



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on Wednesday 27th August 2025
at 6pm 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 None present
4	Approval of the Minutes The minutes of the development and control advisory group meeting held on Monday 11 th August were accepted as a correct record of the meeting.
5	<p>25/01292/HOU 142 Aldershot Road, Fleet, Hampshire, GU51 3GY Replacement roof to existing garage and building to side of main dwelling, partial conversion and alterations to fenestration Comments by 25 August</p> <p>All contained within existing footprint. In the Basingstoke Canal Conservation Area but no impact therefore NO OBJECTION</p> <p>25/01372/HOU 83 Elvetham Road, Fleet, Hampshire, GU51 4HL Erection of single storey side and rear extensions Comments by 25 August</p>

- Modest extension in keeping with the host building
- Maintains the character of the NFCA with no detriment to the property's front boundary

NO OBJECTION

25/01224/HOU

1B Alton Road, Fleet, GU51 3HL

Erection of single storey front, side and rear extensions following demolition of existing garage and conservatory, raising of the roof, insertion of two roof lights to front, two to one side, one to the other side and two to the rear, erection of a dormer window to the rear and removal of the chimney to facilitate the conversion of the loft to habitable accommodation, blocking up of one window and replacement of one window with a door to ground floor side

Comments by 25 August

- This is a classic 1960's two bedroom bungalow with no staircase, being converted into a 5 bedroom chalet bungalow with 3 bedrooms and a bathroom at the first floor.
- Will be marketed in the future as a family home – proposed changes result in the loss of a bungalow especially suited for older people or people of limited mobility in breach of Fleet Neighbourhood Plan Policy 11.
- 5 bedrooms require four parking spaces which as shown will mean an extensive loss of soft landscaping to the front garden in breach of Fleet Neighbourhood Plan Policy 15, Residential Front Gardens.
- Development should provide a 10% increase in biodiversity, but the loss of soft landscaping to the front and 4 trees to the rear means an overall loss.
- The proposal is for a significantly bigger footprint increasing the impermeable roof area and therefore dealing with increased run-off, but no details of any proposed on site drainage including SUDS provision.
- The first floor master bedroom has an accessible balcony which means the potential for overlooking neighbouring gardens and a loss of privacy.

OBJECTION

25/01242/HOU

36 Sycamore Crescent, Church Crookham, Fleet, Hampshire, GU51 5NN

Erection of single storey side and rear extensions following demolition of existing sunroom and store and alterations to one window to ground floor front

Comments by 26 August

- The Design and Access Statement incorrectly states that the property abuts the BCCA but it is actually within the conservation area. Property is of no architectural merit so there is no real impact on the conservation area
- The footprint of the property is more than doubled which significantly increases the roof run-off and requires on-site drainage in the form of SUDS to minimise the risk of local flooding
- Overdevelopment of the site

	<ul style="list-style-type: none"> The proposed development has a long blind wall on the North elevation that will cast a permanent shadow on the neighbouring property especially to the front elevation of the adjacent property - question if loss of light to neighbour <p>OBJECTION</p> <p>25/01462/HOU 19 Avondale Road, Fleet, Hampshire, GU51 3BH Erection of a single storey rear extension with opening rooflight above, replacement front entrance porch and fixed rooflight to front elevation Comments by 26 August</p> <p>NO OBJECTION</p> <p>25/01487/FUL Flagship House, Reading Road North, Fleet, Hampshire, GU51 4WP Erection of a porch to the south eastern staircase to the building Comments by 1 September</p> <p>NO OBJECTION</p> <p>25/01450/FUL Atrium House ,89 Fleet Road, Fleet, Hampshire, GU51 3PJ Erection of 6 dwellings with associated works including relocated access to the public highway together with associated car parking, cycle and refuse storage and landscaping, following the demolition of the existing office building Comments by 1 September</p> <ul style="list-style-type: none"> The revised proposal addresses the Inspector's issues from the appeal The development of small family homes is supported. The main reservation is the limited on-site parking - only 12 spaces for 16 bedrooms and no visitor parking. The site is walkable to the town centre and station and is served infrequently by public transport, but this does not reduce car ownership and pubic parking is some distance away - Church Road car park. There is adequate separation from Derriford House and the trees on the rear boundary are to be retained. Plot 2 has no windows on the North side so will not overlook adjacent or near-by properties. <p>NO OBJECTION in principle but concern about parking</p> <p>25/01221/FUL Aspen House, Barley Way, Fleet, GU51 2UT Change of use from Class E (Commercial, Business and Service) to Class F1 (Learning and non-residential Institutions) Comments by 1 September</p> <ul style="list-style-type: none"> Change of use to a school for neurodiverse children (8-25) It does not classically count as an employment function, but it will employ 40 staff and it will provide a vital community service <p>NO OBJECTION</p>
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25/01427/HOU

Grayling ,Reading Road North,Fleet, Hampshire, GU51 4HR

[Erection of a part single storey part two storey rear extension following demolition of existing utility room, first floor side extension, porch to front, rear balcony and alterations to roof and fenestration, rendering and tiled hung fascia \(revision to 25/00412/HOU\)](#)

Comments by 1 September

Any grounds to object to this development were removed by approval of Planning Application 25/00412/House which fundamentally ignored recommendations in the North Fleet Conservation Area Character Appraisal and Management Proposals at paragraph 7.2 Maintaining Existing Buildings and their plots

OBJECTION

25/01484/HOU

10 Monks Rise,Fleet,GU51 4HB

[Erection of a two storey front and side extension, single storey rear extension, single storey front porch and alterations to fenestration](#)

Comments by 1 September

- Expanding from 4 to 5 bedrooms – required parking spaces for 4 cars which would all need to be external to the building.
- Need a parking plan with the tree root zone clearly indicated for the long-term protection of the trees.
- Proposed architectural changes would not appear to unduly change the character of the building in relation to its near neighbours.

NO OBJECTION subject to submission of parking plan showing tree protection measures

25/01504/HOU

19 The Croft,Fleet,Hampshire, GU51 4EG

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

Comments by 1 September

- The proposed rear extension will occupy at least 50% of the rear garden and introduce approximately 35m² of additional roof area that will require on-site drainage.
- Potential overdevelopment but architecturally neutral

OBJECTION

Pizza Express, 200 Fleet Road, Fleet GU51 4BY

Proposal to place 4 x tables, 8 x chairs and 3 barriers on the pavement outside the premises during the following hours:

	11.30-21.00hrs - Monday, Tuesday, Wednesday, Thursday, Sunday 11.30-23.00hrs - Friday, Saturday <ul style="list-style-type: none"> • Dimensions around the tables are very tight and access to seats looks impractical NO OBJECTION as long as enough room is left for pedestrians and temporary screens cannot be randomly moved to make space accessible.
6	Noted: Weekly List
7	Noted: Hart Planning Meeting Dates 17 th September
8	Date of Next Development Control Committee Meeting 8 th September

Meeting closed: 6.55pm

Signed:.....

Date: