MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 24th November 2025
at 7pm in The Function Room, The Harlington

Present:
Cllr Holt
Cllr Schofield
Cllr Chenery

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** None present
4	**Approval of the Minutes** The minutes of the development and control meeting held on Monday 10th November were accepted as a correct record of the meeting.
5	25/02062/FUL Clinton Cards ,168A Fleet Road,Fleet, Hampshire, GU51 4BE Replacement windows to first floor Comments required by 25 November Replacing single glazed windows with 55mm double glazed windows in walnut brown to match existing NO OBJECTION 25/02098/FUL Coach House,Cove Road,Fleet, GU51 2RT Change of use of coach house to dwelling to include erection first floor side extensions, replacement of flat roof with pitched roof and alterations to fenestration Comments required by 25 November

- House isolated from any adjoining property.
- Proposed design retains the character feature of the proposed development.
- Two rear bedrooms to have Juliet balconies? No apparent overlooking issue and proposed plans to reinforce rear hedge
- Drainage Officer has questioned the proposed drainage strategy as no on-site infiltration testing has been performed. This should be undertaken as a Condition of approval.
- Use of Klargester Bio Disk treatment system is well proven, but capacity for only 6 residents is questionable for a 4-bedroom house.
- Use of SUDS crates for soakaways is good practice again subject to proof of site conditions to meet design standards.
- Support the Drainage Officers comments.
- Access for vehicles off cove road onto property needs improvement due to sight lines and how busy Cove Road is

NO OBJECTION in principle subject to Conditions regarding drainage and improved vehicle access onto Cove Road

25/02263/HOU
15A Warren Close,Fleet,Hampshire, GU52 7LT
Demolition of conservatory and erection of a single storey rear extension and floor plan redesign
Comments required by 25 November

- Property located in the Basingstoke Canal Conservation Area, but the building and the adjoining buildings have no architectural value and the proposed extension does not detract from the character of the area.
- Property located in Flood Zone 2/3 so liable to flooding and local ground water levels impacted by the proximity of the canal.
- Means of collecting the rainwater off the extended flat roof are preferable as defined by the Drainage Officer.
- Reference to feeding surface water in the sewer, even at a low rate is not an option.

NO OBJECTION in principle subject to adequate plans for drainage

25/01120/FUL
Hart Leisure Centre,Emerald Avenue,Fleet, GU51 5EE
Installation of 3 indoor padel courts and erection of canopy
Comments required by 25 November

- In August the Planning Committee commented no objection in principle subject to the accuracy of the noise predictions. There have been concerns raised by some residents of Emerald Avenue, the nearest residences.
- There is the intention to reduce the ground level in the immediate vicinity of the courts and create a new 2m high earth bund between the courts and the nearest houses. The impact of this bund is not tested or proven.
- It is recommended that noise impact tests are conducted on site prior to any construction work to validate the noise report

	NO OBJECTION subject to evidencing noise levels will not disturb residents. - Sound testing needs to be conducted before construction and should be set as a Condition of approval. 25/02283/HOU 31 Albany Road,Fleet,Hampshire, GU51 3PR Erection of a single storey rear/side infill extension with in-line rooflights and sun-pipe, changes to windows and a new feature glass door to rear Comments required by 2 December • Addition of downstairs shower room makes potential for another bedroom (described as a study) - two downstairs bedrooms requires an additional on-site parking space • Looks to be a potential area for parking but would result in a loss of soft landscaping and consequentially a reduction in biodiversity which breaches Fleet Neighbourhood Plan Policy 15. • Rear extension has no impact on immediate neighbours. • Design of extension is compatible with the host building and use of materials conforms with the host building. NO OBJECTION but concern about parking 25/02320/HOU 51 Basingbourne Road,Fleet,Hampshire, GU52 6TG Erection of single storey side and rear extensions following full demolition of existing garage and workshop and part rear kitchen and dining room wall Comments required by 3 December • Increase from 3 to 4 bedrooms, but adequate parking on site • Extension blends with the host building and has no impact on adjoining neighbours NO OBJECTION
6	**To Note:** Review of weekly lists
7	**Noted:** **Hart Planning Meeting Dates** 17th December
8	**Date of Next Development Control Committee Meeting** 15th December

Meeting closed: 8.20pm

Signed:.....

Date: ……