



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 10th November 2025
at 7pm in the Function Room, The Harlington

Present:

Cllr Schofield
Cllr Chenery
Cllr Holt
Cllr Hope

Officers: Charlotte Benham

1	Apologies No apologies received
2	Declarations of interest to any item on the agenda None declared
3	Public Session 2 members of the public were present regarding Silverlea, Cove Road - care home with concerns about loss of privacy to their garden and house and flooding.
4	Approval of the Minutes The minutes of the development and control committee meetings held on Monday 27 th October 2025 were accepted as a correct record of the meeting.
5	25/01978/AMCON 24 Kenilworth Road, Fleet, GU51 3AX <u>Application to vary Condition 2 (approved plans) attached to planning permission 23/01605/HOU dated 20.11.2023 - Erection of a porch, extension of accommodation at first floor within the existing roof space and creation of accommodation at second floor within the proposed roof space, erection of a two storey rear extension, erection of single storey side and rear extensions, erection of a covered canopy to the rear, alterations to garage, demolition of outbuilding, blocking up two windows and insertion of door to ground floor side, replacement of standard window and bay window to ground floor front</u> Comments required by 13 November

Only issue appears to be impact on extended porch on restricting parking
NO OBJECTION

25/01995/HOU

The Glen ,Victoria Hill Road,Fleet, Hampshire, GU51 4LG

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

Comments required by 13 November

- Recognises that the property is in the NFCA and is a more recent infill (3 identical properties). The proposed extension is in keeping with the host building.
- There is a slight infringement of the 45° rule but the sight line is already encroached by the existing garage.
- There is a tree protection plan and remedial work is defined in the root zone of impacted trees. No trees are to be removed.
- The front boundary will remain unchanged so there are no negative impacts on the character of the Conservation Area.

NO OBJECTION

25/01952/HOU

42 Springwoods,Fleet,Hampshire, GU52 7SX

[Erection of a hip to gable loft conversion with front and rear dormer](#)

Comments required by 13 November

- This is a challenge to Fleet Neighbourhood Plan Policy 11, Safeguarding building stock for people of limited mobility, including people with disabilities and older residents.
- The existing property is a bungalow – a house which has only one floor and no stairs.
- Two of the three existing bedrooms at the ground floor are retained but an additional two bedrooms are constructed in the loft space.
- The roof extension is beyond permitted development rights.
- If developed the property would become a family home and no longer a bungalow breaching Fleet Neighbourhood Plan Policy 11.

OBJECTION

25/02138/HOU

23 Oasthouse Drive,Fleet,Hampshire, GU51 2UL

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

Comments required by 13 November

- Development to the rear and side.
- No apparent impact on neighbours.
- No ecological issues and no trees.

NO OBJECTION

25/02097/AMCON

Silverlea ,Cove Road,Fleet, Hampshire, GU51 2RR

[Application to vary condition 2 \(approved plans\) of Planning Permission](#)

[22/02520/FUL Erection of a 70 Bed care home \(use class C2\) including](#)

[access, parking, landscaping and other associated works, following demolition of existing dwellings](#)

Comments required by 18 November

- It would appear that there has been a surveying error – and an incorrect datum established on the site that has made the difference of about 1m.
- Two new sections have been provided that show the relative levels between Woodside and 30 Forest Dean.
- The important point appears to be that the absolute levels have changed, but the relative levels as revealed by the new sections has not changed
- The long front elevation clearly states a difference between Planning Drawing levels and what are stated to be “Actual” levels.
- The original general finished floor level was 68.40 but is now 69.35 mod.
- This finished level is dictated by the road level at the entrance to the site and is then carried through the whole of the ground floor.
- From the levels taken for the roof and the eaves for 30 Foerst Dean, if 6.4m height is taken from ground level to the eaves, it would make the garden level 67.2m compared with 67.3 shown as the bottom of the slope adjacent to the fence.
- A significant number of trees and vegetation have been removed between the new development and 30 Forest Dean which has made the level difference totally apparent.
- The newly presented section clearly shows the slope between the new building footings and the garden level of 30 Forest Dean.
- The drainage plans have concentrated on dealing with all the surface water off the building, but has totally failed to address the problem of the reprofiled land draining towards the property boundaries.
- The detailed paving slab set vertically as a kerb/barrier is totally inadequate.
- Proper drainage plans clearly identifying how the runoff from the sloping ground will be dealt with and how the drainage proposals integrate with new tree and shrubbery planting that was proposed in the original planning application to reestablish a natural screen between the new development and the exiting surrounding properties.
- In the view of the relative levels exposed by the new section showing 30 Forest Dean new boundary planting is essential.

OBJECTION inadequate treatment of surface water to prevent flooding of the adjoining properties.

25/01666/HOU

Courtenay ,Avenue Road,Fleet, Hampshire, GU51 4NG

[Erection of a 1.5m high front boundary softwood timber close board fence with concrete fence posts and gravel boards behind an existing conifer hedge and erection of 1.8m high softwood timber driveway gates. Amended plans received 31.10.25 reducing height of of fence and gates to 1.2 metres and altering gate design to five bar gates](#)

Comments required by 14 November

- Plans have been amended following FTC comments and neighbour’s objecting to the sharing of the entrance.
- Proposed 5 bar gate is in keeping with the character of the Conservation area.

	The lower fence will allow the planting in front of the fence to mature and establish a green screen to the hard fence line more in keeping with the character of the North Fleet Conservation Area. NO OBJECTION
6	Noted: Weekly List
7	Noted: Hart Planning Meeting Dates 19th November
8	Date of Next Development Control Committee Meeting 24th November

Meeting closed: 8.20pm

Signed:.....

Date: