall act in the spirit of the lease and occupy the premises fully in accordance with the terms of the lease. The Tenant’s performance against this waiver shall be reviewed by the Council annually. Failure to comply with the said terms shall result in reinstatement of the full rent as set out in the Particulars’.*

The leases concerned are:

- Fleet Cricket Club in Calthorpe Park
- 1<sup>st</sup> Crookham Scouts in Basingborne Park
- 22<sup>nd</sup> and 26<sup>th</sup> Odiham Scouts in Calthorpe Park
- Lion’s Community Store in Basingborne Park

Members were reminded that the annual rental levels are £500.00 for the Lion’s Community Store in Basingborne Park, the Scout’s buildings in Basingbourne and Calthorpe Parks and £3,750.00 for the Cricket Club, payable in four equal instalments.

Members are asked to authorise the continuation of this waiver in the leases.

### **RECOMMENDATION**

To approve the continuation of the rent waiver in leases.

## 8. INTERNAL AUDITORS REPORT AND ACTION PLAN

To receive the internal Auditor’s report for 2020/2021 after the year end visit on Thursday 13<sup>th</sup> May 2021 and to approve the action plan (*copies attached*).

### **RECOMMENDATION**

To receive the Internal Auditor’s Report and approve the action plan.

## 9. APPOINTMENT OF INTERNAL AUDITOR FOR 2021/2022

To approve the appointment of the Council’s internal auditor for 2021/2022.

### **RECOMMENDATION**

To confirm the re-appointment of Eleanor Green, Do The Numbers, as the internal auditor for Fleet Town Council for 2021/2022.

## 10. LAND AT ANCELLS FARM

Fleet Town Council has been approached by Ancells Farm Business Park Management to enquire if the Council is interested in acquiring 2 titles of land that have been retained by the company following the development of the business park. Hart District Council was initially offered the land but is not interested in the proposal. The two relevant titles are attached and confirm that some of the roads and verges are adopted. It is the intention of the management company to approach HCC with regard to transferring the freehold of the adopted areas to HCC. A brief visit to the site has taken place by the Clerk and The Facilities & Open Spaces Manager, who found that access was difficult and there was a risk of flooding (*copy attached*).

### **RECOMMENDATION**

That Members consider the offer of the Ancells Farm Business Management Company and determine if there is any benefit to Fleet Town Council taking ownership of this land.

## **11. REFRESHMENTS – CALTHORPE PARK**

A request has been received from a private company to sell refreshments from the 'Pavilion' in Calthorpe Park as was the case prior to FTC coming into being in April 2010. Since 2010, the pavilion (or as it was previously, a workers hut) was used by Fleet Colts Football Teams for a short time but has now fallen into disuse and is only very rarely used.

HDC Planning Department has been contacted and they have confirmed that the usage of the pavilion for the sale of light refreshments (ie hot and cold drinks, sandwiches, cakes ice creams etc) is permissible. Members are asked to approve the use of the pavilion for selling light refreshments, to authorise the Clerk in conjunction with the Lease Working Group, to negotiate times of use, terms etc.

### **RECOMMENDATION**

- a. To approve the Calthorpe Park Pavilion being used to sell light refreshments
- b. To authorise the Clerk in conjunction with Members of the Lease Working Group to negotiate with the company the times of use, terms etc.

## **12. COVID - THANK YOU EVENT**

Throughout the last 6 months, The Harlington has been a very successful vaccination centre with over 31,620 jabs having been administered. This could not have happened without the time, energy and enthusiasm given by the many local volunteers and key workers involved in the vaccination delivery.

It is proposed to put on a free Thank You event in The Harlington at the end of August to show the appreciation of the town for this dedicated group of people. This would be an "invitation" only event and entertainment would include 2 live bands and a paid compere. In addition, it is intended that the event will be streamed with the community encouraged to watch the event from home.

If approved, to fund this event, £5,000 is required to pay for the acts and Members are asked to consider and approve this amount being paid from the Community Grant budget.

### **RECOMMENDATION**

- a. To approve a Thank You event for the COVID Vaccination delivery volunteers and workers
- b. To approve £5,000 funding to be paid from the Community Grant Budget.

## **13. TOWN CENTRE PARKLETS**

Members to receive an HDC cabinet report which includes a paper from Fleet BID requesting funding from the Welcome Back Fund to install Parklets along Fleet Road in the town centre. Members are asked to consider the BIDS request for FTC's support of this project (*copy attached*).

### **RECOMMENDATION**

To consider supporting the installation of Parklets in Fleet Road.

## **14. TOWN CENTRE REGENERATION**

To receive an update on the Civic Quarter and follow the link below to the latest report from the Ministry of Housing, Communities and Local Government on building better high streets: <https://www.gov.uk/government/publications/build-back-better-high-streets>.

### **RECOMMENDATION**

That a meeting of the Harlington/Civic Quarter Working Group be arranged.

## **15. REVIEW OF PARLIAMENTARY BOUNDARY CONSTITUENCIES**

A review is now taking place of the Parliamentary constituencies which will see changes to the number of constituencies in each of the regions. The South East will see an increase of 7 constituencies, which does affect the local area. Feedback on the proposed new boundary lines and constituency names is required and a consultation is now open until Monday 2<sup>nd</sup> August 2021 (*papers attached*).

### **RECOMMENDATION**

To determine and submit a reply to this consultation

## **Part 2 – ITEMS TO NOTE**

## **16. FLOOD ALLEVIATION SCHEME**

To note details of the Flood Alleviation Scheme produced by the Surrey & N Hampshire partner Strategic Overview Team of the Environment Agency (*copy attached*).

## **17. DELEGATED DECISIONS**

With the recommencement of face to face meetings the delegated authority to the Town Clerk has now expired. Members to note the following decisions made by the Town Clerk under the scheme of delegation which was in place between 7<sup>th</sup> May 2021 to 19<sup>th</sup> July 2021.

- a. Approval for the Odiham District Scouts to hold a District Recognition Event on The Views on Sunday 4<sup>th</sup> July 2.00pm – 4.30pm.

## **18. COMPLAINTS**

To note the complaints received (*copy attached*).

## **19. COVID UPDATE AND TOWN CLERK'S REPORT**

To receive an update report from the Clerk.

## **20. HCC/HDC**

To receive any update on HDC/HCC matters concerning FTC.

## **21. DATE AND TIME OF NEXT MEETING**

The next meeting of the Council is scheduled to be held on Wednesday 1<sup>st</sup> September 2021 at 7pm in the Harlington.

### **Part 3 CONFIDENTIAL ITEMS**

**Under the Public Bodies (Admission to Meetings) Act 1960 Exclusion of the public in accordance with Section 1(2) and by reason of the confidential nature of the business of the Town Council, the Public and Press will be excluded from the Meeting**

**The following types of business will be treated as confidential:**

- a. Engagement, terms of service, conduct and dismissal of employees**
- b. Terms of tenders, and proposals and counter-proposals in negotiations for contracts**
- c. Receipt of professional legal advice and preparation of cases in legal proceedings**
- d. The early stages of any dispute**
- e. Matters of a Commercial nature**



## **FLEET TOWN COUNCIL**

### **MINUTES OF THE VIRTUAL ANNUAL COUNCIL MEETING**

held on

Wednesday 5<sup>th</sup> May 2021

#### **PRESENT**

**Councillors:** R. Schofield (Chairman), G. Carpenter, G. Chenery, P. Einchcomb, R. Hill, L. Holt, A. Hope, K. Jasper, A. Oliver, D. Pierce, R. Richmond, R. Robinson, S. Tilley, P. Wildsmith, G. Woods, J. Wright.

#### **Also Present**

Janet Stanton - Town Clerk  
Susanna Walker - Committee Clerk  
Wendy Allen - Office Manager  
Charlotte Benham - Project and Committee Officer

Number of YouTube viewers - 4

Councillor Schofield welcomed members to the 12<sup>th</sup> Annual Meeting of Fleet Town Council in the local government year 2021-2022.

#### **AC MAY 2021 ITEM 1      ELECTION OF CHAIRMAN**

The outgoing Chairman, Councillor Schofield, called for nominations for Chairman. One nomination was received for Councillor Bob Schofield.

#### **RESOLVED**

That Councillor Schofield be re-elected to the office of Chairman of Council for the local government year 2021/2022.

#### **AC MAY 2021 ITEM 2      ELECTION OF VICE-CHAIRMAN**

The Chairman called for nominations for the office of Vice-Chairman. One nomination was received for Councillor Holt.

#### **RESOLVED**

That Councillor Holt be re-elected to the office of Vice-Chairman of Council for the local government year 2021/2022.

#### **AC MAY 2021 ITEM 3      DECLARATIONS OF ACCEPTANCE OF OFFICE**

Councillor Schofield, as newly elected Chairman, signed the Declaration of Acceptance for the office of Chairman of Fleet Town Council for 2021/2022.

#### **AC MAY 2021 ITEM 4      APOLOGIES FOR ABSENCE**

There were no apologies.

**AC MAY 2021 ITEM 5****DECLARATIONS OF INTEREST**

There were no declarations of interest.

**AC MAY 2021 ITEM 6****MINUTES OF PREVIOUS MEETINGS**

The minutes of Council held on Wednesday 7<sup>th</sup> April 2021 were approved and signed by the Chairman. The Council also received the minutes of the following Committees and Working Groups:

Development Control                      12<sup>th</sup> April 2021

**AC MAY 2021 ITEM 7****NOMINATIONS TO COMMITTEES and WORKING GROUPS  
2021/2022**

Nominations were received for Committees and Working Groups:

It was **RESOLVED** that members would sit on the following committees and working groups during 2021/2022.

**COMMITTEES 2021/2022**

<b>POLICY &amp; FINANCE</b>		
Cllr Carpenter	Cllr Robinson	Cllr Wheale
Cllr Einchcomb	Cllr Schofield	Cllr Wildsmith
Cllr Holt	Cllr Tilley	Cllr Woods
<b>PLANNING/DEVELOPMENT CONTROL</b>		
Cllr Carpenter	Cllr Jasper	Cllr Schofield
Cllr Holt	Cllr Pierce	
Cllr Hope	Cllr Robinson	
<b>RECREATION, LEISURE &amp; AMENITIES</b>		
Cllr Carpenter	Cllr Jasper	Cllr Wheale
Cllr Chenery	Cllr Oliver	Cllr Wildsmith
Cllr Einchcomb	Cllr Richmond	Cllr Woods
Cllr Hill	Cllr Schofield	Cllr Wright
Cllr Holt	Cllr Tilley	
<b>ESTABLISHMENT</b>		
Cllr Einchcomb	Cllr Robinson	Cllr Wheale
Cllr Holt	Cllr Schofield	Cllr Wildsmith
Cllr Jasper	Cllr Tilley	Cllr Woods



## **WORKING GROUPS MEMBERSHIP 2021/2022**

<b>THE HARLINGTON / CIVIC QUARTER WORKING GROUP</b>		
Cllr Carpenter Cllr Chenery Cllr Einchcomb Cllr Hill Cllr Holt	Cllr Jasper Cllr Oliver Cllr Richmond Cllr Schofield Cllr Tilley	Cllr Woods Cllr Wildsmith Town Clerk General Manager
<b>RISK MANAGEMENT WORKING GROUP</b>		
Cllr Carpenter Cllr Holt Cllr Robinson Cllr Schofield	Cllr Wildsmith Town Clerk General Manager	Office Manager Projects & Committee Officer
<b>LEASE WORKING GROUP</b>		
Cllr Carpenter Cllr Chenery Cllr Hill	Cllr Holt Cllr Robinson Cllr Schofield	Cllr Tilley Cllr Woods Town Clerk
<b>CLIMATE CHANGE WORKING GROUP</b>		
Cllr Chenery Cllr Hill Cllr Holt	Cllr Jasper Cllr Oliver Cllr Schofield	Cllr Tilley Cllr Woods FTC Officer
<b>PARKS &amp; OPEN SPACES WORKING GROUP</b> <i>Includes Calthorpe Park/ The Views / Cemetery Working Groups</i>		
Cllr Carpenter Cllr Einchcomb Cllr Hill Cllr Holt Cllr Jasper	Cllr Oliver Cllr Richmond Cllr Schofield Cllr Tilley Cllr Woods	Cllr Wright Town Clerk Facilities & Open Spaces Manager Cemetery Clerk
<b>COMMUNITY EMERGENCY PLAN WORKING GROUP</b>		
Cllr Carpenter Cllr Hope Cllr Schofield	Cllr Wildsmith FTC Officer	

Members received the allocation of members to represent Fleet Town Council on External Bodies.

It was **RESOLVED** that the following members would represent FTC on external bodies during 2021/2022.

<b>Basingstoke Canal JMC</b>	Cllr Wildsmith
<b>Business Improvement District (BID)</b>	Cllr Schofield
<b>Fleet Cricket Club</b>	Cllr Oliver
<b>Fleet Crondall and Crookham Welfare Trust</b>	Cllr Wright
<b>Fleet Town Football Club</b>	Cllr Oliver Cllr Woods Cllr Chenery (reserve) Cllr Hill (reserve)
<b>Fleet Link and Community Transport</b>	Cllr Hope Cllr Schofield Cllr Wheale Cllr Woods
<b>Fleet Phoenix (Observer)</b>	Cllr Chenery Cllr Jasper (reserve)
<b>Fleet Pond Society</b>	Cllr Chenery Cllr Hill
<b>Flood Forum</b>	Cllr Schofield
<b>Hart Community Safety (QPM)</b>	Cllr Woods Cllr Hill (reserve)
<b>Hart District Association of Parish and Town Councils (HDAPTC)</b>	Cllr Robinson Cllr Schofield
<b>Hart Voluntary Action (HVA)</b>	Cllr Tilley Cllr Wildsmith
<b>Rushmoor Transport Forum</b>	Cllr Holt
<b>The Ageing Well Network</b>	Cllr Holt Cllr Woods

**AC MAY 2021 ITEM 9****REVIEW OF STANDING ORDERS AND FINANCIAL REGULATIONS**

Members were informed that in line with the usual practice for the Annual Meeting of the Council, a review of Standing Orders and Financial Regulations has been carried out. This year, both the Standing Orders and Financial Regulations had minor amendments, but nothing which changed the Orders or Regulations.

**RESOLVED**

To approve the continuation of Standing Orders and Financial Regulations.

**AC MAY 2021 ITEM 10****MEETING SCHEDULE**

Members received the schedule of meetings for 2021/2022 and were asked to approve a revision to the schedule of meetings 2021/2022. The revision proposed that the Policy and Finance Committee meetings be moved from the third Monday to the third Wednesday of May 2021, July 2021, October 2021 and February 2022, to assist Officers with the month end financial administration.

Members noted that all current HDC and HCC planning meetings do not clash with the new proposed dates. It was suggested that the change of day to the meetings be reviewed at the next Annual Council meeting in 2022.

**RESOLVED**

To approve the revised schedule of meetings for 2021/2022.

**AC MAY 2021 ITEM 11****MEMBERSHIP OF OTHER BODIES AND ANNUAL FEES**

The members considered the membership of bodies and the annual fees. Members noted that there had been a slight increase in fees for NALC and SLCC.

**RESOLVED**

To approve the payment of the following fees for 2021/2022:

**a. Hampshire Association of Local Councils (HALC and NALC)**

HALC £1,050.00

NALC £1,345.25

**b. Institute of Cemeteries and Crematoria Management (ICCM)**

ICCM £95.00

**c. Society of Local Council Clerks**

SLCC £358.00

**AC MAY 2021 ITEM 12****FLEET TOWN COUNCIL ASSET REGISTER AND LAND OWNERSHIP**

Members received and considered the FTC Asset Register and Land Ownership as of 31<sup>st</sup> March 2021.

Members noted that the land that is Ancell's Community Centre, Ancell's Park and Ancell's Woodland had been transferred to FTC by Blackwater and Hawley. Members also noted that two new benches, one on Branksomewood Road and one on Upper Street, funded by the Lions, had been omitted from the Asset Register.

**RESOLVED**

To approve Fleet Town Council's Asset Register and Land Ownership as of 31<sup>st</sup> March 2021, subject to the amendments noted above.

### **AC MAY 2021 ITEM 13      INSURANCE COVER**

Members noted that arrangements have been made with Zurich for insurance cover for 2021/2022.

### **AC MAY 2021 ITEM 14      STATEMENT OF COUNCILLOR ATTENDANCE 2020/2021**

The Council noted the statement of Councillors attendance at Ordinary Council meetings during 2020/2021. The Chairman thanked Councillors for their excellent attendance over the past year.

### **AC MAY 2021 ITEM 15      NEW COUNCILLOR VACANCY**

Members noted the resignation of Ruth Harrison and the Councillor vacancy for the Courtmoor Ward which had been advertised for 14 days has now closed. The Elections Officer at HDC has confirmed that 10 registered electors from the Courtmoor Ward did not come forward and request a by-election. As a by-election was not requested, Fleet Town Council has the power to co-opt a Councillor. Members noted that this advertisement will be publicised following the local elections on Thursday 6<sup>th</sup> May 2021 and will be open for approximately 2 weeks. Members also noted that the co-option would only be for the remainder of the Council year 2021/2022.

### **AC MAY 2021 ITEM 16      TOWN CLERK'S REPORT**

Members received the Town Clerk's report and noted the following:

- FTC has been successful in applying and receiving a COVID restart grant of £12,000.00.
- Vaccinations at the Harlington resume from Friday 7<sup>th</sup> May 2021.
- Proposal for RVS to be used from September 2021 for third vaccinations.
- The Centenary of the War Memorial video is now available to watch online.
- Internal audit.

Councillor Schofield reminded members of the Extra Ordinary Council Meeting to be held on Thursday 6<sup>th</sup> May 2021 at 7pm, and apologised that due to the May Bank Holiday, the items to be discussed could not be added to the Annual Council Meeting. Members noted that the meeting has been called to discuss how Fleet Town Council can operate in the short term until 21<sup>st</sup> June 2021, due to the government's decision to remove Council virtual meetings from Friday 7<sup>th</sup> May and propose Council's return to physical meetings.

### **AC MAY 2021 ITEM 17      DATE AND TIME OF NEXT MEETING**

The provisional date of the next meeting of the Council is scheduled for Wednesday 2<sup>nd</sup> June 2021 at 7pm and is to be held at the Harlington. Members were made aware that this meeting may not take place, and confirmation would be given, following the Extra Ordinary Council meeting on Thursday 6<sup>th</sup> May 2021.

There being no further business the meeting closed at 7.36pm.

**Signed.....**

**Date:.....**

**Chairman**

### **Part 3 CONFIDENTIAL ITEMS**

**Under the Public Bodies (Admission to Meetings) Act 1960 Exclusion of the public in accordance with Section 1(2) and by reason of the confidential nature of the business of the Town Council, the Public and Press will be excluded from the Meeting**

**The following types of business will be treated as confidential:**

- a. Engagement, terms of service, conduct and dismissal of employees**
- b. Terms of tenders, and proposals and counter-proposals in negotiations for contracts**
- c. Receipt of professional legal advice and preparation of cases in legal proceedings**
- d. The early stages of any dispute**
- e. Matters of a Commercial nature**

There were no confidential minutes.

DRAFT

**FLEET TOWN COUNCIL**

**MINUTES OF THE EXTRAORDINARY FULL COUNCIL VIRTUAL MEETING**

held on  
Thursday 6<sup>th</sup> May 2021

**PRESENT**

**Councillors:** R. Schofield (Chairman), G. Chenery, P. Einchcomb, R. Hill, L. Holt, A. Hope, K. Jasper, D. Pierce, R. Robinson, S. Tilley, G. Woods.

**Also Present:** Janet Stanton - Town Clerk  
Susanna Walker - Committee Clerk  
Charlotte Benham - Project and Committee Officer

Number of YouTube viewers – 1

**EC May 2021 ITEM 1 APOLOGIES FOR ABSENCE**

Members received and accepted apologies for absence from Councillor Richmond, who was unable to attend the meeting. Members also received and accepted apologies from Councillor Carpenter, Councillor Oliver, Councillor Wheale, Councillor Wildsmith and Councillor Wright who were all partaking in Local Council elections.

**EC May 2021 ITEM 2 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**EC May 2021 ITEM 3 QUESTIONS FROM MEMBERS OF THE PUBLIC**

There were no questions from the public.

**EC May 2021 ITEM 4 TEMPORARY SCHEME OF DELEGATION**

Members received and considered a temporary scheme of delegation, allowing FTC to operate as a Council without having to hold Council committee meetings.

Members noted that due to the COVID19 pandemic, emergency legislation was enacted in March 2020, which confirmed the legality of Council and Committee meetings being held virtually, instead of requiring attendance in person.

Members were made aware that the emergency legislation expires on 7th May 2021 and the Government have stated that any extension would require primary legislation, which cannot be accommodated within the planned parliamentary timetable. Therefore, Councils have been advised to plan for returning to physical meetings after 7th May and guidance has been issued on how to manage those meetings.

Members noted that government guidance suggests to Councils that they make "Use of your existing powers to delegate decision making to key individuals such as the Head of Paid Service to minimise the number of meetings you need to hold".

Members discussed the following:

- Physical meetings cannot take place in the Harlington, due to its current use as a vaccination centre.

- The function room does not allow for appropriate social distancing for the Council and members of the public to attend a meeting.
- The temporary scheme of delegation delegates operational responsibility of the Council to the Clerk within budgetary limits.
- Advisory group meetings can be called, to advise the Clerk and to give opinions.
- A topic can be debated in the meeting, but no resolutions can be made to direct a decision to be taken.
- When current rules have been relaxed and FTC can hold physical meetings, the delegation to the Clerk stops.
- Notes would be taken during the advisory groups to pass to the Clerk.
- Ancells Farm Community Centre as a proposed location for physical meetings.
- Hybrid meetings, allowing members to either attend in person or virtually.
- Appropriate equipment and potential cost to be investigated.

## **RESOLVED**

To delegate function responsibility of the Council to the Proper and Responsible Financial Officer (the Clerk) within approved budgetary limits.

## **EC May 2021 ITEM 5                      ANNUAL GOVERNANCE AND ACCOUNTABILITY REVIEW (AGAR)**

- a. Members noted the recommendation of the Policy and Finance Working Group (4<sup>th</sup> May 2021) on the effectiveness of the system of internal financial control and preparation of the Annual Governance Statement (Section 1).

Members considered, discussed and reviewed each of the detailed questions contained in the Annual Governance Statement (Section 1) and agreed that there was a sound system of control for the preparation of the Council's Accounting Statements and agreed that all points on the Annual Governance Statement had been adhered to as read out by Councillor Schofield.

- b. Members considered, discussed and reviewed the accounting statements in Section 2 of the AGAR. Members noted that the Policy and Finance Working Group (4<sup>th</sup> May 2021) verified each of the numbers shown on the statement against the balance sheet, income and expenditure, and ledgers for checking the amount of money that was transferred out of the reserves this year to support the Council.

## **RESOLVED**

- a. To approve the Review of Effectiveness of the system of internal control - Section 1 and authorise that the Chairman and Town Clerk sign the Annual Governance Statement for 2020/2021 on behalf of the Council.
- b. To approve the Accounting Statement - Section 2 and authorise the Chairman to sign the Annual Governance Statement for 2020/2021 and dates for The Public Rights period shall be 14th June to 23rd July 2021.

## **EC May 2021 ITEM 6 DATE AND TIME OF NEXT MEETING**

Further to the Resolution at Item 4, all Members are asked to attend a virtual Council Advisory Meeting to be held on Wednesday 2<sup>nd</sup> June 2021 at 7pm.

There being no further business the meeting closed at 19:19.

**Signed**.....

**Date**.....

**Chairman**



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 12 April

**Present:**

Cllr Schofield  
Cllr Robinson  
Cllr Holt  
Cllr Pierce – Chairman  
Cllr Jasper  
Cllr Hope  
Cllr Carpenter

Also present: Cllr Woods

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<b>Apologies</b>  Not present, Cllrs: Wildsmith
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  None
4	<b>Approval of the Minutes</b>  The minutes of the development and control meeting that would have been held on Monday 22nd March were accepted as a correct record of the meeting.
5	21/00610/HOU 20 Beech Ride Fleet GU52 7XQ <a href="#"><u>Proposed loft conversion with 2 no dormer windows on front elevation, insertion of two roof lights on the rear roof slope and one roof light on the side (NW) roof slope Conversion of garage into habitable accommodation to include the replacement of the garage door with a window. Alterations to windows and doors.</u></a> Comments required by 13 April



The proposal fundamentally converts a bungalow to a house which breaches Fleet Neighbourhood Plan Policy 11 however there is some mitigation with the retention of a downstairs bedroom and bathroom which means a person of limited mobility could continue to occupy the property.

Also, it should be noted that the plan and elevations do not tie up – the single bedroom in the roof shows a vertical wall running from the dormer and appears to cross the ridge of the roof. This would significantly impact the appearance of the front elevation.

The application requires a dimensioned parking plan that meets Harts standards for on-site parking.

#### OBJECTION

Incompatible drawings that could result in a poorly designed front elevation. Breach, in principle, of FNP Policy 11 conversion of a bungalow to house..

21/00540/HOU

Chartley Birch Avenue Fleet GU51 4PB

[Erection of a rear orangery.](#)

Comments required by 13 April

NO OBJECTION

21/00651/HOU

16 Victoria Road Fleet Hampshire GU51 4DN

[Demolition of existing single storey side and rear extension and chimneys and erection of a two storey rear extension and single storey side extension.](#)

Comments required by 14 April

NO OBJECTION subject to:

- 1) a parking plan that meets Hart's standards and
- 2) the materials match that of the existing building

21/00324/HOU

5 Greenways Fleet Hampshire GU52 7UG

[Erection of a single storey rear extension, front porch, conversion of garage to habitable accommodation to include the replacement of the garage door, alterations to ground floor side window and replacement of ground floor side door with window](#)

Comments required by 14 April

OBJECTION until the following information is provided:

- 1) dimensioned parking plan that meets Hart's standards for on-site parking – looking at the plans only 2 cars can be accommodated on the drive, so additional space would have to be provided on the front of the property which would result in the loss of the front garden.
- 2) A parking plan and landscape plan that demonstrates compliance with Fleet Neighbourhood Plan Policy 15, that 50% of the front garden be retained as soft landscaping. Reason, to protect local character and support zero carbon.

21/00720/HOU

7 Lestock Way Fleet Hampshire GU51 3EB

[Erection of an outbuilding for use as a hobby workshop.](#)

Comments required by 16 April

**OBJECTION :**

This is a substantial brick structure. Require details of foundations to be submitted along with a tree report, Footings may impact on the trees in neighbour's gardens. Special piled foundations may be needed to avoid root damage.

21/00706/AMCON

Land North Of Netherhouse Copse Hitches Lane Fleet GU51 5EE

[Variation of Condition 2 attached to planning permission 18/01794/REM dated 01/12/2020 to seek a variation to the wording of the Condition to vary approved drawings.](#)

Comments required by 16 April

**NO OBJECTION**

But question how much of the SANG will be accessible all year round as the boundary to the west by river is known to flood in winter and to the north is an extensive area of ponds.

21/00740/HOU

46 Award Road Church Crookham Fleet GU52 6HG

[Erection of a single storey rear extension and insertion of window to ground floor side.](#)

Comments required by 16 April

**OBJECTION**

- Submission of tree report and protection of the mature trees/roots during construction required
- Details of drainage to address the issue raised in neighbour's letter
- new side window would look into neighbour's property, may be acceptable if fence is maintained, otherwise requires obscure glass.
- plans and elevations do not match - elevations omit the lantern to the roof over the extension.

21/00718/HOU

30 Kent Road Fleet GU51 3AH

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

Comments required by 20 April

**OBJECTION**

- proposed rear extension is out of keeping with the host dwelling and will be visible from Avondale Road. Proposed extension roof to be zinc sheeting.
- Overall with the raised deck 72 m<sup>2</sup> area lost to carbon absorption, consideration should be given as to how individuals can support a carbon neutral society.

21/00689/HOU

8 Newlands Fleet Hampshire GU52 6TW

[Increase height of a boundary garden wall from 0.99m to 1.68 m with fencing.](#)

Comments required by 21 April

#### OBJECTION

- New fence is above Hart's 900mm specification for a front fence – out of keeping with the street scene and there is no need for the fence to be so high
- Would be only 12 feet from the front windows of No.10. and the trees in tubs along with the wall will reduce light to No.10's windows and front garden - so significant loss of amenity.
- In breach of Fleet Neighbourhood Plan Policy 10.1 to 10.4 and Hart Local Plan GEN1 – out of character with the local area.

21/00844/PRIOR

Zenith House 3 Rye Close Fleet Hampshire GU51 2UY

[Change of use of offices to residential to provide 34 flats](#)

Comments required by 16 April

It is fully appreciated that this is an application under Permitted Development Rights and removes local democratic rights to raise reasonable objections to the application, but this is such a poor quality development that we wish to place our objection on record.

#### OBJECTION

- There is no evidence base for more one bed flats in the Fleet area.
- Poor design and layout with no immediate access to open air and
- No immediate access to amenity space
- This application is being put through before Government brings in controls for permitted development accommodation to meet Minimum Space Standards i.e. 1 bed x 2 person should be 50m<sup>2</sup> and 2 bed 4 person 70m<sup>2</sup>. Not one of the 34 flats meets these minimum standards.
- Being so close to the motorway the occupants of these flats will be subjected to traffic noise and pollution.

21/00875/PRIOR

17 Little Copse Fleet Hampshire GU52 7UQ

[Erection of a single storey rear extension following demolition of existing single storey rear extension and insertion of a door to ground floor side](#)

Comments required by 16 April

#### NO OBJECTION

But plans are poor and have no room labels so if extension contains any additional bedrooms then a parking plan that meets Hart's standards for on-site parking is required

21/00673/HOU

The Gables 56 Church Road Fleet GU51 4LY

[Replacement of a 1m high chain link fence with a 1.82m high close board fence](#)

Comments required by 26 April

#### OBJECTION

- New fence is above Hart's 900mm guidance for a front fence and more specifically it will be out of keeping in the North Fleet Conservation Area
- Front boundary treatment is a key parameter in the character of the Conservation Area, the general character of which is sylvan with a semi-rural character.
- The character of Church Road is being progressively eroded by inappropriate front boundary fences.
- These high fences are contrary to the Article 4 Direction that protects or enhances the existing front boundaries and is contrary to Section 69 of the Planning (listed buildings and conservation areas) Act 1990 in that his development neither protects nor enhances the Conservation Area..

21/00721/HOU

The Beech Stockton Avenue Fleet GU51 4NS

[Erection of a single storey front extension alterations to all doors and windows and external materials](#)

Comments required by 27 April

#### OBJECTION

The document states the frontage would match the other older style houses (Abstract from the heritage report:

*The Beech's proposed material pallet redresses the house in white render and reroofs the house with slate. This is in keeping with The Coach House and other neighbouring properties, providing an aesthetic in keeping with its surroundings. The windows are also going to be replaced with more a premium equivalent.)*

but the plans show the complete remodelling of the elevations of the house and transforming the character of the house from a typical 1960's presentation to a 2020's appearance, white render, slate roof and grey aluminium framing to the windows - out of keeping with properties in the area.

Para 7.2 "Maintaining the existing buildings and their plots" of the NFCA Management Plan states: the need to prevent unsympathetic changes to the existing houses, such as oversize extensions or changes to the elevations.

Although compared to the adjacent property which has recently been painted white, the original character of the Coach House has been maintained and enhanced by the improved finishes.

The proposed finishes bear no relationship to the surrounding dwellings.

	<p>21/00804/HOU  Lomond 1A Pondtail Road Fleet GU51 3JW  <u>Erection of a first floor front extension, blocking up of ground floor side window, insertion of first floor side window and creation of internal staircase reducing the length of the garage to 4.9m</u>  Comments required by 28 April</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Overdevelopment of the site.</li> <li>• Out of keeping with street scene – brings building to edge of plot/pavement with no windows so a two storey blank brick wall adjacent to the pavement.</li> <li>• Breaches Fleet Neighbourhood Plan Policy 10 <ul style="list-style-type: none"> <li>- 10.1 does not complement or integrate with neighbouring properties in scale, massing and separation</li> <li>- 10.2 it is not high quality design that reflects high quality local design references</li> <li>- 10.3 it produces a bulky featureless appearance (two storey blank brick wall) in a dominant position. Overbearing in the existing street scene.</li> </ul> </li> <li>• Reduction in depth of garage means parking for three cars needed not including the garage – a parking plan that meets Hart's standards is needed showing ability to manoeuvre to leave the site safely in a forward direction onto a busy road on a blind corner</li> <li>• Due to its location a detailed study should be done to determine how the builders and their vehicles will work on the busy road next to the traffic lights. As a minimum there needs to be restrictions on times for deliveries to avoid the school opening and closing times when the road is heavily used by parents of Velmead School.</li> </ul>
6	<p><b>Noted:</b></p> <p>Planning Enforcement notices</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>N/A</p>
9	<p><b>Date of Next Virtual Meeting</b></p> <p>26<sup>th</sup> April, 18:30 for 19:00</p>

**Meeting closed: 8.20**

**Signed:**.....

**Date:** .....



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Virtual Meeting held on Monday 26 April

**Present:**

Cllr Schofield  
Cllr Robinson  
Cllr Holt  
Cllr Pierce – Chairman  
Cllr Jasper  
Cllr Hope  
Cllr Carpenter

Also present: George Woods

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<b>Apologies</b>  Not present, Cllrs: Wildsmith
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  One member FFCS
4	<b>Approval of the Minutes</b>  The minutes of the development and control meeting that would have been held on Monday 12 April were accepted as a correct record of the meeting.
5	21/00645/HOU 150 Clarence Road Fleet Hampshire GU51 3XR <a href="#"><u>Demolition of single storey rear extension and erection of a two storey side, first floor rear and single storey rear extension and alterations to windows and doors on the side elevation.</u></a> Comments required by 28 April  <b>OBJECTION</b> <ul style="list-style-type: none"><li>• A dimensioned car parking plan that meets Harts standards is needed due to increase in number of bedrooms – the width of parking area is shown as 2.6m at kerb side so</li></ul>

question if cars could open doors. Limited on street parking available so not suitable replacement

- May take light away from neighbour
- Overdevelopment due to bulk and mass on the site.

21/00852/HOU

41 Basingbourne Road Fleet GU52 6TG

[Erection of a single storey rear extension.](#)

Comments required by 4 May

NO OBJECTION

21/00845/HOU

34 Greenways Fleet Hampshire GU52 7XG

[Erection of a single storey rear extension and fenestration alterations.](#)

Comments required by 4 May

NO OBJECTION

21/00827/HOU

24 Alton Road Fleet Hampshire GU51 3HN

[Erection of a part two storey side and rear extension with new roof, conversion of loft into habitable accommodation with 2 no dormer windows on front elevation. Insertion of roof lights on the front and sides roofslope. New front Porch](#)

Comments required by 4 May

OBJECTION

- Effectively a new build
- Overdevelopment of site – fully occupies plot and is effectively 3 stories high. The full height of the building adjacent to No.26 will dominate the gap between the buildings and create a long dark passageway.
- There are no other houses in Alton Road that have dormer windows on the 2nd floor facing into the street. The houses in the road are small and a lot are bungalows. This therefore would be very dominant and out of keeping with the street scene
- Garage too small under Hart's standards – a dimensioned car parking plan should be submitted which also demonstrates meeting Fleet Neighbourhood Plan Policy 15, retaining 50% front as soft landscaping. On street parking not suitable replacement – already problems on Alton road
- The distance from the front of the house means cars will just fit in with the boots right up to the pavement
- Juliet Balcony out of keeping
- No details of the usage for the 2<sup>nd</sup> floor. More bedrooms would mean more parking required/increased parking issues
- The proposal breaches Fleet Neighbourhood Plan Policy 10.1 in that it does not complement and does not integrate with neighbouring properties.
- Breaches Fleet Neighbourhood Plan Policy 10.2 in that the design does not reflect high quality local design or reinforce local distinctiveness.
- Breaches Fleet Neighbourhood Plan 10.3 the proposed property is not in keeping with neighbouring properties, by its mass and bulk it will impose itself on the street scene being overbearing and dominant

- Breaches Fleet Neighbourhood Plan 10.4 The front garden would be turned into an open parking lot which does not respect the character of local front boundaries.
- Breaches HLP policy GEN1 in regard to mass and bulk of development.

21/00778/HOU

38A Westover Road Fleet GU51 3DB

[Erection of a single storey extension to the rear following demolition of existing, first floor extension to the rear and alterations to bay window to the front](#)

Comments required by 4 May

NO OBJECTION

20/03128/AMCON

Burbeck House Victoria Hill Road Fleet Hampshire

[Variation of Condition 2 attached to Planning Permission 17/01913/FUL dated 13.11.2017 to allow for the addition of a set of Bi-Fold doors and 1 No. roof light to the North East side elevation and alter bi-fold doors with a pair of doors with side windows on rear elevation. \(AMENDED DESCRIPTION\)](#)

Comments require by 22 April

NO OBJECTION

21/00926/AMCON

2 Haywood Drive Fleet Hampshire GU52 7RZ

[Variation of Condition 5 attached to Planning Permission 15/01699/HOU dated 22/10/2015 to amend the approved plan to allow a Juliet balcony instead of a window](#)

Comments required by 7 May

This is a retrospective application as the neighbours state the window has been installed.

Previous OBJECTIONS still stand

- Unusual design - the back of the house has no windows as the house is very close to the houses on Reading Road South.
- Juliet window looks right down the back gardens of their neighbours so overlooking and loss of privacy
- This breaches the original planning permission and should be refused and the original acceptable standard window installed.

21/00917/HOU

14 Regent Street Fleet GU51 3NR

[Erection of a single storey rear/side extension and insertion of window to ground floor side](#)

Comments required by 10 May

NO OBJECTION

21/00950/HOU

4 Fir Close Fleet Hampshire GU51 3YU

[Pitched roof to replace flat roof to existing two storey extension](#)

Comments required by 10 May



NO OBJECTION

21/00924/ADV

Land North Of Netherhouse Copse Hitches Lane Fleet Hampshire  
[Hoarding around the development site with flags and monolith signs.](#)

Comments required by 12 May

NO OBJECTION as temporary

21/00958/HOU

17 Friesian Close Fleet Hampshire GU51 2TP

[Erection of a single storey rear extension, single storey front extension, part garage conversion into habitable accommodation. Insertion of dormer window on side elevation, insertion of window to ground floor side and alterations to bay window](#)

Comments required by 12 May

OBJECTION

Increase from 3 to 4 bedrooms and loss of the garage means car parking for 3 cars needed. A parking plan that meets Hart's standards needs submitting. Plan should also demonstrate meeting Fleet Neighbourhood Plan Policy 15 that 50% of the front garden is retained for soft landscaping. This is both to retain local character and to help achieve net zero carbon.

21/00912/HOU

11 Gorseyway Fleet GU52 7NA

[Replace the existing fence to the front boundary with a maximum 2m high closeboard fence and relocate gate](#)

Comments required by 13 May

OBJECTION

1.8m high fence should run to the line of the front of the house then drop to the standard 900mm – 1.8m high fence at front of property would be out of keeping.

Significant length of fence having negative impact on the street scene. Suggest some new added greenery outside of fence would improve the design.

21/00631/FUL

141-145 Clarence Road Fleet GU51 3RR

[Demolition of the existing former red cross building and garage and erection of 3 detached four bedroom dwellings with associated car and cycle parking and bin stores and altered access to the public highway](#)

Comments required by 13 May

OBJECTION

- The 2 mature trees need a plan to protect them during demolition and construction.
- Car parking for two houses right next to each other looks too tight
- As a 4 bed dwelling parking requirement is 3 x 3.5 spaces =10.5 spaces but only 6 provided. Proper number should be provided regardless of the proximity to shops and public transport. On street parking not suitable either as Clarence Road already has parking problems.

	<ul style="list-style-type: none"> <li>• The street scene elevation shows the houses depressed from the road level, almost to windowsill level, so the site would need regrading to get the appropriate levels which are required to achieve a similar ridge height to the adjacent buildings</li> <li>• Highlights disabled access and a downstairs disabled toilet, but no other downstairs disabled facilities and access from parking areas to front of the houses not to disability standards</li> </ul>
6	<b>Noted:</b> Planning Enforcement notices
7	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b>  N/A
9	<b>Date of Next Meeting</b>  10 <sup>th</sup> May, 18:30 for 19:00 – location/virtual tbc

**Meeting closed: 8pm**

**Signed:**.....

**Date:** .....



## NOTES OF DEVELOPMENT CONTROL ADVISORY GROUP

### DEVELOPMENT CONTROL ADVISORY GROUP

Virtual Meeting held on Monday 10 May

**Present:**

Cllr Schofield  
Cllr Robinson  
Cllr Holt  
Cllr Pierce – Chairman  
Cllr Hope  
Cllr Carpenter

Also present: Cllr Woods

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<b>Apologies</b>  Cllr Jasper
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  One member FCCS
4	<b>Approval of the Notes</b>  The notes of the development and control meeting held on Monday 26 April were accepted as a correct record of the meeting to be approved by the Clerk.

21/00613/HOU

36 Church Road Fleet Hampshire GU51 4NB

[Installation of a swimming pool and summer house.](#)

Comments required by 13 May

#### OBJECTION

- The development does not enhance this locally recognised heritage asset
- In breach of Local Plan Policy GEN1 and FNP Policy 10 on account to mass, bulk and height.
- The neighbours in Birch House have commented on the height and scale of the building at 3.970m high and 6 to 7.5 m long. It has been suggested in an email exchange that the building could be reduced to 3m high and retain its functionality. Agree the scheme could be significantly improved by reducing the mass of the pool house and providing additional planting between the pool house and the eastern boundary.
- Essential the methodology provided within the Tree Survey is adhered to and all existing trees are adequately protected during the work.
- Some greenery may have already been removed before the application
- Fence should be 1.8m or less under Hart's standards, 2m is too high
- Suggest adding greenery around the pump house to reduce noise and improve design

21/00921/HOU

17 Kenilworth Crescent Fleet Hampshire GU51 3BA

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

Comments required by 18 May

NO OBJECTION if the 45 degree rule isn't breached - Extension is coming out 4.5m to the rear. The block plan appears to show it extending only a short distance beyond the neighbouring property, but the rear elevation gives no indication that the other half of the semi extends beyond the back face of the building.

The extension will take light off the adjoining properties garden close to the house.

21/00946/HOU

20 Oasthouse Drive Fleet Hampshire GU51 2UL

[Demolition of conservatory and erection of a single storey rear extension and part garage conversion into habitable accommodation](#)

Comments required by 18 May

#### OBJECTION

- A 4 bed house requires at least 3 parking spaces which are shown on the plan, but plan should demonstrate meeting Fleet Neighbourhood Plan Policy 15 and retain 50% of the front garden to soft landscaping
- Shortened garage does not meet Hart's standards
- On street parking is already an issue in the local area.

21/01050/HOU

Westbury House 2 Westbury Avenue Fleet GU51 3HP

[Erection of a single storey rear extension following demolition of existing conservatory](#)

Comments required by 18 May

Block and floor plans don't match - the block plan appears to show the extension aligning with the neighbours back wall but the floor plan appears to indicate the extension projects 5m beyond the neighbour's back wall – which would impinge on the 45° rule with the adjoining neighbour

If the 45 degree rule is not being broken then NO OBJECTION

21/00962/HOU

35 Williams Way Fleet Hampshire GU51 3EU

[Erection of a single storey rear extension and replacement of existing flat roof to pitched to include 1 velux roof window to utility room and new brick work.](#)

Comments required by 18 May

NO OBJECTION

21/00888/HOU

46A Albany Road Fleet Hampshire GU51 3PT

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

Comments required by 19 May

NO OBJECTION

21/00855/HOU

Lyall House Hagley Road Fleet GU51 4LH

[Erection of a raised deck area to the rear](#)

Comments required by 20 May

Enhances the rear elevation and extension deck is well screened from the adjoining property so NO OBJECTION

21/01091/HOU

10 Newlands Fleet Hampshire GU52 6TW

[Demolition of garage and erection of a single storey side extension to include replacement garage with door and window and instalment of a veranda to the rear](#)

Comments required by 21 May

NO OBJECTION however

The development is taken to the boundary of plot (0.05m separation) meaning the whole of the side of the development is inaccessible for future repair or maintenance.

21/01083/HOU

8 Rufford Close Fleet Hampshire GU52 6TJ

[Erection of a first floor rear extension and detached garage. Conversion of store into habitable accommodation to include the replacement of the garage door with a window.](#)

	<p>Comments required by 24 May</p> <p>NO OBJECTION A well designed extension which blends in well with the host building.</p> <p>21/01020/HOU 20 Clarence Road Fleet Hampshire GU51 3RZ <a href="#">Demolition of conservatory and side porch and erection of a single storey rear extension, two storey side extension and alterations to windows.</a></p> <p>Comments required 25 May</p> <p>NO OBJECTION however the current parking plan breaches Hart's standards – cannot have 4 in a row, but any off street parking is welcome.</p> <p>21/01124/AMCON 2 Haywood Drive Fleet GU52 7RZ <a href="#">Variation of Condition 5 attached to Planning Permission 19/01210/HOU dated 25/07/2019 to allow alterations to roof from asymmetric hipped roof in conjunction with flat roof to double hipped roof</a></p> <p>Comments required by 27 May</p> <p>OBJECTION</p> <ul style="list-style-type: none"> <li>• The proposal raises the roof of the garage/family room so that it is more intrusive on No 4.</li> <li>• Garage too small under Hart's standards</li> <li>• Believe garage has already been modified</li> </ul>
6	<p><b>Noted:</b></p> <p>Planning Enforcement notices</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>N/A</p>
9	<p><b>Date of Next Advisory Group Meeting</b></p> <p>24<sup>th</sup> May, 18:30 for 19:00 virtually</p>

**Meeting closed: 19:40**

**Signed:**.....

**Date:** .....



## NOTES OF DEVELOPMENT CONTROL ADVISORY GROUP

### DEVELOPMENT CONTROL ADVISORY GROUP

Virtual Meeting held on Monday 24 May

**Present:**

Cllr Schofield  
Cllr Robinson  
Cllr Holt  
Cllr Pierce – Chairman  
Cllr Hope  
Cllr Carpenter  
Cllr Jasper

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<b>Apologies</b>  None
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3.	<b>Public Session</b>  One member FCCS  Three members involved with Richmond Surgery attended to speak regarding an application previously commented on: <ul style="list-style-type: none"><li>- Need more space for number of patients – unable to close books so over capacity</li><li>- Already converted some of reception to consulting room</li><li>- Car parking is an issue but no options to expand parking area</li><li>- Happy to amend the style/design to be more in keeping</li><li>- Dentist to fill space and help with funding. Temporary contract and other health services could go in</li><li>- Were time restraints so didn't have time to consult before application</li><li>- Work with us to try and find solution for parking</li></ul>
4	<b>Approval of the Notes</b>  The notes of the development and control advisory group meeting held on Monday 10 May were accepted as a correct record of the meeting to be approved by the Clerk.

21/01140/HOU

2 Little Copse Fleet Hampshire GU52 7UQ

Erection of a two storey side extension following demolition of existing two storey element and garage, two storey front extension, single storey rear extension, removal of chimney and alterations to ground floor rear door and window. Dropped kerb and extend entrance.

Comments required by 28 May

#### OBJECTION

- Trees need protection measures – tree plan should be submitted
- Roof over front door is poor design
- New side extension should match the existing other side
- 3 to 4 bedrooms and proposed garage is not a garage. HCC have raised an issue with having two dropped kerbs. Need a dimensioned parking plan with only a single entrance that meets Hart's parking standards and Fleet Neighbourhood Plan policy 15 retaining 50% soft landscaped area

21/01137/HOU

9 Lestock Way Fleet GU51 3EB

Erection of a part two storey part first floor side extension, part single storey part two storey rear extension, replacement of window to ground floor rear with double doors and alteration to windows to first floor front and rear

Comments required by 27 May

#### OBJECTION

- 37 Wood Lane has a mature tree near front of the existing garage and another on the left hand side of the plot close to the back extension. Any building work near either area will need special attention in design and construction to protect this tree. Hart's tree officers should visit to look at the site
- Access looks rather tight
- The construction at the front is shown level to the front. This should be set back slightly to maintain the looks of the front of the building.
- The Juliet window is against our design details and reduces privacy to adjacent gardens
- 4 to 5 bedrooms, but retaining an internal garage that looks to meet Harts standard 6x3 m, so two additional spaces required on site

21/01144/HOU

45 Kings Road Fleet Hampshire GU51 3AF

Demolition of conservatory and erection of a part single storey and part two storey rear/side extensions. Change one window to a door on the rear elevation.

Comments required by 27 May

NO OBJECTION subject to brick work, windows, and construction detail matching original frontage.



21/01106/HOU

177 Tavistock Road Fleet Hampshire GU51 4HG

[Erection of a front porch.](#)

Comments required by 28 May

NO OBJECTION subject to acceptable tree protection plan and the TPO'd tree on the front being protected during excavating foundations and during construction

21/01159/HOU

13 Highdown Fleet Hampshire GU51 4PS

[Erection of a single storey rear extension.](#)

Comments required by 1 June

NO OBJECTION but need to ensure the rear fence is maintained to prevent direct overlooking of rear of neighbouring property as within 1.7m of it.

21/00959/HOU

Beech Hill House Broomrigg Road Fleet GU51 4LS

[Replacement front fence and new gates and insertion of window to ground floor side.](#)

Comments required by 1 June

NO OBJECTION subject to following tree officers recommendations. Good design appropriate to the NFCA.

21/01180/HOU

48 Kenilworth Road Fleet Hampshire GU51 3AX

[Erection of a first floor side extension and block up door on ground floor side.](#)

Comments required by 2 June

OBJECTION

- Will be close to No.46 – are there any side windows as proposed plans would take away light? Will also give a terraced look uncharacteristic of the immediate area.

21/00911/HOU

80 Dukes Mead Fleet GU51 4HE

[Erection of a single storey side and rear extension, replacement of flat roof to garage and porch with pitched roof and conversion of garage to habitable accommodation](#)

Comments required by 2 June

NO OBJECTION but to note the garage does not meet Hart's standards as shown on plans. Neighbour concerned about proximity of TPO tree, but not raised by Tree Officer.

21/01007/HOU

32 Fitzroy Road Fleet Hampshire GU51 4JW

[Replacement of a timber balustrade on an existing balcony to the rear](#)

Comments required by 27 May

NO OBJECTION

21/01186/HOU

15 Frere Avenue Fleet Hampshire GU51 5AW

[Erection of a single storey rear extension and first floor rear extension.](#)

Comments required by 4 June

NO OBJECTION

21/01163/PRIOR

71 Westover Road Fleet Hampshire GU51 3DE

[Notification of a proposed larger home extension for a proposed single storey rear extension](#)

Comments required 28 May

OBJECTION

Breaches 45 degree rule. The extension will block off light to neighbouring house as they are on the east side.

21/01221/HOU

12 Greenways Fleet Hampshire GU52 7UG

[Demolition of car port and erection of a single storey side extension, two storey rear extension, conversion of garage into study, extend driveway area and alterations to windows and doors](#)

Comments required 7 June

NO OBJECTION - will not take away significant amount of light from neighbour

21/00968/HOU

6 The Oaks Fleet GU51 4HQ

[Erection of a single storey front extension, single storey side extension following demolition of existing lean to, conversion of garage to habitable accommodation to include the replacement of the garage door with a window and raised patio area to rear garden to provide level access for wheelchair access](#)

Comments required by 8 June

OBJECTION

- Need a dimensioned parking plan that meets Hart's standards due to loss of the garage and front looks relatively small. Plan should also meet Fleet Neighbourhood Plan policy 15 that at least 50% of the front garden is retained as soft landscaping.
- The proposed front elevation shows that the side extension infills the gap between the neighbouring property.

21/01296/PRIOR

5 Rushmoor Close Fleet Hampshire GU52 7LD

[Notification of a proposed larger home extension for a proposed single storey rear extension](#)

Comments required by 7 June

NO OBJECTION

6	<b>Noted:</b> Planning Enforcement notices
7	<b>Noted:</b> <b>Hart Planning Meeting Dates</b> N/A
9	<b>Date of Next Advisory Group Meeting</b> 14 June, 18:30 for 19:00 virtually

**Meeting closed: 8.20**

**Signed:**.....

**Date:** .....



## NOTES OF DEVELOPMENT CONTROL ADVISORY GROUP

### DEVELOPMENT CONTROL ADVISORY GROUP

Virtual Meeting held on Monday 14 June

**Present:**

Cllr Schofield  
Cllr Holt  
Cllr Hope – acting chair  
Cllr Carpenter  
Cllr Jasper

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<b>Apologies</b>  Cllr Robinson, Pierce
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 Notes</b>  The notes of the development and control advisory group meeting held on Monday 24 May were accepted as a correct record of the meeting to be approved by the Clerk.
5	21/01272/HOU Beaver Lodge 43 Elvetham Road Fleet Hampshire GU51 4QP <a href="#">Demolition of conservatory and erection of a single storey rear extension, alterations to fenestration to side elevation.</a> Comments required by 14 June  NO OBJECTION  21/01143/FUL Crondall Place Church Road Fleet GU51 4NB <a href="#">Conversion of the existing loft space into 3 x two bedroom flats, installation of 29 roof lights to the roof of the building.</a> Comments required by 15 June

Withdrawn due to a land ownership irregularity so no comment

21/00927/HOU

2 The Brambles Fleet Hampshire GU51 5DW

[Conversion of garage into habitable accommodation and insertion of window on side elevation.](#)

Comments required by 16 June

#### OBJECTION

- No. of bedrooms not stated – details should be submitted
- Within Zone 2a, a 2 bed unit requires 2.5 parking spaces. Generally parking provision within Edenbrook is inadequate. A 3 bed unit requires 3 spaces - there is inadequate space on the site for three vehicles with the loss of the garage.
- Parking plan that meets Hart's standards needs submitting– should also meet Fleet Neighbourhood Plan Policy 15 retaining 50% soft landscaping to front garden.

21/01184/HOU

12 Fairland Close Fleet GU52 7LX

[Demolition of garage and erection of new garage](#)

Comments required by 16 June

#### NO OBJECTION

However whilst it remains a single garage the design is not an improvement on the existing. The proposed materials and finishes do not reflect good design.

21/01346/LDC

East Wing Stockton House School Stockton Avenue Fleet Hampshire

[Use of the East Wing Flat as a separate residential dwellings \(class C3\)](#)

Comments required by 17 June

NO OBJECTION – Fleet Town Council have no information to challenge the claimed occupancy.

21/01318/HOU

19A Alton Road Fleet Hampshire GU51 3HN

[Erection of a two storey front extension and single storey rear extension, change door to a window on the side elevation.](#)

Comments required by 22 June

NO OBJECTION in principle to proposed front elevation.

But an OBJECTION to the 4m rear extension to the NE of the adjoining semi detached house. It will take early morning light off the back of the house and possibly infringe the 45° rule – this needs investigation to see if it's a problem.

21/01207/HOU

41 Brookly Gardens Fleet GU51 3LL

[Erection of a two storey side extension, replacement of canopy to front and creation of canopy to rear, blocking up of one window to ground floor front, creation of rooflight to front, alterations to one window to ground floor front and one window to first floor front, two windows and two doors to ground floor rear, two windows to first floor rear and reducing the size of one window to ground floor side](#)

Comments required by 22 June

OBJECTION unless Hart's Tree Officer considers the impact of the cutting back of the canopy to T1 (oak) and proposed ground works are acceptable,

Grounds for concern:

- Proposed block Plan shows side extension invading the canopy of the neighbour's tree – would appear to require significant pruning of an oak tree?
- Extension goes into the root zone and will require piled foundations and close monitoring of construction work.

21/01310/FUL

Heatherside Junior School Reading Road South Fleet Hampshire GU52 7TH  
[Creation of an artificial grass multi use games area measuring 33m x 20m with 3m high green weldmesh sports fencing and link paths](#)

Comments required by 23 June

NO OBJECTION

Development within the Basingstoke Canal Conservation Area, but well screened and will have no visual or damaging impact. Understand need for an all season play area, just a shame to lose natural carbon absorbing grass area to synthetic materials.

21/01358/FUL

2 Victoria Road Fleet Hampshire GU51 4DS

[Replacement of external windows, doors, panels and balcony railings](#)

Comments required by 23 June

NO OBJECTION

Will improve light into the accommodation areas.

21/01259/HOU

52 Connaught Road Fleet Hampshire GU51 3LP

[Erection of a single storey rear and part first floor rear extension and alterations to windows](#)

Comments required by 23 June

Use of modern materials and wood cladding to rear of building is out of keeping with the host building – FNP Policy 10.1 and 2, brick would improve design. Although to the rear of the building, the rear elevation is fully visible from Church Road.

21/01390/HOU

Ambleside 9 Dunmow Hill Fleet GU51 3AN

[Demolition of existing wall and piers and erection of a front wall and gate.](#)

Comments required by 24 June

NO OBJECTION to the wooden 5 bar gate in keeping with local character, but

OBJECTION to a dry-stone wall which does not reflect local character in a generally Victorian and Edwardian environment – materials more in keeping with local architectural character would improve design.

21/00247/HOU

4 Victoria Road, Fleet, GU51 4DN

[Erection of a single storey side and rear extension and two storey side extension following demolition of existing porch and detached garage, conversion of loft to habitable accommodation and blocking up of first floor rear window](#)

Amendments:

1 Sun study and supporting statement submitted

2 Amended side and rear elevation.

Comments required by 10 June

## **Fleet Town Council**

**Comment Date:**

**OBJECTION**

' Early morning the rear extension will cast a shadow/take light off the rear windows of No6

' This is a major development that fills the whole plot ' overdevelopment of the site

' Increase to 4 beds and barely parking on site for 3 cars ' cars would be reversing onto Victoria road? Inadequate parking

' Extension design does not complement the host building nor the adjoining other half of the semidetached property. ' out of keeping.

**OBJECTION**

- the sun study makes a point that the existing fence (1.8m) already casts a shadow over the rear of the neighbouring property in the early morning. The extension which is 2.990m high will cast a longer and slightly larger shadow over the neighbour's rear windows which give light to main living areas. (see neighbour's objection)
- The sun study is a single day example and ignores seasonal variations.
- The front elevation remains unchanged however it is not a reflection of the adjoining semi.

21/01391/HOU

1 Foxwood Fleet Hampshire GU51 2TY

[Retention of outbuilding](#)

Comments required 24 June

**NO OBJECTION**

Retrospective application on the basis that the developer was not aware of removal of permitted development rights. Does not appear to have any negative impact on neighbouring properties. But should have sought permission before development.

21/01392/HOU

1 Foxwood Fleet Hampshire GU51 2TY

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

Comments required by 24 June

**NO OBJECTION**

Retrospective application on the basis that the developer was not aware of removal of permitted development rights. Does not appear to have any negative impact on neighbouring properties. But should have sought permission before development.

	<p>21/01379/HOU  46 Award Road Church Crookham Fleet Hampshire GU52 6HG  <a href="#">Erection of a single storey rear extension, alterations to one window to front and insertion of one window to side</a>  Comments required by 25 June</p> <p><b>OBJECTION</b></p> <ul style="list-style-type: none"> <li>• Neighbour makes some valid points regarding trees and drainage. With the existence of TPO'd trees on the site boundary a formal tree survey and action plan is required</li> <li>• If there is concern about local flooding, the sizing and the location of an appropriate soakaway/suds tank needs to be properly designed and located to avoid impacting on tree root zone.</li> </ul> <p>21/01408/LDC  175A Fleet Road Fleet Hampshire GU51 3PD  <a href="#">Single dwellinghouse C3</a>  Comments required by 25 June</p> <p><b>NO OBJECTION</b>  This is an application for a certificate to legalise this property as an independent dwelling. Strange that the declaration was signed in the County of Durham for a property in Fleet managed by someone who lives in Hampton? Fleet Town Council has no evidence to challenge the validity of the declaration of fact..</p>
6	<p><b>Noted:</b></p> <p>Planning Enforcement notices</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>N/A</p>
9	<p><b>Date of Next Advisory Group Meeting</b></p> <p>28 June, 18:30 for 19:00 virtually</p>

**Meeting closed: 7.50pm**

**Signed:.....**

**Date: .....**





## NOTES OF DEVELOPMENT CONTROL ADVISORY GROUP

### DEVELOPMENT CONTROL ADVISORY GROUP

Virtual Meeting held on Monday 28 June

**Present:**

Cllr Robinson  
Cllr Schofield – acting chairman  
Cllr Holt  
Cllr Jasper

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<b>Apologies</b>  Cllr Hope, Cllr Carpenter
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 Notes</b>  The notes of the development and control advisory group meeting held on Monday 14 June were accepted as a correct record of the meeting to be approved by the Clerk.
5	<p>21/00613/HOU 36 Church Road, Fleet, Hampshire, GU51 4NB <a href="#">Installation of a swimming pool and summer house.</a> Amended plans: 1 Height of building reduced by 1m 2 Rear boundary planting and maintenance of height confirmed Comments required by 16 June</p> <p>The height of the structure has been reduced to 3m, there appears to be planting between the structure and the fence and the noise from the shower room should be reduced by the timber wall, greenery and boundary fence.</p> <p>So long as precautions are taken to minimise the impact on trees and their root zones during the works then - NO OBJECTION</p>

21/01392/HOU

1 Foxwood, Fleet, Hampshire, GU51 2TY

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

Amended plans:

1 Corrected plan submit as original plan showed a different scheme

Comments required by 24 June

No amendments since last comments

21/01406/HOU

41 Highland Drive Fleet Hampshire GU51 2TH

[Erection of a single storey rear extension and change door to a window on side elevation \(Retrospective\).](#)

Comments require by 29 June

NO OBJECTION

Does not impact any neighbours however an extension of this scale is beyond permitted development rights – should have got permission prior to works.

21/01472/AMCON

47 Albert Street Fleet Hampshire GU51 3RL

[Variation of Conditions 2, 3 and 4 attached to Planning Permission Application Reference Number 21/00483/FUL dated 14/04/2021. The conditions fails the test of national policy and guidance. 2, Remove reference to MLP/04. 3, Remove limitations within Class E. 4, Vary time limitations](#)

Comments required by 2 July

NO OBJECTION

- While against Fleet Neighbourhood Plan Policy 8 (below) it's replacing long time social club, not new development.  
Land at Albert Street (Zone 5)  
*This policy supports development on the NW side of Albert Street and respects the amenity of neighbours on the SE side of the street and states that proposals that impact on the predominantly residential nature of the SE side of the street will not be supported*
- No issue with proposed opening hours – seem reasonable and the Social Club operated for longer and later hours.
- Whole purpose of Class E is to create a broad commercial, business and services use class. It recognises that a building may be in a number of uses at different times of the day. MHCLG says that because planning permission will no longer be required businesses will have greater freedom to adapt to changing circumstances.
- The proposal maximises the potential use of an existing facility.

21/01460/HOU

10 Greenways Fleet Hampshire GU52 7UG

[Erection of an open front storm porch and widened vehicular access and realigned private driveway](#)

Comments required by 6 July

NO OBJECTION

21/01428/AMCON

All Saints Church Church Road Fleet GU51 4NB

Variation of Condition 4 (materials) attached Planning Permission Application Reference Number: (19/00631/FUL) dated 29/10/2019 to enable works to progress in a phased manner. To change the text of the first line of the condition, so that the condition reads 'No above ground construction work for each area shall take place until details of each external surface relating to each area have been submitted to, and approved in writing by, the Local Planning Authority. This is to allow for phasing of the work, to enable progress with the first phase being the restoration of the church buildings and new porch, with associated landscaping.'

Comments required by 6 July

If application is purely to phase the work, appears practical and means the church can come back into use sooner. NO OBJECTION

21/01436/HOU

5 Little Copse Fleet GU52 7UQ

Demolition of garage and conservatory and erection of a two storey side extension including garage, single storey rear extension and front dormer

Comments required by 7 July

#### OBJECTION

- infringement of the 45<sup>0</sup> rule - it is also the difference between a single storey garage and a double storey full height extension which will take light off the back of the neighbouring property in the afternoon and evening and will likely infringe the 22<sup>0</sup> degree rule in taking ambient light away from the neighbours rear window
- Car parking plan that meets Hart's standards is required.

21/01345/HOU

57 Avondale Road Fleet Hampshire GU51 3BS

Erection of a two storey front extension following demolition of existing porch and wc, single storey side/rear extension following demolition of existing conservatory, loft conversion to include the insertion of three rooflights to the front and change of the pitch of the roof to the rear, alterations to doors and windows to ground floor to both sides and first floor to side and rear, cladding, replacement of the flat roof of the garage with a pitched roof, extension of the driveway and dropped kerb, erection of a wall to the south west boundary and fence to the north east, north west, south east boundaries

Comments required by 7 July

#### Withdrawn

#### OBJECTION

- Complete block paving of front garden to accommodate 5 cars in breach of Fleet Neighbourhood Plan Policy 15 Residential gardens – conversion of front garden to parking should retain at least 50% of the original garden area as soft landscaping. Out of keeping with local character and detrimental to climate change initiative.
- Paving front garden and front elevation of proposed development is out of character with local features – Fleet Neighbourhood Plan policy 10. Use of velux windows to front elevation is also out of keeping.

- Rear elevation increased to 3 storeys and use of French door, full height window to master bedroom will give commanding overview of neighbouring property's gardens – loss of privacy and loss of amenity to neighbours.
- Proposed rear development is out of character and generally of poor design in relation to the host building.

21/01283/HOU

25 Chestnut Grove Fleet Hampshire GU51 3LN

Erection of single storey front, side and rear extensions. Raising and replacement of existing roof to facilitate a loft conversion with proposed dormer window to rear, 5 no. rooflights to front and rear elevations, replacement garage, new pitched roof over side entrance.

Comments required by 7 July

#### OBJECTION

- increase from 5 to 7 bedrooms on a modest plot – concern about parking even though Hart's Parking Standards require no increase in parking after 4 bedrooms.
- increase to 3 storeys and master bedroom to rear has a fully glazed dormer – overlooking neighbours becomes an issue.
- Overdevelopment of site
- Loss of some local character with removal of traditional front elevation features and addition of Velux windows to front elevation.

21/01495/HOU

21 Brookly Gardens Fleet Hampshire GU51 3LL

Erection of single storey infill side extension, conversion of garage into habitable accommodation and internal alterations and rendering and cladding.

Comments required by 7 July

#### OBJECTION

- 3 or 4 cars parked in a row as shown on plans is against Hart's parking standards plus the loss of a garage means a dimensioned parking plan that meets Harts standards needs to be submitted.
- Use of proposed materials out of keeping with local character.
- Concern if home office attracts visitors – parking.

21/01233/FUL

Land Adjacent Elvetham Bridge House Reading Road North Fleet Hampshire

Erection of a detached three bedroom dwelling and detached garage with accommodation in the roofspace following demolition of existing pool house and filling in of swimming pool

Comments required 8 July

#### OBJECTION

- Conflict between above description and plans which show the garage roof space as home office – from plans looks easy to convert to residential accommodation. Called annex – alludes to a potential second dwelling?
- Plan also indicates accommodation in the roof space of the main house.

- Mass of the garage with accommodation above, directly in front of the main house crowds the site.
- Question why the windows to the rear of the main house obscure? Are they too close to the rear boundary – issue of overlooking?
- This is an inferior proposal to the earlier submission.

21/01364/HOU

36 Pondtail Road Fleet GU51 3JJ

Erection of a single storey front extension, portico to rear, part single storey part two storey rear extension following demolition of existing conservatory and blocking up of door to ground floor side

Comments required 8 July

No objection in principle however OBJECTION to second floor being fully glazed with glass fronted balcony. Issue of overlooking neighbouring gardens and loss of privacy as well as being out of keeping with the host building and neighbouring character.

21/01523/ADV

13 Crookham Road Fleet Hampshire GU51 5QQ

Erection of 2 no. Monolith Boards and 5 no. Flags

Comments required by 9 July

#### OBJECTION

This is generally a residential area - advertising boards 6ft wide and 15ft high and 21ft high flagpoles are totally out of place and will make the site look like a fair ground. Lesser amount. of advertising would be more acceptable. Use of current hoardings for advertising would appear more appropriate in a generally residential area.

21/01506/HOU

12 Denman Close Fleet Hampshire GU51 3EP

Conversion of loft to habitable accommodation, including building up both hip-to-gable ends. Installation of flat roof dormer to the rear elevation and 3 No roof-lights to the front elevation.

Comments required by 9 July

#### OBJECTION

- change of the shape of the roof impacts the front elevation and makes the roof very dominant and increases the apparent mass of the building.
- The rear dormer exaggerates the three storey height of the building and gives the second floor windows extensive views over a number of neighbouring gardens in relatively densely developed area.
- the rear elevation is visible from a number of neighbouring properties and is poorly designed and makes the development very top heavy therefore increasing the mass of the development compared with neighbouring properties.
- Breaches Hart Policy GEN1 and Fleet Neighbourhood Plan Policy 10 - out of keeping on account of mass and design.
- 6 bedroom house on a plot of this size is overdevelopment of site

	<ul style="list-style-type: none"> <li>• Extension is not sympathetic to the host building and totally dominates the front and rear elevations – poor design.</li> <li>• Loss of front garden to parking – breaches Fleet Neighbourhood Plan Policy 15, 50% soft landscaping to be retained.</li> </ul> <p>21/01476/HOU Woodlands Broomrigg Road Fleet GU51 4LR <a href="#"><u>Erection of a single storey rear extension and infill link between garage/annexe and house. Alterations to windows and doors</u></a> Comments required by 12 July</p> <p>No objection in principle to plans for house however serious concern with the extent of the proposed tree management on the site and removal of trees - OBJECTION unless/until deemed acceptable by Tree Officer:</p> <ul style="list-style-type: none"> <li>• This is in the North Fleet Conservation Area and the tree report identifies 52 trees for REMOVAL, 18 tree supposedly to protect the integrity of the main property. This is extensive and excessive tree removal in the conservation area which is characterised for its semi-rural character.</li> <li>• Need Tree officer to make detailed commentary on the proposed tree works.</li> <li>• Paragraph 3.32 of the Fleet Neighbourhood Plan clarifies the situation regarding the “green landscape” with many mature trees and areas of copses, woodland shrubbery and other plantings. The trees and the understorey vegetation are a key characteristic of the North Fleet Conservation Area. All trees within the Conservation Area are subject to the provisions of Section 211 of the T&amp;CPA 1990.</li> <li>• Where some tree removal may be necessary (to be determined by the Tree Officer) some compensation planting would be warranted to sustain the character of the area.</li> </ul>
6	<p><b>Noted:</b></p> <p>Planning Enforcement notices</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>14<sup>th</sup> July</p>
9	<p><b>Date of Next Advisory Group Meeting</b></p> <p>12 July, 18:30 for 19:00 virtually</p>

**Meeting closed: 8.10pm**

**Signed:**.....

**Date:** .....



## NOTES OF DEVELOPMENT CONTROL ADVISORY GROUP

### DEVELOPMENT CONTROL ADVISORY GROUP

Virtual Meeting held on Monday 12 July

**Present:**

Cllr Holt

Cllr Jasper

Cllr Hope - acting chairman

Cllr Carpenter

**Officers:** Charlotte Benham – Projects and Committee Officer

1	<b>Apologies</b>  Cllr Robinson and 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 Notes</b>  The notes of the development and control advisory group meeting held on Monday 28 June were accepted as a correct record of the meeting to be approved by the Clerk.
5	<b>Election of Chair</b>  Deferred to next meeting
6	<b>Election of Vice Chair</b>  Deferred to next meeting
7	21/01128/FUL 7 Elvetham Road Fleet GU51 4QL <a href="#"><u>Demolition of the existing building (former care home) and the erection of a single block of 12 two bed flats with associated landscaping, parking and access</u></a> Comments required by 13 July

## OBJECTION

- Waste officer states that the bin store should be brought to the edge of the pavement as the waste vehicle cannot enter the site
- Proposed finishes includes metal cladding
- Looks to infringe the 45° degree rule for at least 2 adjacent properties
- Style is totally out of character
- Over development of site with limited amenity space for 12 two bedroom flats
- Close to station but still inadequate parking
- Housing Officer suggests there should be affordable housing provision, but developer has stated not viable to provide any affordable housing, not even a financial contribution
- Flats look very small, with all living accommodation in one room – kitchen dining living? Flat generally just at or below 61m<sup>2</sup> and min space for 2 bed 3 person flat is 61m<sup>2</sup> so yet again only the minimum size
- Two flats on upper floor appear to have no access to a bathroom except via main bedroom
- Modern very rectangular design is totally out of keeping with local character which is relatively mixed, but does not look like or employ similar materials
- Breaches Hart policy GEN1 and Fleet Neighbourhood Plan Policy 10.

21/01413/HOU

66 Basingbourne Road Fleet GU52 6TH

[Erection of a single storey rear extension and extension of dropped kerb](#)

Comments required by 14 July

## OBJECTION

- Proposed extension will infringe the 45° rule for the adjoining property
- Proposal to extend drop kerb over the whole width of the property which is uncharacteristic of the area and means an intention to use the whole of the front garden for hardstanding and parking contrary to Fleet neighbourhood Plan Policy 15 which requires 50% of the front garden to be retained as soft landscaping

21/01514/HOU

81 Kings Road Fleet Hampshire GU51 3AR

[Erection of single storey extensions to front and rear of garage, single storey rear extension, new porch, velux to existing roof and conversion of garage into habitable accommodation](#)

Comments required by 14 July

NO OBJECTION subject to a dimensioned parking plan that shows how three cars and a visitors car can be accommodated on the site and turn to exit in a forward direction due to change from 3 to 4 bedrooms and loss of garage.

21/01525/HOU

2D Kenilworth Road Fleet Hampshire GU51 3DA

[Erection of a single storey extension to the front to connect existing house with existing garage](#)

Comments required by 14 July



**NO OBJECTION**

Proposed link building will not take any light away from No 2c (neighbour) nor infringe the 45° rule which is already breached by the separate double garage, however they will be faced with a continuous blind wall extending well beyond the front of their property

21/01480/HOU

28 Durnsford Avenue Fleet Hampshire GU52 7TB

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

Comments required by 19 July

**OBJECTION**

- This proposal will half fill in the gap between the two properties linked by their garages. It will take light away from two windows on the side of the neighbouring property
- Extension would be far more acceptable if the neighbour matched the proposed extension and bridged the gap between the two properties

21/01550/HOU

70 Connaught Road Fleet Hampshire GU51 3LP

[installation of 10 stand alone solar panels in back garden](#)

Comments required by 19 July

**NO OBJECTION**

21/01580/HOU

48 Fir Tree Way Fleet Hampshire GU52 7NB

[Erection of a single storey side extension and new roof to porch.](#)

Comments required by 20 July

**NO OBJECTION**

- Appears to have relied on old superseded policies from the now disused local plan.
- Comment from Conservation Officer - this is not in the North Fleet Conservation Area. This development falls within the Basingstoke Canal Conservation area. The houses in this area are all of a similar modern design and proposed extension does not impact on the character of the area.

21/01574/HOU

6 Fairland Close Fleet Hampshire GU52 7LU

[Erection of a part single storey, part two storey, part first floor front extension following demolition of existing storm porch, insertion of six rooflights and one skylight and alterations to windows to ground floor front](#)

Comments required by 21 July

**OBJECTION**

- Compared with the photographs of other properties in Fairlands Close, they all still look like bungalows or chalet bungalows built with traditional materials.
- This proposal changes the appearance of the chalet bungalow to a house with totally out of character materials such as zinc panelling to the front elevation - totally out of character with the local area.

- Conversion of the front garden to hardstanding for parking is contrary to Fleet Neighbourhood Plan policy 15 requiring retention of 50% of the front garden to soft landscaping.

21/01474/HOU

Nut Trees Sunnyside Fleet GU51 4LF

Erection of a two storey front infill extension, replacement of window to ground floor front with door and windows, alterations to two windows to ground floor rear, alterations to window to ground floor side, blocking up of window to ground floor other side, alterations to window between ground floor and first floor front and insertion of rooflight to front

Comments required by 23 July

NO OBJECTION

- Heritage Statement relies on CON13 which is not a saved policy.
- Focus on tree survey when the only proposed works are a small infill (out of character) to the front of the house and changing some windows, none of which should impact any trees

21/01615/HOU

New Barn Close Fleet Hampshire GU51 5HU

Demolition of conservatory and erection of a single storey rear extension

Comment required by 23 July

NO OBJECTION however could be a 45 degree rule issue with No.41 (hart to check) and will take some afternoon light off the rear. Would be far less of an issue if the layout could be reversed and switch the bedroom to the old conservatory site.

21/01583/HOU

147 Clarence Road Fleet Hampshire GU51 3RR

Demolition of single storey rear extension and erection of a single storey rear extension, insertion of windows ground floor side and erection of a garden room.

Comments required 27 July

concern over the intended use of the garden room/office - NO OBJECTION if remaining as a single dwelling

- The main bungalow is being reduced from a 2 bedroom unit to a single bedroom - the proposed layout is acceptable and presents no problems to neighbour but the garden room could be used as separate living accommodation – an annex? It is wired and plumbed for permanent use. As living accommodation it would give views of the rear of the neighbouring property which would be a loss of privacy!

21/01631/HOU

78 Kings Road Fleet GU51 3AP

Erection of a part single part two storey side and rear extension following demolition of existing conservatory, replace one window to ground floor side with a door and window, two windows and a door to ground floor side with one window and insertion of one window on each side at first floor

Comments required 29 July

NO OBJECTION

	<ul style="list-style-type: none"> <li>Some of the extension will be seen from the front elevation, but generally screened from the road.</li> <li>Cannot follow which windows would impact on the privacy of the next door neighbour? The home office window which is objected to faces onto the road at the front of the building.</li> </ul> <p>21/01642/HOU 18 Linkway Fleet Hampshire GU52 7UP <a href="#">Erection of a single storey extension, enlarged rear dormer and replacement roof window</a> Comments required 29 July</p> <p>NO OBJECTION</p>
8	<p><b>Noted:</b></p> <p>Planning Enforcement notices</p>
9	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>14<sup>th</sup> July</p>
10	<p><b>Date of Next Advisory Group Meeting</b></p> <p>26<sup>th</sup> July at 7pm</p>

**Meeting closed: 7.50**

**Signed:**.....

**Date:** .....



**Application for Co-option  
Part 1**

Thank you for your interest in becoming a Town Councillor. Please provide below information to assist the council in making their decision.

Full Name & Title	Mr KUMAR KUNTIKANAMATA
Home Address	[REDACTED]
Home Telephone	
Mobile Telephone	[REDACTED]
Email Address	[REDACTED]
Which Ward are you applying for?	South West Coastmoor ward

**About You**

Please provide the Council with some background information about yourself.

- \* moved to UK in year 2000 from India. living in Fleet for last 3 years
- \* Masters In Business Administration & Bachelor of (Coventry University UK)
- \* pharmacy Degree (from Mysore University, India). Holder
- \* 48 years, with ~~Family~~ wife & 2 children
- \* ~~Director~~ Director of Aras Marketing Ltd. [www.arasmarketing.co.uk](http://www.arasmarketing.co.uk)
- \* worked in pharmaceutical industry In Brand management, Marketing & Sales NHS hospital
- \* pharmacy as overseas pharmacist
- \* ~~Established~~ ~~Visit~~ ~~Member~~ Involved in British South India Council of Commerce to Build Bilateral trade & cultural Relationship between UK & India.

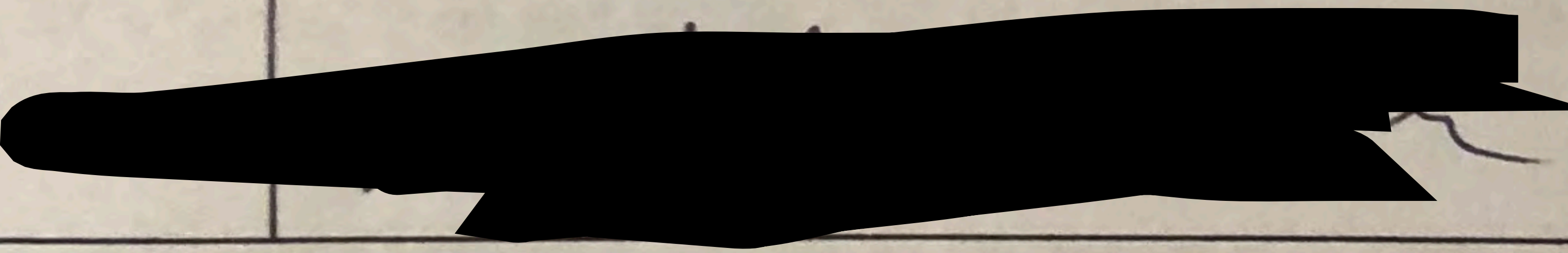


### Reasons for applying

Please provide the council with your reasons for wanting to become a Town Councillor.

- \* Want to contribute my knowledge & Expertise for the development of Fleet Community
- \* Want to gain knowledge about Council activity, Local Governance, planning ~~and~~
- \* To continue make Fleet one of the Best places to live in UK as per Halifax Survey by working with local community
- \* To Help Fleet be more clean, safe with good roads, Infrastructure, schools, Health care system, library and many more.

Signature



Please return your completed application to the Clerk to the Council. Your application will be considered at the next available Town Council meeting, where a vote will be held to decide whether the Council agrees to co-opt you to Fleet Town Council.

Data Protection Act: The information provided on this application will remain private and Confidential.



Co-option Eligibility Form Part 2

1. In order to be eligible for co-option as a Fleet Town Councillor you must be a British subject, or a citizen of the Commonwealth or the European Union; and on the 'relevant date' (i.e. the day on which you are nominated or if there is a poll the day of the election) 18 years of age or over; and additionally able to meet one of the following qualifications set out below. Please tick which applies to you:

- a) I am registered as a local government elector for the parish; or

☒
- b) I have, during the whole of the twelve months preceding the date of my co-option, occupied as owner or tenant, land or other premises in the parish; or

☐
- c) My principal or only place of work during those twelve months has been in the parish; or

☐
- d) I have during the whole of twelve months resided within 4.8 km of The Parish of Fleet

☐

2. Please note that under Section 80 of the Local Government Act 1972 a person is disqualified from being elected as a Local Councillor or being a member of a Local Council if he/she:

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- c) Has within five years before the day of election, or since his/her election, been convicted in the UK, Channel Islands or Isle of Man of any offence and has been sentenced to imprisonment (whether suspended or not) for not less than three months without the option of a fine; or
- d) Is otherwise disqualified under Part III of the representation of the People Act 1983 for corrupt or illegal practices.

This disqualification for bankruptcy ceases in the following circumstances:

- i. If the bankruptcy is annulled on the grounds that either the person ought not to have been adjudged bankrupt or that his/her debts have been fully discharged;
- ii. If the person is discharged with a certificate that the bankruptcy was caused by misfortune without misconduct on his/her part;
- iii. If the person is discharged without such a certificate.

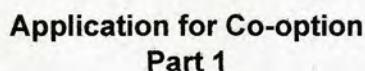
In i and ii above, the disqualification ceases on the date of the annulment and discharge respectively. In iii, it ceases on the expiry of five years from the date of discharge.

DECLARATION

I, Kurnav Kunti Kenamabu hereby confirm that I am eligible for the vacancy of Fleet Town Councillor, and the information given on this form is a true and accurate record.

Signature [redacted] Date 19/5/21





Full Name & Title	MR BENJAMIN LUKE WILLCOCKS
Home Address	[REDACTED]
Home Telephone	[REDACTED]
Mobile Telephone	[REDACTED]
[REDACTED]	[REDACTED]
Which Ward are you applying for?	COURTMOOR

Please provide the Council with some background information about yourself.

Seven years ago, I was asked to become a moderator in the largest Facebook community focused on Fleet – ‘Fleet Parents’. I am still doing the job now, allowing me to provide a community service in keeping the discussion relevant and civil, while also keeping my finger on the pulse of what matters to the local community, and understanding the full spectrum of views.



### Reasons for applying

Please provide the council with your reasons for wanting to become a Town Councillor.

I am a 'hands-on' member of my community, keen to get stuck in when problems need resolving, whether that is clearing graffiti, removing fallen trees, running school events as part of Parent-Teacher Associations, or helping out at cub meetings. Serving on the Town Council would allow me to continue to help the community.

My career has given me extensive experience in managing budgets, stakeholders, and evidence-based policy-making. I have led organisations through change programmes, and in my current role as Head of International Engagement at the Home Office, I oversee complex relationships across the world. I am therefore well versed in balancing the competing interests of a broad range of stakeholders when taking decisions.

I have many years of experience in communicating fluently and succinctly in both written and oral form. I spent three years as chief speechwriter to the Secretary of State for Defence, rapidly learning how to convey the message and tone required by circumstance and audience. This role continued a theme in my career of working closely with very senior officials and Ministers, which has included amongst other things briefing the Prime Minister on sensitive intelligence, representing the Ministry of Defence in COBR and National Security Council meetings. Such senior audiences honed my ability to convey important information rapidly and clearly.

I thrive in collegiate environments, having been part of countless teams of all sizes and demographics. In this respect, I think I could bring strong team-working skills to bear as a part of the Town Council. Although I am entirely comfortable challenging viewpoints, and defending my own, I strive to do this in a civil and amiable manner, without descending into personal attack that has become an unfortunate hallmark of a lot of debate in the last few years. As a Civil Servant, I am politically impartial, but naturally I have personal views on the issues of importance to the town.

As mentioned, I think my role in Fleet Parents, coupled with my work on the Velmead Parent Teacher Association, means I have a good understanding of the issues that matter to residents of the town, particularly parents. As a highly proactive and dynamic individual, I would love to have the opportunity to work for the collective good of the community as a Councillor.

Signature



Please return your completed application to the Clerk to the Council. Your application will be considered at the next available Town Council meeting, where a vote will be held to decide whether the Council agrees to co-opt you to Fleet Town Council.

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## Co-option Eligibility Form Part 2

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a) I am registered as a local government elector for the parish; or

☐

b) I have, during the whole of the twelve months preceding the date of my co-option, occupied as owner or tenant, land or other premises in the parish; or

☒

c) My principal or only place of work during those twelve months has been in the parish; or

☐

d) I have during the whole of twelve months resided within 4.8 km of The Parish of Fleet

☐

2. Please note that under Section 80 of the Local Government Act 1972 a person is disqualified from being elected as a Local Councillor or being a member of a Local Council if he/she:

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- iii. If the person is discharged without such a certificate.

In i and ii above, the disqualification ceases on the date of the annulment and discharge respectively. In iii, it ceases on the expiry of five years from the date of discharge.

### DECLARATION

I, SEN WILLCOCKS hereby confirm that I am eligible for the vacancy of Fleet Town Councillor, and the information given on this form is a true and accurate record.

Signature [Redacted Signature] Date 20/5/21



### Application for Co-option Part 1

Thank you for your interest in becoming a Town Councillor. Please provide below information to assist the council in making their decision.

<b>Full Name &amp; Title</b>	Mrs. Samantha Allen
<b>Home Address</b>	[REDACTED]
<b>Home Telephone</b>	
<b>Mobile Telephone</b>	[REDACTED]
<b>Email Address</b>	[REDACTED]
<b>Which Ward are you applying for?</b>	Courtmoor Ward

#### About You

Please provide the Council with some background information about yourself.

I am Samantha many call me sammy,

I have lived in fleet all my life and now have the pleasure of bringing my children up in this beautiful town.

I am very much a hard working resident and always like to help everyone, I started getting more involved with the community during this pandemic when I became Chair Woman of Fleet Aid and Relief. I have always been seen out and about and have a very strong tie to the youth of the community I am seen to be the cool mum and just have a happy attitude towards everyone I meet.

I am a keen adventurer and love taking my kids on walks in and around fleet showing them pieces of the history and even discovering new places, I also enjoy art and gardening aswell as photography all of these have been inspired because the beautiful town we live in.

I would love to become a councillor to become more involved with the community and being able to help and bring a smile to the table

Kind regards  
sammy

Reasons for applying

I started getting more involved with the community during this pandemic when I became Chair Woman of Fleet Aid and Relief. I Just love the feeling of helping people in our community and always out there to do whats best, I would love to show my children that being kind and always showing respect feels amazing and can get you far in life, I have overcome many difficulties but I use that to become inspiration to dedicate myself to do more.



Shallon

Please return your completed application to the Clerk to the Council. Your application will be considered at the next available Town Council meeting, where a vote will be held to decide whether the Council agrees to co-opt you to Fleet Town Council.

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## Co-option Eligibility Form Part 2

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☐

b) I have, during the whole of the twelve months preceding the date of my co-option, occupied as owner or tenant, land or other premises in the parish; or

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c) My principal or only place of work during those twelve months has been in the parish; or

☐

d) I have during the whole of twelve months resided within 4.8 km of The Parish of Fleet

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### DECLARATION

I...Samantha Allen. hereby confirm that I am eligible for the vacancy of Fleet Town Councillor, and the information given on this form is a true and accurate record.



.....Date.10/05/2021

Fleet Town Council is duty bound to treat this information as strictly confidential.

## CO-OPTED COUNCILLOR PERSON SPECIFICATION

COMPETENCY	ESSENTIAL	DESIRABLE
<b>Personal Attributes</b>	<ul style="list-style-type: none"> <li>• Sound knowledge and understanding of local affairs and the local community.</li> <li>• Forward Thinking</li> </ul>	<ul style="list-style-type: none"> <li>• Can bring a new skill, expertise or key local knowledge to the Council.</li> </ul>
<b>Experience, Skills, Knowledge and Ability</b>	<ul style="list-style-type: none"> <li>• Ability to listen constructively</li> <li>• A good team player</li> <li>• Ability to pick up and run with a variety of projects Solid Interest in local matters</li> <li>• Ability and willingness to represent the Council and their community</li> <li>• Good interpersonal skills and able to contribute opinions at meetings whilst willing to see others views and accept majority decisions.</li> <li>• Ability to communicate succinctly and clearly.</li> <li>• Ability and willingness to work closely with other members and to maintain good working relationships with all members and staff.</li> <li>• Ability and willingness to work with the Council's partners (e.g. voluntary groups, other parish Councils, principal authority, charities).</li> <li>• Ability and willingness to undertake induction training and other relevant training.</li> </ul>	<ul style="list-style-type: none"> <li>• Experience of working or being a member in a local authority or other public body</li> <li>• Experience of working with voluntary and or local community / interest groups</li> <li>• Basic knowledge of legal issues relating to town and parish Councils or local authorities</li> <li>• Experience of delivering presentations</li> </ul>
<b>Circumstances</b>	<ul style="list-style-type: none"> <li>• Ability and willingness to attend meetings of the Council (or meetings of other local authorities and local bodies) at any time and events in the evening and at weekends.</li> </ul>	



### Application for Co-option Part 1

Thank you for your interest in becoming a Town Councillor. Please provide below information to assist the council in making their decision.

Full Name & Title	Dr. Xiaoyu (Roy) Fang
Home Address	[REDACTED]
Home Telephone	[REDACTED]
Mobile Telephone	[REDACTED]
Email Address	[REDACTED]
Which Ward are you applying for?	

#### About You

Please provide the Council with some background information about yourself.

Worked in the UK US EU and China at senior management level in one of the largest tech companies in the world as well as ran my own small businesses, I know how to manage an organization efficiently, work in a team with colleagues, and with diverse groups of people in and out of the organisations, have a very good understanding of modern technologies, social media and how it can impact personal life and local communities.

Since March 2020, I returned from US and moved to Fleet, I have a joined Royal Voluntary Service to help NHS in times of the pandemic and latterly in Vaccination Centres, accumulated over 2000 volunteer hours. I also stood for Reform UK party in the 6<sup>th</sup> May local elections as I wish to put my skills into use to help local communities.

**Reasons for applying**

Please provide the council with your reasons for wanting to become a Town Councillor.

I wish to put my skills into use to help local communities.

As I am working for California based head office most of the time, I am mostly free during the daytime, and weekends, so can devote those times for the council meetings and works.

I am 42 and have two 7-year-old children, and frequent users of the public spaces and facilities owned by the council, hence has a great understanding of what needs to be done to maintain those spaces and facilities.

I believe the council will be greatly improved with a pair of young legs who is able and willing to work in any places around the parish.

**Signature**

A blacked-out signature, likely for privacy reasons.



Please return your completed application to the Clerk to the Council. Your application will be considered at the next available Town Council meeting, where a vote will be held to decide whether the Council agrees to co-opt you to Fleet Town Council.

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### DECLARATION

I.....Xiaoyu Fang..... hereby confirm that I am eligible for the vacancy of Fleet Town Councillor, and the information given on this form is a true and accurate record.

Signature..........Date.....12.05.2021

Proposed Speed Indicator Device locations

Location .1	Lamp column 25, Ancells Road – Location agreed for use in both directions. Please ensure that there is a minimum of 2.1 metres clearance when the SID is attached to this column.
Location .2	Lamp column 26, Ancells Road – Location agreed for use in both directions. Please ensure that there is a minimum of 2.1 metres clearance when the SID is attached to this column.
Location .3	Lamp column 32, Crookham Road – Location agreed for use in both directions. Please ensure that there is a minimum of 2.1 metres clearance when the SID is attached to this column.
Location .4	Lamp column 14, Hitches Lane – Location agreed for use facing southbound vehicles. Please ensure that there is a minimum of 2.1 metres clearance when the SID is attached to this column.
Location .5	Lamp column 13, Basingbourne Road – Location agreed for use in both directions. Please ensure that there is a minimum of 2.1 metres clearance when the SID is attached to this column.
Location .6	Lamp column 9, Albany Road – Location agreed for use in both directions. Please ensure that there is a minimum of 2.1 metres clearance when the SID is attached to this column. Vegetation may require cutting back.
Location .7	Lamp column 23, Aldershot Road – Location agreed for use in both directions. Please ensure that there is a minimum of 2.1 metres clearance when the SID is attached to this column. Vegetation may require cutting back.
Location .8	Lamp column 30, Connaught Road
Location .9	Lamp column 26, Connaught Road

# Do the Numbers Limited

13<sup>th</sup> May 2021

Janet Stanton, Clerk  
Fleet Town Council  
The Harlington Centre  
Fleet,  
GU51 4BY

Dear Janet,

**Subject: Review of matters arising from Internal Audit 2020/21**

Following my visits to the office today and earlier in the year, please find below the list of remaining matters to be addressed. These are primarily areas for further improvements.

I found the records and systems of the council to be in excellent order and that the visits went well.

Control area	Issue	Recommended Action
Policy updates	The council rightly has multiple policies published on its website. Officers have a document showing approval dates, but it is not clear from the website when each was last reviewed.	It may be beneficial to amend the titles on the website to include approval dates and thus show that the council is fully up to date with legislation and guidance.
Agenda documents	The agenda packs, particularly for Policy and Finance are, by necessity, substantial, but for clarity, duplicate documents should be removed.	Full cash books and VAT detail are not required. The Transparency code only applies to payments being made / approved at the meeting. Where possible use summary bank reconciliation and budget monitoring reports.
Fixed asset register	The fixed asset register is currently on a spreadsheet that is not routinely updated each time an asset is purchased or disposed of.	The Rialtas software now has an integrated Asset module which allows clear reporting and updating which will allow officers to manage both the AGAR and insurance valuations. It may be beneficial to the council to purchase it.
Current account balance	The council holds more funds in its current account than would appear prudent (enough for one month of payments at any time would be appropriate)	It may be beneficial to give the Proper Officer delegated authority to 'sweep' funds between the instant access (CCLA) and current (HSBC) accounts without need for individual minuting.

Overdue debts	The council has few outstanding debtors, but one room hirer has not been up to date with their account since 2019 (pre COVID).	All hirers should be made aware that non payment of room hire impacts the whole community. Clear payment plans should be agreed for overdue debts and terms for regular hirers tightened.
Members DPI	Not all of the forms published include members' addresses (essential for transparency over planning)	Please could all members review their <a href="#">published forms</a> and submit updates where necessary.

Please find attached my invoice for the balance of the agreed fee.

If either you or your members have any queries, please do not hesitate to contact me.

Regards



Eleanor S Greene

## Actions from Internal Auditor's report from visit of 13<sup>th</sup> May 2021

Control area	Issue	Recommended Action	Action Taken
Policy updates	The council rightly has multiple policies published on its website. Officers have a document showing approval dates, but it is not clear from the website when each was last reviewed.	It may be beneficial to amend the titles on the website to include approval dates and thus show that the council is fully up to date with legislation and guidance.	Policy titles amended
Agenda documents	The agenda packs, particularly for Policy and Finance are, by necessity, substantial, but for clarity, duplicate documents should be removed.	Full cash books and VAT detail are not required. The Transparency code only applies to payments being made / approved at the meeting. Where possible use summary bank reconciliation and budget monitoring reports.	Noted.
Fixed asset register	The fixed asset register is currently on a spreadsheet that is not routinely updated each time an asset is purchased or disposed of.	The Rialtas software now has an integrated Asset module which allows clear reporting and updating which will allow officers to manage both the AGAR and insurance valuations. It may be beneficial to the council to purchase it.	The fixed asset register is updated regularly. The Office Manager will contact Rialtas for a demonstration and compare against our current system during the coming year.
Current account balance	The council holds more funds in its current account than would appear prudent (enough for one month of payments at any time would be appropriate)	It may be beneficial to give the Proper Officer delegated authority to 'sweep' funds between the instant access (CCLA) and current (HSBC) accounts without need for individual minuting.	This would be helpful. Currently it is necessary to wait until the next P & F meeting which may be several months away.
Overdue debts	The council has few outstanding debtors, but one room hirer has not been up to date with their account since 2019 (pre COVID).	All hirers should be made aware that non-payment of room hire impacts the whole community. Clear payment plans should be agreed for overdue debts and terms for regular hirers tightened.	A payment plan was put in place prior to Lock-down in March 2020 but could not be actioned. Now hires have started up again, the payment plan is now operational which includes all new hires being paid in advance whilst the debt is being cleared.

Members DPI	Not all of the forms published include members' addresses (essential for transparency over planning)	Please could all members review their published forms and submit updates where necessary.	Members are responsible for advising of any changes to their circumstances and to ensure that all forms are filled in fully and accurately.
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Thanks Lorraine.

Janet,

Please find my contact details below.

The land is a hangover from the now basically defunct management company and on the basis the highways are already adopted it makes sense to transfer it to the council so the company can be closed down.

It can be used for biodiversity and could perhaps have future development potential.

Once you have discussed please do drop me a line and I would be very happy to have a call or meet on site.

Kind regards,  
Jay.

---

**From:**

**Sent:** 15 April 2021 09:09

**To:**

**Subject:** Land at Ancells Business Park

Hi Janet

Hope you are all keeping well at the Town Council.

Hart have been approached by the Director of Ancells Business Park Management Company to enquire if there is interest in the local authority acquiring 2 titles of land that have been retained by the company following the development of the Park - but which would perhaps be more effectively managed locally. Hart have confirmed they are not interested in the proposal but can see the logic to the approach. This might be more of interest to Fleet TC in return for a commuted lump sum for future maintenance?

I attach the two relevant titles and can confirm that some of the roads and verge are adopted. The management company intend to approach HCC with regard transferring the freehold of the adopted areas to HCC.

They would like to know if the remaining land would be of interest to Fleet Town Council and by copy of this email I will ask Jay to contact you direct for any further discussions.

---

Hi Jay

Please contact Janet from the introduction above.

The highways contact for HCC on the adopted areas would initially be [REDACTED]  
[REDACTED]

I hope this helps.

Regards



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number HP321407

Edition date 19.02.1998

- This official copy shows the entries on the register of title on 16 FEB 2021 at 15:13:43.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Feb 2021.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Weymouth Office.

## A: Property Register

This register describes the land and estate comprised in the title.

HAMPSHIRE : HART

- 1 (20.10.1938) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the east of Minley Road, Fleet.
- 2 The mines and minerals at a greater depth than 60.96 metres (200 feet) from the surface are excepted.
- 3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Transfer dated 31 March 1987 referred to in the Charges Register:-

"There are granted to the Transferee the Supply Authorities and the Drainage Authority and all or any persons or bodies nominated or authorised by any of them in common with the Transferor and all others entitled the rights specified in the First Schedule hereto

### 4. Exceptions

There are excepted and reserved to the Transferor the Supply Authorities and the Drainage Authority and all or any persons or bodies nominated or authorised by any of them in common with the Transferee the rights specified in the Second Schedule hereto

### THE FIRST SCHEDULE before referred to

1. The rights at all times for purposes of access to and egress from the Property to pass and repass over the Distributor Road Provided that such rights shall cease as and when and to the extent from time to time that the Distributor Road shall become adopted by the Highway Authority as a public highway or footpath (as the case may be) maintainable at the public expense and the exercise of such rights shall not impede the laying and construction of the Distributor Road PROVIDED THAT any damage caused to such road in the exercise of this right shall be forthwith made good on receipt of written notice from the Transferor

2. The rights to the free and uninterrupted passage of water soil and services from and to the Property through and along the sewers and service media now or within 80 years after the date of this Transfer in on under or over the Estate which are intended to serve the Property

## A: Property Register continued

and the development thereon but not further or otherwise together with such ancillary rights of entry and otherwise as are necessary to the exercise of such rights as aforesaid the person or persons exercising the same making good all damage occasioned thereby as quickly as reasonably practicable and causing as little damage and inconvenience as reasonably practicable to the owner of the Estate Provided that in relation to any sewers such rights shall cease and determine when and to the extent from time to time than any such sewers shall be adopted by the Water Authority for maintenance by it at the public expense

3. The rights at any time from the date of this Transfer to enter after written approval the Transferor not to be unreasonably withheld into and upon the Estate insofar only as is necessary for the purpose of constructing laying and installing any sewers or service media or (subject to adequate capacity being available therein after taking into account the capacity requirements of the Transferor and the other developers on the Estate) connecting them into any new or existing service media Provided that the routes and line of such sewers and service media shall be as specified by the Transferor and/or the relevant owners for the time being of the parts of the Estate affected thereby and in doing so the person or persons so entering shall cause as little damage and inconvenience as reasonably practicable to such owner and shall make good the surface of such part of the Estate without any unnecessary delay

4. The right of support and protection for walls and buildings erected or to be erected on the Property by and from the land adjoining forming part of the Estate and any buildings to be erected on the Property and a right of access at all reasonable hours during the day time over the adjoining part of the Estate for the purpose of effecting repairs to any walls buildings fences and any other structure erected or to be erected on the boundary of the Property subject to making good all damage caused forthwith to the Transferor's satisfaction and the right to construct and maintain underlaying foundations and footings under and overhanging eaves and gutters over the adjoining part of the Estate

5. The right on giving reasonable prior notice to enter on the Estate for the purpose of executing any works reasonably required in connection with the industrial development of Property the person exercising such right causing as little disturbance or damage as is reasonable and forthwith making good all damage caused at its own expense and carrying out all works so as not to prejudice any development on the Estate or any part thereof

PROVIDED ALWAYS that the siting of the said easements hereinbefore granted shall be ascertained and the exercise thereof shall commence before the expiry of 80 years from the date of this Transfer AND PROVIDED FURTHER that none of the rights granted shall apply or be exercised over any land transferred to or vested in any of the Supply Authorities or covered or proposed to be covered by a building AND PROVIDED FURTHER that all such rights until adoption of the construction installations and/or structures shall be exercised subject to the payment of a fair and reasonable proportion according to user or the cost and expense from time to time of cleansing repairing and maintaining the said construction installations and/or structures so used

### THE SECOND SCHEDULE before referred to

1. The right of access and egress to and from (including the right to use all roads constructed on the Property within a period of 80 years from the date of this Transfer dated for such purposes) the Balancing Ponds and any other drainage installations electricity sub-station foul drainage pumping station and any other improvement drainage works construction installation or structure constructed by the Transferor on the Property or the Gallagher Land in connection with the development of the Estate provided that the exercise of such rights shall not impede the laying and construction of such roads and that any damage caused to such roads in the exercise of this right shall be made good forthwith on receipt of written notice from the Transferee

2. The right to the free and uninterrupted passage of water soil and services from and to the Estate through and along the sewers and

## A: Property Register continued

service media now or within 80 years after the date of the Transfer in on under or over the Property

3. The right to enter upon the Property along such routes as shall be approved by the Transferee (such approval not to be unreasonably withheld or delayed) for the purpose of cleansing inspecting repairing maintaining replacing and renewing and making connections to sewers and service media required for the development of the Estate and the Gallagher Land the person or persons exercising such right making good all damage occasioned thereby to the Property and causing as little damage and inconvenience as reasonably practicable to the Transferee and its successors in title Provided that in relation to any such sewers such rights shall cease and determine when and to the extent from time to time that such sewers shall be adopted by the Drainage Authority for maintenance by it at the public expense

4. The right for the Transferor and the Drainage Authority to enter with all necessary vehicles and equipment along a strip of land within and along the western boundary of the Property 3 metres wide for all purposes in connection with the regrading improvement repair and maintenance of the ditch or watercourses along such western boundary subject to making good all damage caused

PROVIDED ALWAYS that the siting of the said easements hereinbefore granted shall be ascertained and the exercise thereof shall commence before the expiry of eighty years from the date of this Transfer and that the exercise of any such rights shall cease as and when and to the extent from time to time that the drainage works constructions installations and/or structures over which the same are exercised shall be adopted AND PROVIDED FURTHER that none of the rights granted shall apply or be exercised over any land transferred to or vested in any of the supply Authorities or covered or proposed to be covered by a building AND PROVIDED ALSO that all such rights until adoption of the drainage works constructions installations and/or structures shall be exercised subject to the payment of a fair and reasonable proportion according to user of the cost and expense from time to time of cleansing repairing and maintaining the said drainage works constructions and/or structures so used"

NOTE: The Distributor Road referred to is the road or roads to be constructed linking Minley Road and Cove Road. The Estate referred to is the land comprised in title HP295967 but excluding the land sold to Charles Gallagher Limited under the Gallagher Agreement referred to in the Charges Register (the Gallagher Land referred to lies to the West of the land in this title). The Highway Authority and Supply Authorities are the Hampshire County Council and the relevant public authorities respectively. The approximate positions of the Balancing Ponds referred to lie to the West and the East of the land in this title.

4 The Transfer dated 31 March 1987 referred to above contains the following provision:-

"It is hereby agreed and declared by the Transferor and the Transferee as follows:

(a) save as expressly provided herein neither the Transferor nor the Transferee shall become entitled to or acquire any easement or right of light or air or otherwise from or over the Property or the Estate (as the case may be) which would prejudice the free use or enjoyment of any adjoining land for building or other purposes and that any enjoyment of light or air had by the Transferor or the Transferees from or over the Property or the Estate (as the case may be) shall be deemed to be had by the consent of the other party

(b) the Property forms part of the Estate and the Transferor expressly reserved the right of making from time to time any alterations in the mode of laying out such parts of the Estate as may from time to time remain in its ownership in the number and area of the plots and in the class of buildings to be constructed thereon

(c) the Transferor shall as soon as practicable at its own expense use its best endeavours to ensure that the Distributor Road and the sewers

## A: Property Register continued

within the Estate and the Balancing ponds (in so far as they lie outside the Property) are made the subject of suitable Agreements with the appropriate authorities under the provisions of Section 38 of the Highways Act 1980 and Section 18 of the Public Health Act 1936 and will co-operate with the Transferee and use its reasonable endeavours to assist the Transferee (i) at the Transferee's expense in procuring similar adoption of such roads and sewers within the Property as the Transferee shall deem suitable for adoption

(ii) at the Transferors expense in procuring adoption of the adoptable installations referred to at (d) below

(d) the Transferee shall as soon as practicable at its own expense use its best endeavours to ensure that the part of the Distributor Road within the Property the Industrial Access the Industrial Sewer and all of the sewers the Balancing Ponds (in so far as they lie within the Property) and all of the sewers within the Property which serve the Property and the Estate and the Gallagher Land and the developments thereon are made the subject of suitable Agreement as specified in clause (c) above."

- 5 The land has the benefit of the following rights reserved by the Transfer dated 29 July 1987 referred to in the Charges Register:-

"excepting and reserving the easements and other rights specified in the Third Schedule hereto

### THE THIRD SCHEDULE

#### Exceptions and Reservations

1. There are excepted and reserved to the Transferor and its successors in title the owners or occupiers for the time being of the Development and every part thereof (or such part thereof as is specified below) and its or their tenants licensees agents or invitees so as to serve the Development and every part thereof (or such part as aforesaid)

(a) the free and uninterrupted passage of water soil electricity and gas through the Service Media which are now or may at any time during the period of 80 years from the date hereof be in on under or passing through or over the Property and which serve the Development or any part thereof with the right to repair maintain inspect and renew such Service Media and the right at any time but (except in an emergency) after giving reasonable written notice to enter the Property but not any buildings thereon in the exercise of such rights the person exercising such right causing a minimum of interference and making good any damage caused as quickly as practicable to the Transferees reasonable satisfaction

(b) such rights of entry on the Property as may be necessary in connection with the construction of the Estate Road and the Service Media the person exercising such rights causing a minimum of interference and making good any damage caused as quickly as practicable to the Transferees reasonable satisfaction

(c) the right to enter the Property but not into or under any buildings thereon and to lay thereunder additional Service Media of a type and in a manner approved by the Transferee (such approval not to be unreasonably withheld or delayed) and thereafter of the free passage and running of water soil electricity and gas through the same with the right to enter upon the said land to maintain repair inspect and renew the said Service Media the person exercising such right causing a minimum of interference and making good damage so caused with all due despatch

(d) such reasonable rights of access over the paths roads and parking areas constructed or to be constructed within the Property for the purpose of access to and egress from the Common Parts and the Licensed Areas as are required by the Transferor to enable it to carry out its management responsibilities in respect thereof

PROVIDED ALWAYS that the siting of the said easements hereinbefore

## A: Property Register continued

excepted and reserved shall be ascertained and the exercise thereof shall commence before a period of 80 years from the date hereof AND PROVIDED FURTHER that none of the rights excepted and reserved hereby shall apply or be exercised over any land covered or intended to be covered by a building

.....

3. There is excepted and reserved to the Transferor and the Company the right to enter onto the Property with such men and machinery as it shall reasonably require for the purpose of tending maintaining and renewing the Landscaped Strip the person exercising such right causing the minimum of interference and making good damage so caused with all due despatch."

6 (15.01.1998) A new filed plan showing the residue of the land in the title has been substituted for the original plan.

7 (19.02.1998) The filed plan has been amended to include the triangle of land being the North Easterly most parcel of land.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

1 (15.01.1998) Proprietor: ANCELLS PARK MANAGEMENT COMPANY LIMITED (Co Regn No 2141260) of 37 High Holborn, London, WC1V 7NL.

2 (15.01.1998) A Transfer dated 31 March 1987 made between (1) Ideal Homes Developments Limited (Transferor) and (2) Beric Developments Limited (Transferee) contains Transferors personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

3 (15.01.1998) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

### Schedule of personal covenants

1 The following are details of the personal covenants contained in the Transfer dated 31 March 1987 referred to in the Proprietorship Register:-

The Transferor hereby covenants with the Transferee as follows for the benefit and protection of the Property and each and every part of it to observe and perform the restrictions and stipulations set out in the Third Schedule hereto

#### THE THIRD SCHEDULE before referred to

(a) Not to do or cause or permit to be done or omit to do on the Estate any act deed or thing which may prevent hinder inhibit or delay the adoption as publicly maintainable by the appropriate authority of any road or service media or any other constructions or facilities or parts thereof constructed with the boundaries of the Property SAVE ALWAYS that this covenant shall in no way inhibit residential commercial and ancillary developments reasonably carried out on the Estate by the Transferor

(b) Not to do and use reasonable endeavours not to suffer to be done anything upon the Estate which may be or grow to be a nuisance or annoyance to any owner or occupier of any building constructed or to be constructed on the Property provided that residential commercial and ancillary development reasonably carried out within the Estate shall not be deemed to be a breach of this restriction

(a) In respect of the Ideal Transfer the Transferor hereby covenants

## Schedule of personal covenants continued

with the Transferee:-

(i) so far as the same relate to and/or affect the Property or might reasonably prejudice the development proposed on the Property to observe and perform each and every covenant and condition contained therein and on its part to be observed and performed and in particular (but without prejudice to the generality of the foregoing) to construct the roadway referred to in Clause 4 thereof to the end that the right of way reserved in favour of The Secretary of State for Defence shall immediately determine

(ii) fully and effectively to indemnify save and keep harmless the Transferee from and against all actions claims costs demands expenses liabilities and all legal or other proceedings arising directly or indirectly from any breach non-observance or non-performance thereof so far as the same relates to and/or affects the Property

(b) In respect of the Highway Agreement the Transferor hereby covenants with the Transferee:-

(i) notwithstanding any time limits or other periods referred to in the Third Schedule but so far only as the same relate to and/or affect the Property strictly to observe and perform (except as hereinafter mentioned) each and every covenant and condition contained therein (save as may be varied from time to time) and on its part to be observed and performed and in particular (but without prejudice to the generality of the foregoing) punctually to make all payments required by Clauses 2 and 3 thereof and to carry out all works of construction in connection with the provision of the Roundabouts and the Distributor Road (except that part of the Distributor Road to be constructed by the Transferee) and any associated works as required by and in accordance with Clauses 6 and 7 thereof and to dedicate such areas of the Estate as are required by Clause 11 thereof

(ii) full and effectively to indemnify save and keep harmless the Transferee from and against all actions claims costs demands expenses liabilities and all legal or other proceedings arising directly or indirectly from any breach or non-observance or non-performance thereof but only so far as the same relates to and/or affects the Property

(iii) forthwith at the request of the Transferee and at the Transferee's expense to enforce against 1937 or Charles Gallagher Limited or Hampshire County Council or any other party any rights obligations or liabilities arising thereunder in so far as they relate to or affect the Property or the Transferees interest therein

(c) In respect of the Section 52 Agreement the Transferor hereby covenants with the Transferee:-

(i) Strictly to observe and perform (save as may be varied from time to time) each and every covenant and condition contained therein and on its part to be observed and performed and in particular (but without prejudice to the generality of the foregoing) to layout and/or allocate or provide within the Estate the Community Centre the Shopping Centre the Local Centre Land the open space provision the Nature Reserve and such parts of the Buffer Zone as are within the Estate in accordance with the provisions thereof and the requirements of Hart District Council and to make all payments due from it thereunder except in relation to that part of the Buffer Zone within the Property

(ii) fully and effectively to indemnify save and keep harmless the Transferee from and against all actions claims costs demands expenses liabilities and legal or other proceedings arising directly or indirectly from any breach or non-observance or non-performance thereof so far as the same relates to and/or affects the Property

(iii) forthwith at the request of the Transferee and at the Transferee's expense to enforce against Hart District Council 1937 or any other party any rights obligations or liabilities arising thereunder in so far as they relate to or affect the Property or the Transferee's interest therein

(d) In respect of the Gallagher Agreement the Transferor hereby

## Schedule of personal covenants continued

covenants with the Transferee forthwith at the request of the Transferee and at the Transferee's expense to enforce against Charles Gallagher Limited any rights obligations or liabilities arising thereunder in so far as they relate to and/or affect the Property or the Transferee's interest therein and benefit the Property or such interest but no further or otherwise

2. The Transferee hereby covenants with the Transferor by way of indemnity only to observe and perform punctually the restrictive covenants and obligations contained in the Ideal Transfer the Section 52 Agreement the Gallagher Agreement and any deed completed or to be completed pursuant thereto so far as they relate to and/or affect the Property and fully and effectively to indemnify save and keep harmless the Transferor and against all actions claims costs demands expenses liabilities and legal or other proceedings arising directly or indirectly from any breach or non observance or non performance thereof.

NOTE: The Ideal Transfer Highway Agreement the section 52 Agreement and the Gallagher Agreement are referred to in the Charges Register.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (15.04.1987) A Transfer of the land in this title and other land dated 28 February 1986 made between (1) The Secretary of State For Defence and (2) Ideal Homes Southern Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (15.04.1987) The land is subject to the following rights reserved by the Transfer dated 28 February 1986 referred to above:-

"EXCEPTING AND RESERVING unto the Vendor in fee simple the cables wires pipes drains and channels (if any) in or over the Property and serving so much of the adjoining or neighbouring land of the Vendor as is shown edged green on the Plan (hereinafter called "the Retained Land") and ALSO RESERVING unto the Vendor in fee simple the right to the free passage of electricity gas water and soil through the same to and from the Retained Land together with all appropriate easements rights and privileges for repairing maintaining renewing and removing the same and ALSO RESERVING unto the Vendor in fee simple the right to use at all times and for all purposes the roadway shown coloured broken brown broken blue and lettered A-B-D on the Plan as at present used and enjoyed for the purpose of obtaining access to the Retained Land and the motorway bridge such right to terminate when the Purchaser has complied in all respects to the Vendors satisfaction with the covenants contained in clause 4 hereof."

The covenant contained in clause 4 referred to is set out below:-

"THE Purchaser hereby covenants with the Vendor to the intent that the benefit of this covenant may be annexed to and run with the Retained Land and each and every part thereof to construct in the position shown by brown colouring on the Plan (or such other position as may be agreed between the parties) as soon as any work of development on the Property shall be commenced a roadway to the specification of an all weather hard core track 3.5 metres wide with passing places every 100 metres of approximately 25 metres in length such roadway to be fenced on both sides with stockproof fencing of posts and woven wire including therein maximum of 10 galvanized tubular steel gates 3.5 metres wide at positions to be agreed with the Vendor to provide access to the fields and Ancells Copse boarding the same All such work to be completed to the reasonable satisfaction of the Vendor who shall grant such reasonable access to the Purchaser over the Retained Land to enable such work to be carried out but not for any other reason."

NOTE 1: The roadway coloured brown referred to lies to the North East of the land in this title.

NOTE 2: The roadway coloured broken brown broken blue and blue and lettered A-B-D referred to is tinted blue on the filed plan so far as



## C: Charges Register continued

it affects the land in this title.

- 3 (15.04.1987) An Agreement dated 30 April 1986 made between (1) Ideal Homes Southern Limited (2) The 1937 Construction and Development Company Limited (3) Galliford Homes Limited and (4) Hart District Council pursuant to Section 52 of the Town and Country Planning Act 1971.

*NOTE: Copy filed under HP13247.*

- 4 (15.04.1987) An Agreement dated 30 April 1986 made between (1) Ideal Homes Southern Limited (2) Wimpey Homes Holdings Limited and (3) T.W.C. Gain and Sons (Homes) Limited relates to the provision of foul sewers and roadways.

*NOTE: Copy filed under HP295967.*

- 5 (15.04.1987) An Agreement dated 30 April 1986 made between (1) Ideal Homes Southern Limited (2) Charles Gallagher Limited and (3) The 1937 Construction and Development Company Limited relates to the grant of easements on the conditions and terms therein mentioned.

*NOTE: Copy filed under HP13247.*

- 6 (15.04.1987) An Agreement dated 30 April 1986 made between (1) Ideal Homes Southern Limited (2) The 1937 Construction and Development Company Limited (3) Charles Gallagher Limited and (4) Hampshire County Council relates to the Provision of Highway Works.

*NOTE: Copy filed under HP321407.*

- 7 (15.04.1987) An Agreement dated 31 March 1987 made between (1) Ideal Homes Southern Limited and (2) Beris Developments Limited relates to the provision of infrastructures and associated matters.

*NOTE: Copy filed under HP321407.*

- 8 (15.04.1987) A Transfer of the land in this title and other land dated 31 March 1987 made between (1) Ideal Homes Southern Limited and (2) Beric Developments Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 9 The parts of the land affected thereby are subject to the following rights granted by a Lease of an electricity sub station dated 6 February 1989 in favour of Southern Electricity Board:-

"TOGETHER WITH the right for the Board its servants workmen and others authorised by it in common with all other persons having the like right to pass and repass with or without vehicles at all times and for all purposes and in particular to convey plant machinery and other apparatus and materials over and along the piece of land or way shown on the plan and thereon coloured brown hatched black AND TOGETHER ALSO with full and free right and liberty for the Board its servants workmen and others authorised by them it to lay and use and thereafter from time to time inspect maintain repair relay supplement and remove cables for the transmission and distribution of electricity and the necessary ducts pipes and other apparatus appurtenant thereto (hereinafter collectively referred to as 'the cables') in and under the said piece of land coloured brown hatched black on the plan and for any of the purposes aforesaid to enter upon such piece of land and to break up and excavate so much thereof as from time to time may be necessary and to remove and dispose of any surplus earth Provided that in so doing the Board shall cause as little damage as may be to such piece of land and shall as soon as reasonably practicable make good and restore the surface thereof."

NOTE: The land coloured brown hatched black on the plan referred to is tinted blue on the filed plan so far as it affects the land in this title.

THE said Lease also contains the following covenants by the Lessor:-

"THE LESSOR with intent to bind its adjoining development and every part thereof into whosoever hands the same may come and for the benefit

## C: Charges Register continued

and protection of the Demised Land and of the rights hereby granted to the Board HEREBY FURTHER COVENANTS with the Board for itself and its successors in title as follows:

(a) Not at any time during the said term to erect or construct any building wall fence or structure or plant any tree or shrub on or over the Cables and

(b) Not at any time during the said term to do or suffer to be done anything whereby the cover of soil over or the support of the Cables shall be altered or which may interfere with or prevent the free access to the Cables by the Board or render access to them more difficult or expensive or which may cause them damage."

- 10 (11.06.1987) By a Deed of Release dated 9 June 1987 made between (1) The Secretary of State for Defence and (2) Ideal Homes Southern Limited the rights reserved by the Transfer dated 28 February 1986 referred to above were released and extinguished to the extent therein stated.

NOTE: Copy filed under HP295967.

- 11 (11.08.1987) The land is subject to the following rights granted by a Transfer of adjoining land on the south east side of the land in this title dated 29 July 1987 made between (1) Beric Developments Limited (Transferor) and (2) 50E Services Limited (Transferee):-

"together with the rights specified in the Second Schedule hereto

### THE SECOND SCHEDULE

#### The Rights

The following rights are hereby granted to the Transferee and its successors in title the owners or occupiers for the time being of the Property and its or their tenants licensees agents and invitees for the benefit of the Property and every part thereof capable of being benefited thereby in common with the Transferor and all others having the like rights:-

(a) a right of way with or without vehicles at all times and for all purposes over and along the Estate Road for the purpose of access to and egress from the Property

(b) all such rights in so far as the same serve the Property or any part thereof as were granted to the Transferor by the Transfer dated 31st March 1987 made between Ideal Homes Southern Limited and the Transferor

(c) the right to the free and uninterrupted passage and running of water soil gas electricity telephone and other services (if any) through the Service Media which may now or within a period of 80 years from the date hereof be laid in under or upon the Development and which may serve the Property or any part thereof

(d) the right upon giving reasonable notice to the owner or occupier thereof to enter upon such part of the Development as may be necessary or practicable for the purpose of connecting the Service Media in under or upon the Development and for the purpose of repairing maintaining inspecting or clearing all such connections to the Service Media as aforesaid the person so entering causing as little inconvenience or damage as reasonably practicable and making good any damage so caused with all due despatch

PROVIDED ALWAYS that the siting of the said easements hereinbefore granted shall be ascertained and the exercise thereof shall commence before a period of 80 years from that date hereof AND PROVIDED FURTHER that none of the rights granted shall apply or be exercised over any land transferred to or vested in any of the supply authorities or covered or proposed to be covered by a building"

- 12 (08.06.1988) The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.

- 13 (03.09.1990) The parts of the land affected thereby are subject to the

## C: Charges Register continued

following rights granted by a Deed dated 30 August 1990 made between (1) Beric Developments Limited (Grantor) and (2) Southern Electric PLC (Company):-

"FULL RIGHT AND LIBERTY for the Company their servants workmen and others authorised by them to lay use and thereafter from time to time inspect maintain repair renew replace relay supplement and remove underground electric cables for the transmission and distribution of electricity and the necessary ducts pipes and other apparatus appurtenant thereto (hereinafter referred to as "the electric cables") in and under the land comprised in the title above mentioned in the positions shown (as near as may be) coloured green on the plan bound up within Together with FULL RIGHT AND LIBERTY for the Company their servants workmen and others authorised by them on reasonable written notice to the Grantor (save in the case of emergency) to enter upon the land comprised in the title above mentioned at all reasonable times during the daytime for all or any of the purposes aforesaid and in connection therewith to break up and excavate so much of the said land coloured green as may from time to time be necessary PROVIDED THAT in so doing the Company shall cause as little damage as reasonable possible."

The said Deed also contains the following covenant by the Grantor:-

"THE Grantor with intent to bind the land comprised in the title above mentioned into whosoever hands the same may come and for the benefit and protection of the Company's statutory electricity undertaking and the electric cables HEREBY COVENANTS with the Company that the Grantor and those deriving title under the Grantor will not at any time hereafter (a) erect or construct any building wall fence or structure or plant any tree or shrub over the electric cables nor (b) do or suffer to be done anything whereby the cover of soil over or the support of the electric cables shall be altered or which may materially interfere with or prevent the free access to the electric cables by the Company or render access to the electric cables more difficult or expensive or which may cause damage to the electric cables."

NOTE: The land coloured green referred to is hatched brown on the filed plan.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 28 February 1986 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Vendor to the intent that the burden of this covenant may run with and bind the Property and every part thereof into whosoever hand the same may come and to the intent that the benefit thereof may be annexed to and run with the Retained Land and every part thereof as follows:-

(a) that neither the Property nor any part thereof shall be used for any noisy noxious or offensive trade or business or for any purpose which may be or become a nuisance damage or annoyance to the owners or occupiers for the time being of the Retained Land or any part thereof"

- 2 The following are details of the covenants contained in the Transfer dated 31 March 1987 referred to in the Charges Register:-

"The Transferee hereby covenants with the Transferor as follows for the benefit and protection of the Estate and each and every part of it to observe and perform the restrictions and stipulations set out in the Fourth Schedule hereto

### THE FOURTH SCHEDULE before referred to

(a) Not to do or cause or permit to be done or omit to do on the Property any act deed or thing which may prevent hinder inhibit or delay the adoption as publicly maintainable by the appropriate authority any road or service media or any other drainage works or constructions and any other constructions or facilities or any part thereof constructed within the boundaries of the Estate or which

## Schedule of restrictive covenants continued

prevents or impedes access by the Drainage Authority to the ditch or watercourse along the western boundary of the Property for maintenance purposes SAVE ALWAYS that this covenant shall in no way inhibit commercial or industrial development reasonably carried out on the Property by the Transferee

(b) Not to do or suffer to be done anything upon the Property which may be or grow to be a nuisance or annoyance to any owner or occupier of any residential dwelling constructed or to be constructed on the Estate PROVIDED THAT COMMERCIAL or industrial development reasonably carried out within the Property shall not be deemed to be a breach of this restriction."

NOTE: The estate referred to lies to the south of the land in this title.

End of register

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 16 February 2021 shows the state of this title plan on 16 February 2021 at 15:13:43. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Weymouth Office .

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H.M. LAND REGISTRY

TITLE NUMBER

HP3 1407

ORDNANCE SURVEY  
PLAN REFERENCE

SU8256SW

Scale

1/1150

COUNTY

HAMPSHIRE

DISTRICT

HART

OCrown Copyrt&ht

Gulldian House

DE

RYE CLOSE

HARVEST CRESCENT

Ansella Court

ANCELLS ROAD

Balancing Pond

Sluice

Alder House

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number HP460883

Edition date 11.10.1995

- This official copy shows the entries on the register of title on 16 FEB 2021 at 15:14:48.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Feb 2021.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Weymouth Office.

## A: Property Register

This register describes the land and estate comprised in the title.

HAMPSHIRE : HART

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying on and to the north of Ancells Road, Fleet.
- 2 The mines beds and veins of minerals coal clay slate stone and other substances and substrata below a depth of 200 feet from the surface are excepted from the registration.
- 3 (26.10.1994) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 (26.10.1994) The land has the benefit of the following rights reserved by the Transfer dated 26 September 1994 referred to in the Charges Register:-

"excepting and reserving the easement and right specified in the Third Schedule hereto

### THE THIRD SCHEDULE

#### Exceptions and Reservations

1. There are excepted and reserved to the Transferor and/or the Company and their respective successors in title and the owners or occupiers for the time being of the Development and every part thereof (or such part thereof as is specified below) and its or their tenants licensees agents or invitees so as to serve the Development and every part thereof (or such part as aforesaid):-

(a) the free and uninterrupted passage of water soil electricity and gas through the Service Media which are now or may at any time during the period of 80 years from the date hereof be in on under or passing through or over the Property and which serve the Development or any part thereof with the right to repair maintain inspect and renew such Service Media and the right at any time but (except in an emergency) after giving reasonable written notice to enter the Property but not any buildings thereon in the exercise of such rights the person exercising such right causing a minimum of interference and making good



## A: Property Register continued

any damage caused as quickly as practicable to the Transferee's reasonable satisfaction

(b) the right to enter onto the Property but not into or under any buildings thereon and to lay thereunder additional Service Media of a type and in a manner approved by the Transferee (such approval not to be unreasonably withheld or delayed) and thereafter of the free passage and running of water soil electricity and gas through the same with the right to enter upon the said land to maintain repair inspect and renew the said Service Media the person exercising such right causing the minimum of interference and making good damage so caused at its own expense as quickly as reasonably practicable to the Transferee's reasonable satisfaction

(c) such reasonable rights of access over the paths roads and parking areas constructed or to be constructed within the Property for the purpose of access to and egress from the Common Parts and the Licensed Areas as are required by Beric or the Company or such other company or authority which has management responsibilities for the Licensed Areas to enable them to carry out their management responsibilities in respect of the relevant part thereof

PROVIDED ALWAYS that the siting of the said easements hereinbefore excepted and reserved shall be ascertained and the exercise thereof shall commence within a period of 80 years from the date hereof and PROVIDED FURTHER THAT none of the rights excepted and reserved hereby shall apply or be exercised over any land covered or intended to be covered by a building."

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (21.04.1993) Proprietor: ANCELLS PARK MANAGEMENT COMPANY LIMITED of 317 High Holborn, London, WC1V 7NL.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Transfer of the land in this title and other land dated 28 February 1986 made between (1) The Secretary of State for Defence and (2) Ideal Homes Southern Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The parts of the land affected thereby are subject to the following rights granted by a Transfer of land lying to the south of the land in this title dated 21 November 1986 made between (1) Ideal Homes Southern Limited (Transferors) and (2) The Southern Electricity Board (Transferees):-

"TOGETHER WITH the rights set out in the Schedule hereto.

THE SCHEDULE before referred to

FULL RIGHT AND LIBERTY for the Transferees their servants workmen and others authorised by them to pass and repass at all times and for all purposes with or without vehicles and equipment over and along the land or way coloured brown and brown hatched black on the said plan and over and along the roads and ways on the Transferees's adjoining development comprised in the title above mentioned until such time as the same shall be taken over and become maintainable at the public expense Together with FULL RIGHT AND LIBERTY for the Transferees their servants workmen and others authorised by them to lay use and thereafter from time to time inspect maintain repair relay supplement and remove lines for the transmission and distribution of electricity and the necessary

## C: Charges Register continued

ducts pipes and other apparatus appurtenant thereto in and under the said land or way coloured green and brown hatched black and in and under the said roads and ways until such time as aforesaid And for any of the last mentioned purposes to enter upon such piece of land coloured green and brown hatched black and the said roads and ways and to break up and excavate so much thereof as from time to time may be necessary the Transferees causing as little damage as may be in the exercise of the said rights and making good any such damage occasioned thereby."

The said Transfer also contains the following covenants by the Transferors:-

"THE Transferors with intent to bind the land comprised in the title above mentioned and every part thereof into whosoever hands the same may come and for the benefit and protection of the land hereby transferred and of the electric lines referred to in the Schedule hereto HEREBY COVENANT with the Transferees for themselves and their successors in title as follows:-

(a) not at anytime hereafter to erect or construct any building wall fence or structure or plant any tree or shrub on or over the said electric lines and

(b) not at anytime hereafter to do or suffer to be done anything whereby the cover of soil over or support of the said electric lines shall be altered or which may interfere with or prevent the free access to the said electric lines by the Transferees or render access to the said electric lines more difficult or expensive or which may cause damage to the said electric lines."

NOTE: The land coloured green referred to is hatched blue on the filed plan. The lands coloured brown and brown hatched black referred to do not affect the land in this title.

- 3 A Transfer of the land in this title and other land dated 31 March 1987 made between (1) Ideal Homes Southern Limited and (2) Beric Developments Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 The estate roads and footpaths are subject to rights of way.
- 5 The land is subject to rights in respect of water soil gas electricity telephone and other supply services.
- 6 The parts of the land affected thereby are subject to rights to construct foundations and footings and rights of overhang in respect of adjoining dwellings.
- 7 (21.04.1993) The land is subject to the following rights reserved by a Transfer which included the land in this title dated 26 February 1993 made between (1) Beric Developments Limited (Transferor) and (2) Ancells Park Management Company Limited (Transferees):-

"EXCEPTING AND RESERVING the easements and other rights specified in the Second Schedule hereto

### THE SECOND SCHEDULE

#### ("Exceptions and Reservations")

There are EXCEPTED AND RESERVED to the Transferor and its successors in title and the owners and occupiers for the time being of the Development and every part thereof and its or their tenants licencees agents or invitees so as to serve the Development and every part thereof:-

(a) A right of way with or without vehicles at all times and for all purposes over and along the Estate Road for the purpose of access to and egress from other parts of the Development

(b) The free and uninterrupted passage and running of water soil gas electricity telephone and other services (if any) through the Service Media which may now or may at any time during the period of 80 years

## C: Charges Register continued

from the date hereof be in under or passing through or over the Property and which serve the Development or any part thereof with the right to enter upon such part of the Property as may be necessary or practicable for the purpose of connecting to repairing maintaining inspecting and renewing such Service Media and the right at any time but (except in an emergency) after giving reasonable notice to enter the Property in the exercise of such rights the person exercising such right causing as little inconvenience as reasonably practicable and making good any damage so caused with all despatch."

NOTE 1: The property is the land in this title. The development is the land now or formerly in title HP321047. The estate road and footpaths are those included in the title.

"The Service Media" The pipes conduits wires cables channels ducts mains sewers and other media or apparatus which are required for conducting controlling or measuring water soil gas electricity telephone telex and other electrical impluses air smoke and fumes and other things of a like nature serving the Property and/or the Development."

- 8 (26.10.1994) The land is subject to the following rights granted by a Transfer of the land edged and numbered HP489815 in green on the filed plan dated 26 September 1994 made between (1) Beric Developments Limited (2) Clerical Medical and General Life Assurance Society and (3) Ancells Park Management Company Limited:-

"together with the right specified in the Second Schedule hereto

### THE SECOND SCHEDULE

#### The Rights

The following rights are hereby granted to the Transferee and its successors in title owners or occupiers for the time being of the Property and its or their tenants licensees agents and invitees for the benefit of the Property and every part thereof capable of being benefited thereby in common with Beric the Company and all others having the like rights:

(a) The right upon giving reasonable notice to the owner or occupier thereof to enter upon such part of the Development as may be necessary or practicable for the purpose of connecting to repairing maintaining inspecting and renewing the Service Media in under or upon the Development and for the purpose of repairing maintaining inspecting or clearing all such connections to the Service Media as aforesaid the person so entering causing as little inconvenience or damage as reasonably practicable and making good any damage so caused with all due despatch

(b) All such rights insofar as the same serve the Property or any part thereof as were granted to Beric by the Transfer dated 31st day of March 1987 made between Ideal Homes Southern Limited (hereinafter called "Ideal") and the Transferor

(c) The right to the free and uninterrupted passage and running of water soil gas electricity telephone and other services (if any) through the Service Media which may now or within a period of 80 years from the date hereof be laid in under or upon the Development and which may serve the Property or any part thereof

PROVIDED ALWAYS that the right granted shall not apply or be exercised over any land transferred to or vested in any of the supply authorities or covered by a building and PROVIDED FURTHER that the siting of the said easements hereinbefore granted shall be ascertained and the exercise thereof commenced within a period of 80 years from the date hereof."

- 9 (11.10.1995) The parts of the land affected thereby are subject to the following rights granted by a Transfer of adjoining land dated 16 August 1995 made between (1) Beric Developments Limited (2) City Estates Limited (Transferee) and (3) Ancells Park Management Company Limited (the Company):

## C: Charges Register continued

"the Company (so far as it can grant the same and so far as the said rights are exercisable over the Company's Land) grants to the Transferee the rights set out in the Second Schedule of this Transfer in respect of the Property to hold the aforesaid rights in fee simple

### THE SECOND SCHEDULE

#### The Rights

The following rights are hereby granted to the Transferee and its successors in title owners or occupiers for the time being of the Property and its or their tenants licensees agents and invitees for the benefit of the Property and every part thereof in common with the Transferor and all others having the like rights:-

(a) a right of way with or without vehicles at all times and for all purposes over and along the Estate Road and that part of the footpaths and grassed area over which any vehicular access to the Property is constructed for the purpose of access to and egress from the Property save to the extent that and until the Estate Road is adopted as maintainable at public expense

.....

(c) the right to the free and uninterrupted passage and running of water soil gas electricity telephone and other services (if any) through such of the Service Media as are not adopted as maintainable at public expense which may now or within a period of 80 years from the date hereof be laid in under or upon the Development and which may serve the Property or any part thereof

(d) the right upon giving reasonable notice to the owner or occupier (except in case of emergency) thereof to enter upon such part of the development as may be necessary or practicable for the purpose of connecting to repairing maintaining inspecting and renewing the Service Media in under or upon the Development and for the purpose of repairing renewing maintaining severing inspecting or clearing all such connections to the Service Media as aforesaid the persons so entering causing as little inconvenience or damage as reasonably practicable and making good any damage so caused with all due despatch

PROVIDED ALWAYS that the siting of the said easements granted in this paragraph (d) shall be ascertained and the exercise thereof shall commence within a period of 80 years from the date hereof AND PROVIDED FURTHER that none of the rights granted in this paragraph (d) shall apply to or be exercised over any land transferred to or vested in any of the utility suppliers or covered by a building."

NOTE 1: The following definitions apply:

"The Development Cove  formerly	:	The development situate off Minley Road and  Road Fleet Hampshire and known as Ancells Business Park as the same is now or was  registered at Land Registry under title number HP321407
The Estate Road and  includes  Plan.	:	The road forming the part of the Development  shown for the purpose of identification only coloured brown on the Plan and for all purposes of this Transfer (other than in relation to vehicular rights of way) the Estate Road  the footpaths thereto coloured green on the Plan.
The Service Media  measuring	:	The pipes conduits wires cables channels ducts mains sewers and other media or apparatus which are required for conducting controlling

## C: Charges Register continued

or the passage of water soil gas electricity  
telephone telex and other electrical impulses  
air smoke and fumes and other things of a like  
nature serving the Property and the

Development."

*NOTE 2: Copy plan in Certificate. Copy plan filed under HP505256.*

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 28 February 1986 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Vendor to the intent that the burden of this covenant may run with and bind the Property and every part thereof into whosoever hand the same may come and to the intent that the benefit thereof may be annexed to and run with the retained Land and every part thereof as follows:

(a) that neither the Property nor any part thereof shall be used for any noisy noxious or offensive trade or business or for any purpose which may be or become a nuisance damage or annoyance to the owners or occupiers for the time being of the Retained Land or any part thereof."

- 2 The following are details of the covenants contained in the Transfer dated 31 March 1987 referred to in the Charges Register:-

"The Transferee hereby covenants with the Transferor as follows for the benefit and protection of the Estate and each and every part of it to observe and perform the restrictions and stipulations set out in the Fourth Schedule hereto

THE FOURTH SCHEDULE before referred to

(a) Not to do or cause or permit to be done or omit to do on the Property any act deed or thing which may prevent hinder inhibit or delay the adoption as publicly maintainable by the appropriate authority any road or service media or any other drainage works or constructions and any other constructions or facilities or any part thereof constructed within the boundaries of the Estate or which prevents or impedes access by the Drainage Authority to the ditch or watercourse along the western boundary of the Property for maintenance purposes SAVE ALWAYS that this covenant shall in no way inhibit commercial or industrial development reasonably carried out on the Property by the Transferee

(b) Not to do or suffer to be done anything upon the Property which may be or grow to be a nuisance or annoyance to any owner or occupier of any residential dwelling constructed or to be constructed on the Estate PROVIDED THAT COMMERCIAL or industrial development reasonably carried out within the Property shall not be deemed to be a breach of this restriction."

NOTE: The estate referred to lies to the south of the land in this title.

## End of register

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

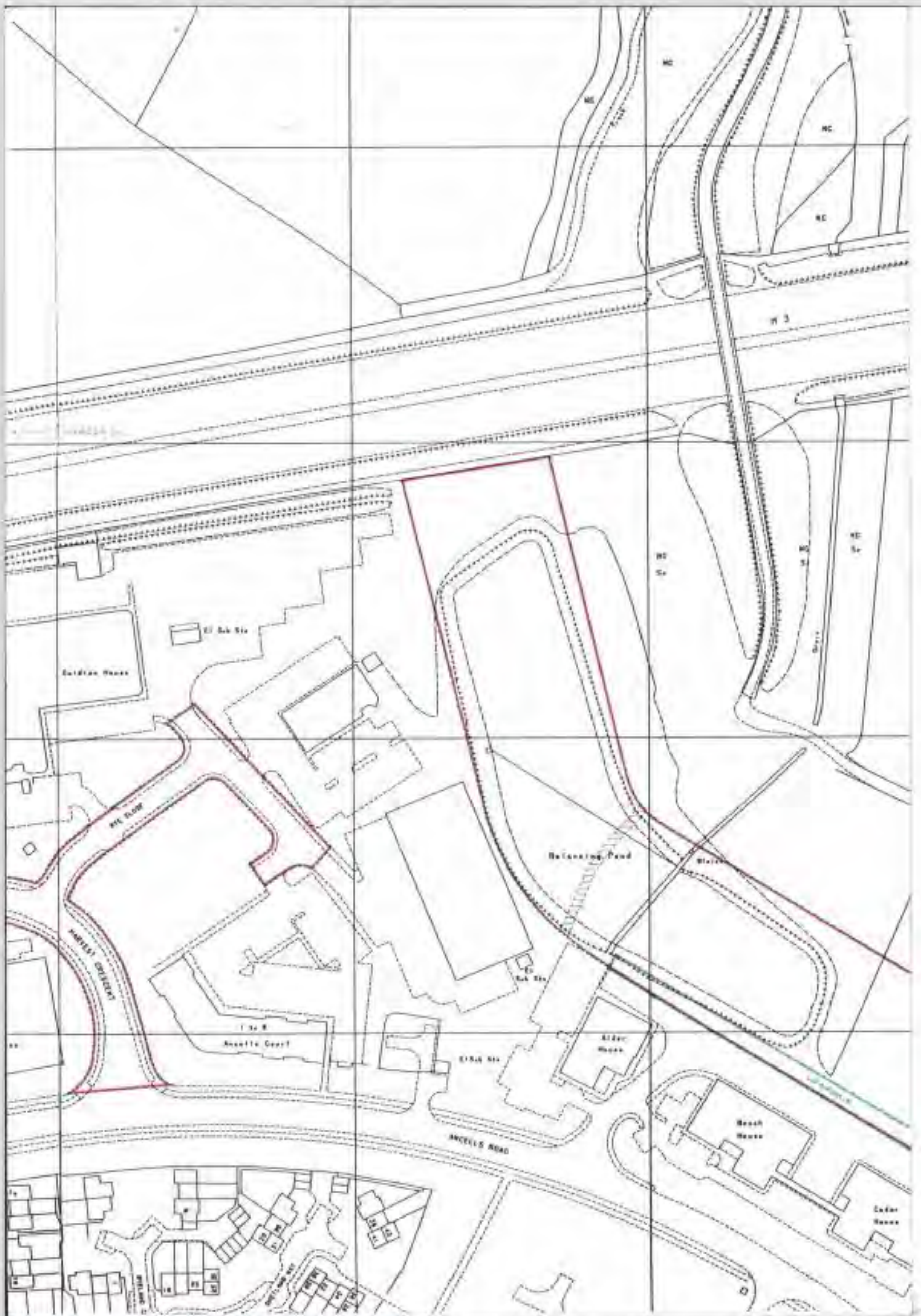
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 16 February 2021 shows the state of this title plan on 16 February 2021 at 15:14:48. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.  
This title is dealt with by the HM Land Registry, Weymouth Office .

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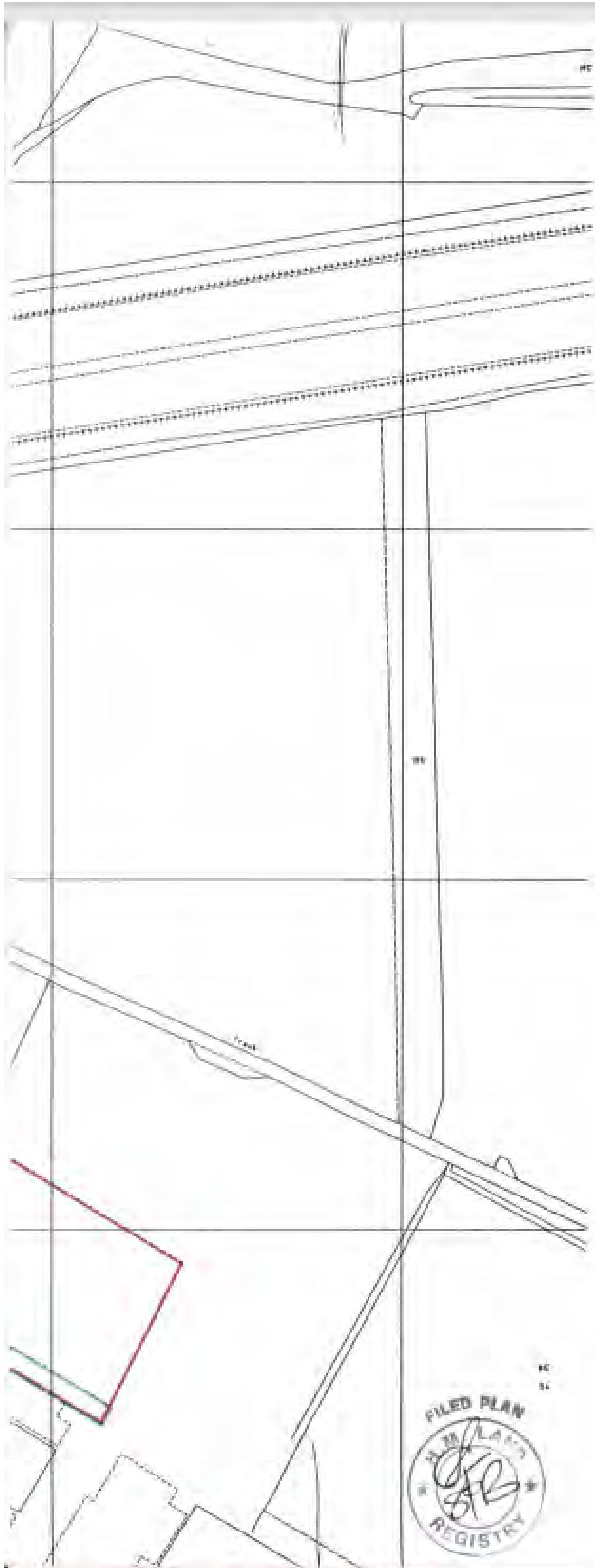




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## **2023 Review of Parliamentary constituencies**

The 2023 Review of Parliamentary constituencies was formally launched in January 2021. Due to population changes since the last review, the number of electors in some constituencies is much higher than in others. The Boundary Commission for England (BCE) is required by legislation to ensure that the number of electors in each constituency is more equal; in doing so, the number of constituencies in England will increase from 533 to 543.

**The boundary changes only relate to Parliamentary constituencies (the area an MP is elected to represent in Parliament).**

The review is a redistribution of the population bracket for each division to cover. Where there has been a population shift and increase, the BCE will redraw the boundaries to ensure each constituency has (as far as possible) equal amounts of population within them, giving an extra 10 parliamentary seats in England.

Essentially, the greater impact is on MPs and not on parish and town councils. Some MPs may see their constituency split which may make them at risk at the next election. When building the parliamentary boundaries, the BCE use ward boundaries where possible, to avoid splitting up wards and affecting service provision. However, there may be cases where residents in parishes/ wards will vote for a different MP in the next election under a different area.

To see if your area may move across parliamentary boundaries, please visit the interactive map [here](#).

**The review does not change local authority boundaries and will not affect the services received in or covered by the district.**

As part of the review, a consultation is now running to get feedback on proposed new boundary lines and constituency names. **The consultation is currently open until Monday 2nd August 2021.** You can make comments by [visiting the map](#) and clicking “make a comment”.

There will be a further two rounds of consultation in 2022, which will additionally include a number of public hearings. Following the conclusion of all three consultation periods, the Commission will look at all the evidence received and form its final recommendations. These will be presented to Parliament by July 2023 for approval, with the new constituencies taking effect at the next General Election.

You can read more about the review at <https://www.bcereviews.org.uk/>

There is also a very comprehensive guide on the review which can be found at <https://boundarycommissionforengland.independent.gov.uk/2023-review/guide-to-the-2023-review-of-parliamentary-constituencies/>

Further information:

### **The distribution of constituencies**

The Act requires there to be a fixed number of 650 constituencies for the whole of the UK. Having stated that no single constituency may be split between different parts of the UK, the Act ‘protects’ five specified island constituencies (two on the Isle of Wight for England, two for Scotland, and one for Wales), then provides a



mathematical formula to determine how many constituencies each of the four parts of the UK should be allocated from the remaining 645, based on the electorate figures as at 2 March 2020.

The number of constituencies allocated to England for the 2023 Review is 543 (including the two for the Isle of Wight).

The BCE has subsequently distributed the 541 constituencies (i.e. the total English allocation less the two reserved for the Isle of Wight) between the nine 'English regions' defined in the Act. In order to do so, the BCE used the same mathematical formula (commonly known as the Sainte-Laguë method) as that provided in the Act for the initial allocation between the four parts of the UK.

This results in the following allocation of constituencies between the regions:

	Existing constituencies	Proposed constituencies
Eastern	58	61
East Midlands	46	47
London	73	75
North East	29	27
North West	75	73
South East	84	91*
South West	55	58
West Midlands	59	57
Yorkshire and the Humber	54	54

\*Includes the two constituencies for the Isle of Wight

In developing its proposals, the BCE allocates the specified number of constituencies within the relevant region and aims to produce initial proposals in which each constituency is wholly contained within a single region.

This approach does not prevent anyone from putting forward counterproposals that include one or more constituencies being split between regions, but it is likely that very compelling reasons would need to be given to persuade the BCE to depart from the region-based approach it adopts in formulating its initial proposals.



For attention of Chair of the Council

Dear Councillors

I work for the Environment Agency in flood risk management and am responsible for liaising with project partners.

You may be aware, the Environment Agency is in the process of assessing the benefits of developing a project to reduce the risk of flooding across Fleet Town. Over the years, we have reviewed several 'conventional' options to manage flood risk which proved unviable. So now, we are looking at natural flood management techniques. This will include naturalising watercourses and introducing natural structures to slow flows and hence reducing the impact of flooding. The principle watercourses we are considering are the Gelvert Stream, Fleet Brook and tributaries as well as the Sandy Lane Ditch.

At the start of this year, we held a workshop with partner organisations to try and identify various options at various locations. This has led to a list of about 20 possible options which we are in the process of trying to review and assess the benefits of. Some of the proposed options may be located on land managed by Fleet Town Council, such as Oakley Park and Basingbourne Park.

Now we have some options identified, I think it is important to high light this to council members and confirm details about how this project may progress. The Environment Agency has to assess the benefits of each option and balance this with the cost of design and construction. The options will then be presented in a business document for review by the project partners and then by the EA project review board. If this is successful in gaining approval, each option with a positive benefit cost ratio can move forward to design and construction phase. I have attached a briefing note to help inform Councillors and would be happy to attend any virtual meeting to explain the process we have to follow.

I hope this makes sense, do feel free to contact me should you need any further information.

Regards

Brian Roberts

Surrey & N.Hampshire Partner & Strategic Overview Team

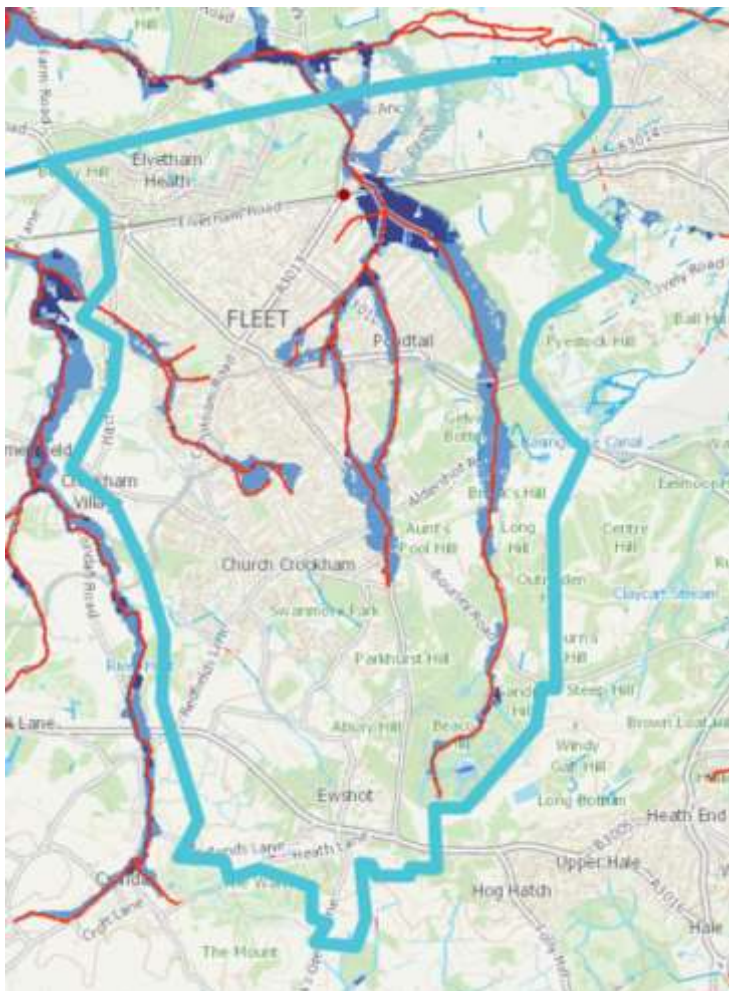
# Fleet Flood Alleviation Scheme

## Status Update - June 2021

### Purpose of this Briefing Note

This note sets out the status of the Environment Agency's Fleet Flood Alleviation Scheme. It is intended to inform District and Parish Councillors about the progress of the project following the partner opportunities and constraints workshop in January 2021.

The Environment Agency is aware that there are several public organisations and community groups who have an interest in the project area. We have contacted these partner organisations and updated them on the development of this project.



### Partner Organisations

The Defence Infrastructure Organisation (DIO) manages significant areas of land for the Ministry of Defence (MOD) in Fleet, including the area to the east and southeast of the town.

Most of the open spaces within the town are managed by Hart District Council, who is an RMA, or Fleet Town Council. The rest of the land is mostly private associated with residential properties.

Hampshire County Council are also involved in this process as they have proposed a number of schemes in this area. We are working with Thames Water as an RMA to try and resolve some surface water issues.

Other interest groups include Fleet Pond Society, Natural England, Hampshire and Isle of Wight Wildlife Trust (HIWWT) and resident forums including Friend of Basingbourne Park.

The principal watercourses that drain the area are the Fleet Brook and Gelvert Stream which run from south to north as well as Sandy Lane Ditch to the west of the town.

The challenge for this project is to reduce the flashy nature of the watercourses. We are investigating how this could be achieved by reducing the peak flows to such an extent that the watercourses can convey sufficient flows, while also making space for the surface water that needs to be re-directed back into the watercourses.

## Project Status

The EA completed flood modelling work in 2018 to confirm areas at risk of flooding. Since then, the EA have liaised with the partners informing them through a WebEx about the project. We then consulted partners through a virtual workshop in January 2021. This workshop identified the different aspects of this project, the opportunities and challenges, as well as possible solutions to reduce flood risk. The information gained at this meeting has been collated by our consultants, JBA Consulting, who have developed a long list of over 20 options.

The EA project team have worked through the list, reviewing and assessing the options to see which options are suitable for including in short listing. We are now reviewing the benefits, to test if they are viable and we can justify the scope of work in relation to cost, which includes modelling their potential for reducing flood risk.

In parallel with this, we have contacted the principal land owners. We have talked with DIO staff about positioning assets on MOD land, to confirm access to the site and implications of the scheme. This has helped us to understand the implications of locating assets on MOD land and appreciate what historical work has been completed through DIO. We have had similar meetings with Hart DC officers, Hants CC, Thames Water, as well as HIWWT.

This is very much an ongoing process with existing and newly identified partners.

## Next Steps

Several options are under consideration, but no decisions have been made for the flood alleviation scheme. When we have completed the review of the shortlisted options, we propose to share this assessment and the proposed preferred option with partners at a second workshop. Due to the number of options, potential interactions between different options, the need for surveys and complexity of the modelling, we have had to postpone the date of this second workshop.

We want to work with partner organisations to achieve the best possible outcomes for the area, and the feasibility of Natural Flood Management (NFM) is a key consideration for determining the optimum way to reduce flood risk. Through this consultation, we plan to develop the next stage of the business case (Outline Business Case) for submission in summer 2022.

Should you have any further queries, please email them to [THMS.Schemes@environment-agency.gov.uk](mailto:THMS.Schemes@environment-agency.gov.uk) using Fleet FAS as a reference.

Complaints Register - 2021-2022					
Number	Date of Receipt	Date Response Sent	Complaint details	Link to Previous Complaint no	Number of officer hours to complete
COM/01/21			Vacant		
COM/02/21	02 06 21	Unable to contact	Rats in Oakley Park		0.25
COM/03/21	10 06 21	14 06 21	Noise from The Harlington		0.25
COM/04/21	06 07 21	06.07.21	Bullying and aggressive behaviour in Calthorpe Park		0.5

**COUNCIL MEETING**  
**Wednesday 28 July, 2021**

**OFFICER:** Janet Stanton  
**DATE:** 20 July 2021  
**SUBJECT:** Clerk's Report

**1. Active Cyber Defence Pilot**

The Government's National Cyber Security Centre (NCSC) provides free cyber defence tools and services to local authorities – called Active Cyber Defence (ACD). They offered FTC the chance to join their pilot scheme for the largest Town Councils. The local government lead made contact and it was agreed FTC would join the pilot scheme.

The scheme offers a range of free cyber defence tools and services to local authorities – called Active Cyber Defence (ACD). ACD has already been installed and a couple of issues with the website were identified and action taken to correct the problem.

Officers will hold quarterly zoom meetings with NCSC during the pilot scheme.

**2. Vaccination delivery – September onward**

Discussions are currently taking place with the PCN about the possibility of future COVID booster/flu vaccinations taking place in The Harlington between September and the end of November 2021. Currently the COVID vaccination contract runs until the 25 August 2021.

**3. Residents presentation and Q and A Session**

Due to COVID preventing us from being able to hold our usual Annual Residents Meeting this year we decided to take a different approach and along with a local visual production company, produced a video presentation that was uploaded to YouTube and advertised on our website & Social media for residents to view. The video currently stands at 816 views - Fleet Town Residents Update - YouTube.

Following on from the residents Update video, a Residents Q&A Session was held on the 10th June via Zoom with a panel of Councillors answering Questions from the public. Around 20 members of the public attended. The notes on the Q&A Session will be available on the website shortly.

**4. Hybrid meetings**

We are currently in the process of obtaining quotations from companies to provide/install a hybrid meeting system. This will allow members/public to both physically and virtually attend the same meeting and be seen/heard by everyone – the system would also allow us to livestream the meetings to YouTube as we did in lockdown. Once this information is to hand, a report will be brought back to Council for consideration.

**5. Chairman's coffee mornings**

Chairman's Coffee Mornings are planned to recommence in September. These Coffee Mornings allow Fleet Town Council to stay in touch with Fleet Residents. A small number of randomly selected residents will be invited to join the Chairman, other ward Councillors and other randomly selected residents for a Coffee and to tell us what they like and don't like about living in Fleet. The next Coffee Morning will be for residents within the Courtmoor Ward and the date is still to be finalised.



**6. Cemetery Extension**

Due to COVID, the cemetery was much busier during the last year and there are now only 20 full burial plots remaining. However, it may be possible to remove a small scrub area to the rear of the cemetery and allow approximately 75 more graves to be created. Investigations are ongoing and will be reported back to Council.

**7. Playgrounds**

During the coming week, the restrictions put in place to encourage social distancing within the play grounds will be removed ie swings will be replaced and enclosed areas eg slides, tunnels and play houses/station will be opened back up.