



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 26th January 2025
at 7pm in The Function Room, The Harlington

Present:

Cllr Holt
Cllr Schofield
Cllr Chenery
Cllr Hope

Officers: Charlotte Benham

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| 1 | <p>Apologies</p> <p>No apologies received</p> |
| 2 | <p>Declarations of interest to any item on the agenda</p> <p>None declared</p> |
| 3 | <p>Public Session</p> <p>None present</p> |
| 4 | <p>Approval of the Minutes</p> <p>The minutes of the development and control meeting held on Monday 15th December were accepted as a correct record of the meeting.</p> <p>It was noted that the meeting due to be held on 12th Jan was cancelled due to being inquorate and that notes from some members were gathered.</p> |
| 5 | <p>25/02568/FUL Abbey Building Society ,152 Fleet Road,Fleet, Hampshire, GU51 4BJ <u>External changes to the existing building including alterations to fenestration and boundary treatments, removal of an external staircase and erection of a bin and cycle store</u> Comments required by 28 January</p> <p>This is a follow on to the Permitted Development application to create three small flats. The changes appear acceptable but three issues remain:</p> <ol style="list-style-type: none"> 1. The removal of a fire escape. Does the proposed development meet |

fire regulations?

2. The Waste Team state that bins will have to be placed on Fleet Road for collection. This is totally unacceptable as it will create a hazard on a busy pavement. Is there not proposed to be commercial collection?
3. There has previously been issues raised about the practicality of parking on the site which is narrow and immediately adjacent to a narrow thoroughfare.

NO OBJECTION in principle subject to the three issues mentioned above needing review

26/00032/HOU

48 Wellington Avenue, Fleet, GU51 3BF

[Erection of a single storey front extension, single storey rear extension and two storey side extension following demolition of existing detached garage](#)

Comments required by 29 January

- Proposed extension appears to reflect the host building.
- Two front windows will require obscure glass.
- The major issue is parking - only met by completely covering the front garden and losing any soft vegetation, therefore diminishing the potential biodiversity of the site.
 - In breach of FNP Policy 15 Residential Gardens – loss of ecological and landscape value of private residential garden.
 - Conversion of front garden fails to retain at least 50% of the original garden area as soft landscape.
- Open frontage with exposed parking area is not characteristic of the area, which is in close proximity to the Fleet Pond Nature Reserve.
- There is no provision for cycle storage having removed the garage.

Concern about parking and breach of Neighbourhood Plan.

26/00037/HOU

17 Pondtail Gardens, Fleet, Hampshire, GU51 3JP

[Conversion of garage into habitable space and adjoin it to the main house](#)

Comments required by 29 January'

- Looks like a semi-detached bungalow but it is a one-bedroom detached bungalow.
- Front elevation looks slightly unbalanced but not significant.
- Parking for one bedroom is adequate.

NO OBJECTION

25/02538/AMCON

Fairway Heights ,Minley Road,Fleet, Hampshire, GU51 2RB

[Application to vary Condition 2 \(approved plans\) of planning permission 22/01225/FUL dated 15/11/2022 - Construction of one block of 8 flats \(8 x 2 bed\) with access alterations, parking, bin and cycle stores, landscaping, bridge and ancillary work \(following demolition of The Millmede and garage\)](#)

Comments required by 4 February

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| | <ul style="list-style-type: none"> • This is a flagrant breach of the Planning Approval. • The inclusion of the Velux balconies detracts from the general character of the development and is out of keeping. • The balconies to the rear give the occupants a clear view into the houses on Ancells Farm behind the development resulting in a loss of privacy. • This type of action completely diminishes the planning system and should not be allowed to provide a precedent for ignoring planning approval. <p>OBJECTION should be changed back as per approved plans</p> <p>25/02582/HOU 34 Cove Road, Fleet, Hampshire, GU51 2RN Erection of a detached outbuilding Comments required by 6 February</p> <ul style="list-style-type: none"> • The proposed development is a substantial distance from the main house and neighbours. • The statement: this proposed garden studio exceeds the standard height limit of 2.5m, being 2.9m high. It is in fact 3.1m high on a base that brings the total height to 3.239 above ground level • The building is also substantial being 8,540m long. • There appears to be a mature tree in close proximity to the proposed development and the footings/slab will impact the Tree Root Zone. • There should be special treatment of the foundation within the Root Zone which is not specified. <p>NO OBJECTION in principle but needs to be a Condition if approved for detailing of the base slab and protection measures for tree root zone</p> |
| 6 | <p>To Note:</p> <p>Review of weekly lists</p> |
| 7 | <p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>18th February 2026</p> |
| 8 | <p>Date of Next Development Control Committee Meeting</p> <p>9th February 2026</p> |
| <p>Meeting closed: 7.45pm</p> <p>Signed:.....</p> <p>Date:</p> | |



