

## NOTES OF DEVELOPMENT CONTROL COMMITTEE MEMBERS

Meeting due to be held on 12<sup>th</sup> January 2026

**CANCELLED DUE TO BEING INQUORATE**

1	<p><b>Apologies</b></p> <p>Apologies received from Cllr Chenery and Schofield</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 15<sup>th</sup> December were accepted as a correct record of the meeting.</p>
5	<p>25/02469/HOU 83 Connaught Road Fleet Hampshire GU51 3LP <a href="#">Demolition of existing garage and erection of a single storey side extension, open front porch and alterations to fenestration</a> Comments required by 29 December</p> <ul style="list-style-type: none"> <li>• No issues with the principal building.</li> <li>• Parking for a 4-bedroom bungalow requires 3 parking spaces and 0.5 unallocated, effectively 4 spaces. Parking plan shows 4 spaces in the front garden.</li> <li>• Size shown is incorrect should be 2.5 x 5.0 m BUT with the addition of 0.5m added where either dimension is adjacent to a wall or other obstruction. Overall parking area should therefore be 5.5m x 11m which is tight.</li> <li>• No provision for cycle storage with loss of garage.</li> <li>• The whole of the front garden will be given over to parking which detracts from the character of the area and breaches Fleet Neighbourhood Plan Policy 15 Residential</li> <li>• Gardens - loss of ecological and landscape value and does not retain 50% of the original garden as soft landscape.</li> <li>• Overall the development will result in a loss of biodiversity.</li> </ul> <p>OBJECTION</p> <p>25/02485/AMCON 34 Tavistock Road Fleet Hampshire GU51 4EJ <a href="#">Application to vary Condition 2 (approved plans) and Condition 5 (no additional or</a></p>

[altered windows\) of Planning Permission 25/00102/HOU dated 24/04/2025 - Conversion of garage to habitable accommodation to include the replacement of the garage door with two windows, single and two storey rear and side extension, rear patio and facade alteration](#)

Comments required by 2 January

- The original condition states: *No additional or altered windows shall be constructed in the side elevations of the development hereby approved. Reason: To protect the amenity and privacy of the adjoining residential properties and to comply with Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032.*
- The only reason given for requesting the amendment is that No.36 has been approved with a side door and window.
- Every application has to stand on its own merit and other planning approvals do not set a precedent.
- If it was felt necessary to include the Condition in the first instance there appears to be no material issue to remove the Condition.

OBJECTION

25/02487/GPDCOM

Abbey Building Society 152 Fleet Road Fleet Hampshire GU51 4BJ

[Application for prior approval for change of use of the rear part of the ground floor to one apartment, the first floor to two apartments and the second floor to one apartment](#)

Comments required by 2 January

- This is a Permitted Development Prior Approval.
- Once a Light Report is required it probably means there is inadequate light to most habitable rooms.
- This is squeezing 4 minimum sized flats into the available space with little thought about living conditions. Apart from unit 2, three of the flats are only 37m<sup>2</sup>, which is a reduced area reliant on the provision of a shower room rather than a bathroom.
- Two flats are studios with a single living space.
- A neighbour has raised an issue of overlooking and loss of privacy- needs checking.
- A parking plan shows 10 spaces in a line, but no allocation of parking is referred to in the submission. Current users raise the issue of access to the parking spaces and the overall parking situation at the rear of the old Santander bank.
- HCC highways have sought some clarifications.
- The Environmental Health Officer has raised the issue of noise coming from the boxing club immediately to the rear of these properties. Many of the training sessions are done outdoors.
- These are far from desirable properties but being pursued under permitted development which fundamentally breaches many of the normal planning provisions.

OBJECTION

25/02496/HOU

Avalon Reading Road North Fleet Hampshire GU51 4HR

[Erection of open porch to front, part garage conversion, replacement roof to rear conservatory and alterations to windows and doors](#)

Comments required by 2 January

- This is development within the NFCA Character Area 1.
- The proposed alterations to the property do not detrimentally impact the property, in fact the proposed front porch enhances the rural character of the development.

- The major redevelopment to the rear of the property makes the rear elevation more homogenous and does not detract from the character of the principal building.
- No trees are to be removed and there is adequate parking space on site to not detract from the sylvan character of the plot.
- The development does not conflict with the NFCA Management Plan

NO OBJECTION

25/02495/HOU

Spring Forest Reading Road North Fleet Hampshire GU51 4HR

[Erection of a single storey infill extension, extension of first floor rear balcony and external alterations to front and rear elevations](#)

Comments required by 2 January

- Compared with the 2019 plans, this proposal is more in keeping with the existing building and attempts with the proposed finishes to the front and rear elevation, to give the building a little more sympathetic appeal within the NFCA.
- It has experienced a jumble of extensions, and the proposed infill development marginally reduces the discord of previous development.
- Only major concern is the extent of the proposed rear balcony which could reduce privacy of neighbouring properties.
- Overall, does not conflict with the NFCA Management plan

NO OBJECTION but concern about loss of privacy to neighbors from rear balcony

25/02510/HOU

38A Elms Road Fleet GU51 3EQ

[Erection of a detached outbuilding following demolition of existing outbuilding](#)

Comments required by 9 January

- This is the replacement of an old-fashioned garage structure with a modern outbuilding complete with sauna, shower room and toilet - capable of conversion to living accommodation.
- Will require power and water connections to meet declared functions.
- Proposed finish is black cladding - question if this is in character?

NO OBJECTION in principle but if approved must have a condition it is not for residential use

25/01656/GPDCOM

Ash Hair Design, 146A Fleet Road, Fleet, GU51 4BE,

[Change of use of first floor to one 1 bedroom flat](#)

Comments required by 9 January

- This is a Permitted Development application for change of use Class E Commercial to Class C3 Residential. The only condition that has any weight is that the property must have been in commercial use for at least 2 years - has evidence been provided?
- The main living room relies on two internal windows to bring light in from the front elevation and one window to the side of main living room.
- The bedroom measures 2.8m x 2.75m (9ft x 9ft) with the front elevation being a large window - leaves very little space beyond a bed for storage which means it may be necessary to block one of the internal windows reducing light into the main living area.
- This is a Permitted Development application for change of use Class E Commercial to Class C3 Residential. The only condition that has any weight is that the property must have been in commercial use for at least 2 years - has

	<p>evidence been provided?</p> <ul style="list-style-type: none"> <li>• The main living room relies on two internal windows to bring light in from the front elevation and one window to the side of main living room.</li> <li>• The bedroom measures 2.8m x 2.75m (9ft x 9ft) with the front elevation being a large window - leaves very little space beyond a bed for storage which means it may be necessary to 'block one of the internal windows reducing light into the main living area.</li> </ul> <p>OBJECTION</p> <p>25/02527/HOU 162B Clarence Road, Fleet, GU51 3XR <a href="#">Erection of a single storey rear extension</a> Comments required by 13 January</p> <ul style="list-style-type: none"> <li>• Single storey rear extension, 4m deep</li> <li>• Does not appear to have impact on neighbour</li> <li>• Possible minor infringement of the 45° rule</li> </ul> <p>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>21<sup>st</sup> January 2026</p>
8	<p><b>Date of Next Development Control Committee Meeting</b></p> <p>26<sup>th</sup> January 2026</p>

**Meeting closed: N/A**

**Signed:**.....

**Date:** .....

