



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Monday 21st July 2025
at 7pm in the Function Room, The Harlington

Present:

Cllr Schofield

Cllr Chenery

Cllr Holt

Officers: Charlotte Benham

1	Apologies Apologies received from Cllr Hope
2	Declarations of interest to any item on the agenda None declared
3	Public Session 7 members of the public present regarding 25/01090/FUL <ul style="list-style-type: none">• TPO trees – 52 being removed so loss of biodiversity to Ancient woodland• No details for root protection for works• Net loss of habitat being replaced elsewhere but no details given• Natural England hasn't consulted• No bat survey• No 15m buffer zone for woodland• Rye Logistics had conditions but they were later overturned• Concerns about traffic – lorries backing up on road and increase in vans• 200 jobs currently – go down to 140 which will impact local businesses• Community engagement was poor• Concern about traffic impact being a 24/7 site• Flats nearby may be impacted by noise• Other industrial units empty and converted to flats
4	Approval of the Minutes The minutes of the development and control advisory group meeting held on Monday 7 th July were accepted as a correct record of the meeting.

25/00896/OUT

68 Albany Road, Fleet, Hampshire, GU51 3PT

[Outline application for the erection of 9 dwellings, new access road and associated landscaping works with principle, access and layout to be considered following demolition of existing dwelling and outbuildings](#)

Comments required by 24 July

- Environmental Report: impacts of the planned development upon biodiversity will be negligible and non-significant. Development should achieve a 10% gain but separate report identifies shortfall and commends off site trading - offsetting by use of third party site. This potentially does not address the local issue of improving local biodiversity.
- 9 properties, 26 bedrooms, 20 allocated parking and 6.5 unallocated parking spaces
- Building areas all above minimum for occupancy levels.
- This is a low density development with smaller family homes which are not being generally offered in the open market.
- Need a comment from HCC Highways on safety of 9 properties entering and leaving the site through a single entrance in reasonably close proximity to a junction.
- Waste have raised an issue of bin collection - having 9 houses bring their waste to kerbside without a dedicated area would appear unacceptable so on-site collection would appear appropriate. Accessibility of waste vehicle needs to be demonstrated and ability for proposed permeable paving to accommodate heavy vehicles.
- No floor plans or elevations provided yet

Holding OBJECTION until above issues are addressed/more details provided but overall a good development

25/01048/HOU

20 Kenilworth Crescent, Fleet, Hampshire, GU51 3BA

[Demolition of conservatory and erection of a two storey lift shaft at the rear and replacement conservatory](#)

Comments required by 24 July

- Two story lift shaft is right on the boundary, extending 2.5 metres from the rear of the house. Adjoining neighbour is to the NW so will lose some light off the back of the house. Picture indicates two windows will be impacted.
- Sympathetic to need for this but does impact neighbour. There is a no objection from a resident but does not declare their address - if it's the adjoining neighbour then not an issue.

Concern about impact on neighbouring property.

25/01031/HOU

5 Westminster Close, Fleet, Hampshire, GU51 4NR

[Erection of a single storey rear extension following demolition of existing conservatory and alteration to roof of utility and gym](#)

Comments required by 25 July

- Significant rear extension (4m) – may marginally breach the 45° rule
- Also to NW of neighbour so no shadowing effect.

- Materials matching existing.

NO OBJECTION

25/01090/FUL

Centaur House, Ancells, Hampshire, GU51 2UJ

Demolition of two office buildings and erection of six units
(E(g)/B2/B8) with access, landscaping and associated works

Comments required by 29 July

- This is an employment site, one of the few remaining in Hart – current number of jobs at site vs proposed potentially results in a net loss.
- Proposed new development is contained within existing site boundary. The only extension work is to the access off the main road to improve access from either direction.
- Noise has been measured and influenced by use of Ancells Road and M3. Additional sound barrier to be provided to front boundary, but does create an issue with maintenance of the trees screening the site and the foundations/support to the noise barrier.
- 52 trees removed from TPO'd area. No details for root protection during works provided.
- Nearest houses are generally shielded by trees.
- Traffic assessment not overly convincing as no HGV movements identified. A proper transport assessment is required to assess impact on residents.
- TRICS data not wholly relevant because of type of industry and local, not much data on similar activity in the SE of England.
- No detailed traffic model projected.
 - Recognise possible range of occupants not determined at this time, but a worst case scenario should be modelled
- If serious public concern about increased commercial traffic and the impact on the adjacent park, request s106 contribution to fencing the park boundary so safety of park users is secured.
- 6 small units indicated but there is the possibility that units could be combined and traffic movements are a function of floor area. Recommend a condition put in place that development will remain as 6 units and not be merged into larger units.
 - As small units, number of HGV movements to 2 loading bays would be limited.
- Conditions, especially related to night time activity, noise levels and limiting any light pollution, should be applied to reduce the impacts of operation on nearby residents.
- Travel Plan of no real value as does not practically address local issues. Cycling and walking to the site unlikely to be significant and there is no regular bus service, especially from early evening until next morning if shift work is involved. The remoteness of the site from a source of labour and the poor provision of public transport to the site, especially to support shift work makes anything but vehicular access impractical.

HOLDING OBJECTION until issues above are addressed.

If approved suggest s106 contribution secured to improve safety to local park users with increased commercial traffic flows.

25/01252/HOU

12 Elvetham Road, Fleet, Hampshire, GU51 4QB,

[Extension of dropped kerb by two dropped kerb stones](#)

Comments required by 29 July

- Looks to make whole front garden accessible for parking.
- Recognise that on-road parking has become a safety issue on Elvetham Road
- Loss of front garden which breaches Fleet Neighbourhood Plan Policy 15 Residential Front Gardens, retaining 50% as soft landscaping.

NO OBJECTION in principle but concern about parking as does breach Neighbourhood Plan.

25/01256/HOU

12 Fern Drive, Church Crookham, Fleet, Hampshire, GU51 5NW

[Erection of a single storey side extension and replacement of the existing ground floor flat roofs on side and rear with a pitched roof](#)

Comments required by 29 July

- Major expansion of the ground floor to side and rear of the property with no obvious impact on neighbours.
- Large area of roof - how is additional run off to be dealt with in area adjacent to the canal?

NO OBJECTION

25/01255/HOU

2 Coombe Drive, Fleet, Hampshire, GU51 3DY

[Erection of a single storey rear extension following demolition of conservatory and alterations to fenestration to ground floor rear and side](#)

Comments required by 29 July

Typical replacement of traditional glass conservatory with solidly built flat roof extension with bi-fold doors to rear. No impact on neighbours.

NO OBJECTION

25/01276/HOU

26 Fir Tree Way, Fleet, Hampshire, GU52 7NB

[Demolition of conservatory and erection of a single storey rear extension, insertion of one window and replace one door with obscure glazed window ground floor side](#)

Comments required by 31 July

- Extending a further 2m beyond the line of the old conservatory (total 5m).
- All to the rear - possible infringement of the 45° rule.

NO OBJECTION

25/01158/HOU

26A Kings Road, Fleet, Hampshire, GU51 3AQ

Erection of a hip to gable extension, conversion of loft into habitable accommodation, juliette balcony to rear elevation and insertion of roof windows

Comments required by 31 July

- Significant change to the roof by converting hip to gable.
- Significantly increases the volume of the roof space and makes the building top heavy.
- Goes from 4 to 5 bedrooms, so no additional parking required.
- The proposed Juliet balcony at the second-floor level will give a view over the first property in Connaught Road and therefore result in a loss of privacy.

OBJECTION – removing Juliet balcony to prevent overlooking may be more acceptable

Licencing App

Bunker, Upper Street, Fleet, Hampshire, GU51 3PE

The proposed variation is to seek approval of the plan submitted with the application to make the following alterations:

- The bar in the games room has been rotated 90 degrees clockwise onto the side wall to allow more space for the arcade machines.
- Removal of the through corridor located at the top of the seating booths in Botanic to create a glass wash area to allow better support to the bars.
- Removal of the glass wash room located in the lower part of The Vault room to create more seating.
- Widened area in front of the cloakroom to help to avoid congestion at busy points and help the general flow.
- The door and step have switched position in the top entrance to the back Disco room. This will help for security purposes when the room isn't trading.

To extend the permitted hours for the provision of regulated entertainment (to include films, indoor sporting events, live music and recorded music) and the sale of alcohol on and off the premises from the current hours of Monday, Tuesday and Wednesday 19:00 to 01:00 the following morning and Thursday, Friday and Saturday 19:00 to 03:00 the following morning to the proposed hours of Monday, Tuesday and Wednesday 12:00 to 01:00 the following morning and Thursday, Friday and Saturday 12:00 to 03:00 the following morning.

The opening hours of the premises will be Monday, Tuesday and Wednesday 12:00 to 01:30 the following morning and Thursday, Friday and Saturday 12:00 to 03:30 the following morning.

Any comments by 4th August

- This is a club in very close proximity to residential dwellings and so turn out at 3:30am in the morning is totally unacceptable.
- Opening until 01:30am on weekdays is also totally unacceptable – historically club only open on Thur/Fri/Sat nights.
- Arcade machines encourages gambling – already have betting shops.

	OBJECTION
6	Noted: Weekly List
7	Noted: Hart Planning Meeting Dates 20 th August
8	Date of Next Development Control Committee Meeting 11 th August

Meeting closed: 8.45 pm

Signed:.....

Date: