



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 11th May 2026
at 7pm in The Function Room, The Harlington

Present:

Cllr Chenery
Cllr Hope
Cllr May

Officers: Charlotte Benham

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| 1 | Apologies Apologies received from Cllr Schofield. |
| 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 27 th April 2026 were accepted as a correct record of the meeting. |
| 5 | 26/00625/FUL 34 Reading Road South, Fleet, Hampshire, GU52 7QL Alterations to fenestration (retrospective) Comments required by 11 May <ul style="list-style-type: none">• The site of a solicitor's office has been granted permission to convert from commercial to residential 23/00913/GPDCOM, for the change of use of the building from business to residential use.• But this conversion has to be done within the existing structure. Windows have been changed to better reflect the residential character of the building. NO OBJECTION |

26/00650/HOU

41 Wellington Avenue, Fleet, Hampshire, GU51 3BJ

[Erection of single storey front/side/rear extensions, front porch, insertion of three rooflights and external refurbishment](#)

Comments required by 13 May

- Currently a two bedroom bungalow that is being expanded into what looks like a one bed bungalow – however the word stair appears on the ground floor plans but not the fire floor plans. No details for use of loft space after addition of skylights
- This looks like a breach of FNP Policy 11, safeguarding building stock for people of limited mobility including people with disabilities and older residents – the loss of a bungalow in accordance with Policy 11 item.3 this development will not be supported

OBJECTION

26/00463/HOU

2 Longdown, Fleet, Hampshire, GU52 7UZ

[Demolition of garage and erection of a two storey front and side extension \(to include replacement garage\) with front dormer and single storey rear extension](#)

Comments required by 11 May

- 50% soft landscaping been retained to front so meets Fleet neighbourhood Plan Policy 15
- Single garages are not counted as a parking space under Hart
- Proposed extension blends in well with existing design/elevations

NO OBJECTION

26/00563/FUL

Intec House, St Nicholas Close, Fleet, GU51 4JA

[Erection of a first floor extension](#)

Comments required by 19 May

- This is a proposed extension to accommodate a nursery from previous use as an office block.
- This is a large nursery with a predicted staffing of 20 FTEs who will potentially fully utilize the car parking space.
- The entrance to the site is off St Nicholas Close in close proximity to residential development.
- No details of the hours of operation of the nursery are stated and where and how parents/carers would drop off and collect young children.
- There is no obvious concern about the physical development of the building, but there is concern about the impact of the use on the immediate adjacent neighbours.
- Concern about noise and traffic disruption to the residents in St Nicholas Close.

OBJECTION until further details are provided regarding the operation of the facility as a nursery

26/00652/HOU

128 Old Ively Road, Farnborough, Hampshire, GU14 0LL

[Erection of a two storey side extension and replacement porch](#)

Comments required by 19 May

- This is almost out of the Town Council's domain.
- Going from a 1- or 2-bedroom cottage to a three potentially four bedroom cottage.
- The downstairs bathroom is being retained for what purpose? The second living room could be the fourth bedroom.
- Four bedrooms require 3 allocated parking spaces.
- Looks to be space on the site, but at the loss of the majority of the front garden to parking.
- Master bedroom has a Juliet Balcony potentially causing some loss of privacy to the immediate neighbours.

OBJECTION out of character and concern about loss of privacy to neighbours

26/00666/HOU

31 Clarence Road, Fleet, Hampshire, GU51 3RZ

[Demolition of conservatory and erection of a single storey wrap-around extension and side infill extension with roof lights](#)

Comments required by 19 May

- Somewhat odd that a supporting comment has come from No.35 Clarence Road which is not impacted by the development.
- The potential impact is on the adjoining neighbour No.29 because of the impact on their side window. Some light is being maintained by the inclusion of a roof light in the side extension. The window currently receives little natural light, but this may be further reduced.
- All rear extension, no change in the number of bedrooms.
- Apart from the side window issue, everything else is acceptable.

NO OBJECTION in principle but concern about loss of light to neighbour

26/00670/HOU

4 Cedar Drive, Fleet, Hampshire, GU51 3HD

[Demolition of conservatory and erection of a single storey rear extension with roof lights](#)

Comments required by 19 May

NO OBJECTION

26/00679/HOU

45 Elms Road, Fleet, Hampshire, GU51 3EQ

[Erection of a replacement conservatory](#)

Comments required by 19 May

NO OBJECTION

17/02708/FUL

Rushgrove, Reading Road North, Fleet, GU51 4AJ

[Detached Bungalow and accessway \(resubmission\)](#)

Comments required by 22 May

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| | <ul style="list-style-type: none"> • This development is involved in some controversy as the approved planning application was for a two bedroom bungalow that has been constructed as a 5 bedroom chalet bungalow. • A neighbour is challenging the legality of the development. • Again this is a retrospective application to change a planning condition. • However logical it may appear to build in a red brick which is more in keeping with local development, the change should be resisted as the developer is seeking an endorsement of another element of their unapproved development. • If there was an issue with the approved materials it should have been raised at the appropriate time, not after the development has been completed. <p>OBJECTION</p> |
| 6 | <p>To Note:</p> <p>Review of weekly lists</p> |
| 7 | <p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>17th June</p> |
| 8 | <p>Date of Next Development Control Committee Meeting</p> <p>26th May</p> |
| <p>Meeting closed: 7.45pm</p> <p>Signed:.....</p> <p>Date:</p> | |

