



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on 15<sup>th</sup> December 2025  
at 7pm in The Function Room, The Harlington

**Present:**

Cllr Holt  
Cllr Schofield  
Cllr Chenery

**Officers:** Charlotte Benham

1	<p><b>Apologies</b></p> <p>Apologies received from Cllr Hope</p>
2	<p><b>Declarations of interest to any item on the agenda</b></p> <p>None declared</p>
3	<p><b>Public Session</b></p> <p>None present</p>
4	<p><b>Approval of the Minutes</b></p> <p>The minutes of the development and control meeting held on Monday 24<sup>th</sup> November were accepted as a correct record of the meeting.</p>
5	<p>25/02322/AMCON 18 Grenville Drive Church Crookham Fleet GU51 5NR <a href="#">Application to vary condition 6 (Fixed shut obscure glazed) of Planning Permission 24/02015/HOU dated 08.01.2025 - Erection of a single storey rear extension and detached garage; landscaping, boundary treatments</a> Comments required by 8 December</p> <ul style="list-style-type: none"> <li>• The use of obscure glazing and a fixed window was a Condition of Planning Approval to protect the neighbouring property.</li> <li>• The builder has proceeded to install a clear opening Velux window contrary to the Planning Condition. The photograph appended by the developer clearly shows that there is a clear line of sight between the roof light and the neighbouring rear window.</li> <li>• The defence that this has not been a requirement in other developments carries no weight and the Condition should be complied with.</li> </ul>

OBJECTION – window needs changing to an obscure glazed one as was the condition of approval. At the very least needs an obscuring film applied to the window.

25/02308/ADV

*Bus Shelter Adjacent Birch Parade 88 Fleet Road Fleet*

[Double-sided digital displays to replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays. Digital displays to portray static advertising images that change every 10 seconds](#)

Comments required by 10 December

Replacement of an existing bus shelter in front of a parade of shops and opposite the building merchants.

NO OBJECTION in principle as long as the illumination levels do not cause nuisance to flats above.

25/01872/HOU

20 Kenilworth Crescent Fleet Hampshire GU51 3BA

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

Comments required by 10 December

- This 6m deep by 2.8m high extension will take light off the back of the neighbouring/adjoining property.

OBJECTION – loss of light to neighbour

The extension could be re-orientated to have far less impact on the neighbouring property

25/01629/ADV

11 Kings Road Fleet GU51 3AA

[Display of one unilluminated fascia sign](#)

Comments required by 10 December

- As the sign is not illuminated it does not present any issues.

NO OBJECTION

25/01197/FUL

Fyfe House St James Road Fleet GU51 3QH

[Change of use of ground and first floors to four 1 bed flats, creation of a second floor to create two 1 bed flats, replace existing steps with ramp and alterations to cladding and fenestration](#)

Comments required by 12 December

- Total proposed development is 6 x one bed apartments, 4 of which are 2 person properties. Residential parking provision is defined as 1 allocated and 1 unallocated per flat.
- Parking layout shows 5 parking spaces - paragraph 5.11 of Hart's standards requires a minimum of 0.5m to be added where either dimension is adjacent to a wall. The current property is stated to provide 4 parking spaces which is more of a practical solution. The transport Statement further adds there is no local on-street parking.

- The residents living directly opposite the development have complained that vehicles reversing out of the office site have demolished their wall and hit the nearest lamp post.
- Again all the flats only just meet minimum space standards.
- Development fails to address Local Plan Policy H1 Housing Mix which states new homes will be supported where they provide an appropriate mix of dwelling types and sizes, having regards to the most up to date evidence on housing need. An excessive number of 1 and 2 bedroom flats have been provided in the Fleet area primarily through office to residential conversions.

**OBJECTION on grounds of**

- Inadequate on-site parking in an area with no on-road parking in the immediate Vicinity - Policy GEN 1
- Lack of evidence of the need for more properties of one bedroom of minimum space standards contrary to Local Plan policy H1

25/02351/HOU

66 Westover Road Fleet GU51 3DF

[Partial demolition of existing detached garage and erection of part two storey and part single storey front extension, single storey rear extension and extend lean to on the side](#)

Comments required by 16 December

- No change in the number of bedrooms so requires 3+ parking spaces.
- One integral garage would not be counted and space down the side of the building does not appear wide enough to meet Hart's standard of 2.5m plus 0.5m against a wall.
- It would appear the front garden has already been lost to parking, so three spaces is achievable, if undesirable.
- Front elevation presents the same appearance, so overall no immediate impact on neighbouring properties.

**NO OBJECTION in principle but concern about parking and loss of soft landscaping**

25/02403/HOU

35 Frere Avenue, Fleet, Hampshire, GU51 5AW

[Erection of a two storey rear extension and part garage conversion](#)

Comments required by 17 December

- No obvious impact on neighbours.
- Two side facing windows are to have obscure glass and be non-opening.
- No change in the number of bedrooms.
- Proposed parking plan shows loss of front garden to parking contrary to Fleet Neighbourhood Plan, Policy 15 Residential gardens - more than 50% of the front garden is given to parking.

**NO OBJECTION in principle but does breach Neighbourhood Plan Policy 15**

	<p>25/02333/FUL  3 Southby Drive, Fleet, GU51 3BE  <a href="#">Erection of a single storey garage and installation of gates and piers</a>  Comments required by 24 December</p> <ul style="list-style-type: none"> <li>Proposed plans show double garage that does not meet Hart's standard of 6.0m x 7.0m internally, so it would only be considered a single garage.</li> <li>The tree report states: <i>The base and foundations for the garage have been constructed with no effect on trees with TPOs. A 3+m gap has been allocated between the trees and the foundations, providing protection for the roots.</i>  So this reinforces the fact this is a retrospective application. The tree report does not attempt to show the tree root zone that may have been impacted – only that the trees have not been impacted by the works.</li> <li>This appears to be an excessive number of parking spaces for the host property and well beyond the limit of a 5 bedroom house - the largest identified in the standards.</li> <li>Again, the Gates and Walls are constructed and the application is retrospective.</li> <li>There is an argument that the replacement is Permitted Development, but wooden fencing has been replaced with a 1.8m high brick wall and solid timber gates</li> </ul> <p>NO OBJECTION</p> <p>25/02470/CON  Courtenay, Avenue Road, Fleet, GU51 4NG  <a href="#">Details pursuant to condition 3 (materials) of Planning Permission</a>  <a href="#">25/01666/HOU 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.</a>  <a href="#">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</a>  Comments required by 25 December</p> <p>No issue with the lower fence and the 5-bar gate which better retained the character of the Conservation Area  NO OBJECTION</p>
6	<p><b>To Note:</b></p> <p>Review of weekly lists</p>
7	<p><b>Noted:</b></p> <p><b>Hart Planning Meeting Dates</b></p> <p>17<sup>th</sup> December</p>
8	<p><b>Date of Next Development Control Committee Meeting</b></p> <p>12<sup>th</sup> January 2026</p>

**Meeting closed: 8.00pm**

**Signed:**.....

**Date:** .....