



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 23rd February 2026
at 7pm in The Function Room, The Harlington

Present:

Cllr Holt
Cllr Schofield
Cllr Chenery
Cllr Hope

Also Present:

Cllr Woods

Officers: Charlotte Benham

1	Apologies No apologies received
2	Declarations of interest to any item on the agenda None declared
3	Public Session Five members of public present re Care Home, Silverlea applications: <ul style="list-style-type: none">• Want adequate preventative measures to prevent flooding• Questioned who will be responsible if the measures are not adequate and properties are flooded?• Need more landscaping/screening to prevent overlooking residential properties and reduce visual impact of development ,especially at the rear of the plot• Concern about reinstatement of levels – on drainage plans, the left side of the site still slopes, will that be made level too?
4	Approval of the Minutes The minutes of the development and control meeting held on Monday 9 th February 2026 were accepted as a correct record of the meeting.

5

25/02562/HOU

41 Wellington Avenue, Fleet, Hampshire, GU51 3BJ

[Refurbishment and extension of existing bungalow to form a modern chalet-style dwelling with single dormer, three roof lights, front/side/rear extensions, new porch and external refurbishment](#)

Comments required by 25 February

- This is the conversion of a bungalow (a house which has only one level and no stairs)
- Breaches Fleet Neighbourhood Policy 11 Safeguarding building stock for people of limited mobility including people with disabilities and older residents. This is the conversion of a two-bedroom bungalow with no stairs, into a four-bedroom chalet bungalow.
- Future marketing would be for a family house, thus the loss of a bungalow.
- The proposed design is not subservient to the host building. It completely transforms a classic bungalow (front elevation) to a very individually styled property that is not in keeping with local character - the extensive use of fabricated cladding does not follow any local character.
- Wellington Avenue is one of Fleets' older roads with a large number of traditional designs.
- Modernisation of an aging building stock will inevitably lead to modernisation but in a more sympathetic style.

OBJECTION

26/00161/AMCON

22 Woodcote Green, Fleet, Hampshire, GU51 4EY

[Application to vary condition 2 \(Approved Plans\) and Condition 3 \(Materials\) of planning permission 23/01110/HOU dated 18.08.2023 - Erection of a single storey rear extension, part two storey part first floor front extension, replacement of sliding doors to ground floor rear with window, block window to first floor rear and alterations to windows and doors to ground floor front](#)

Comments required by 24 February

- Seeking to amend an approved planning application.
- Door and window amendments have no real impact.
- Key issue is amendment to the front façade. Change from silver grey cladding to a darker grey will make the front elevation more dominant. The only mitigation is that it is at the end of a close so limited impact on the local character.

NO OBJECTION in principle to works but suggest a more in keeping colour cladding would be more acceptable

26/00194/HOU

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

[Erection of a single storey front extension and front canopy](#)

Comments required by 26 February

- Property within the Basingstoke Canal Conservation Area but proposed modification is to the front away from the canal, so has no impact on the conservation area.
- The front elevation changes the character of the property, but not negatively. It would stand out from the neighbouring properties.

- The main objection from the neighbours is the depth of the front extension – would it be overbearing? It looks to sit within the principal building line of the adjacent properties.

NO OBJECTION in principle

26/00195/AMCON

1 Medonte Close, Fleet, Hampshire, GU51 3NU,

[Application to vary Condition 2 \(Approved Plans\) and Condition 3 \(Materials\) of planning permission 25/00757/HOU dated 16/06/2025 -](#)

[Demolition of single storey side extension and erection of a two storey side extension, single storey rear extension and front porch](#)

Comments required by 26 February

- Approved plan being revised
- Despite the light colour of the drawing, the proposed cladding is wood grained in a charcoal colour which will be very pronounced
- The revised proposal significantly changes the character of the building and would be out of character within the immediate area
- The change in the porch style is not significant but it will be more prominent with the use of a dark cladding

NO OBJECTION in principle to works but suggest a lighter colour cladding more in keeping with local character would be more acceptable

26/00208/HOU

Fern Cottage, 135 Reading Road South, Fleet, Hampshire, GU52 7TD

[26/00208/HOU for Continued use of the detached garage as an annexe ancillary to Fern Cottage](#)

Comments required by 3 March

- This is a double garage with storage over that has been turned into living accommodation. It is not totally independent of the main house as it presently does not have a fully functioning kitchen.
- Despite the loss of the double garage there is still apparently onsite parking provision for 4 cars.
- The applicants planning advisor suggests a condition: "The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Fern Cottage".
- It therefore cannot be an independent dwelling unconnected to the principal house owner.

NO OBJECTION in principle subject to a condition as suggested by the Applicant's advisor and that it shall not become an independent dwelling separate to house owner.

26/00074/HOU

33 Willowbourne, Fleet, Hampshire, GU51 5AB

[Conversion of garage to include the replacement of the garage door with a window](#)

Comments required by 3 March

26/00074/HOU

Fleet Town Council has already responded to this but there is an amendment within an email – it is not clear as to what is proposed so cannot comment without revised Drawings.

Front lawn should not be converted for parking due to loss of garage.
Holding Objection subject to provision of further details.

26/00124/CON

Silverlea, Cove Road, Fleet, Hampshire, GU51 2RR

[Discharge of conditions no. 2 \(Arboricultural Method Statement\) and no.5 \(hard and soft landscape\) pursuant to Section 73 permission \(ref: 25/02097/AMCON\) for a Minor Material Amendment to vary condition 2 \(approved plans\) of Planning Permission granted at appeal \(ref: APP/N1730/W/23/3319799\) for the construction of a 70 Bed care home \(use class C2\) including access, parking, landscaping and other associated works \(following demolition of existing dwellings\)](#)

Comments required by 4 March

- Landscape drawing 614 shows the extensive tree removal on the site which must result in a significant impact on the biodiversity of the site.
- There is comparatively lesser number of replacement trees, many are ornamentals to replace the lost trees which may add pollinators but need more native trees adding to the mix.
- Many of the trees are lost as a direct consequence of the mass of the developed area.
- There should be some agreement on compensation planting – need more adding to the border, especially at rear of site, to screen/protect neighbours privacy, reduce the visual impact of the development on the near neighbours and to help with water absorption.
- Trees need supplementing with shrubs and bushes to again minimize the overbearing impact of the raised building

OBJECTION – need an agreement on compensation planting and better screening for residents. Once planting installed, should be checked by HDC Tree Officer to ensure it complies with approved plans.

26/00126/CON

Silverlea, Cove Road, Fleet, Hampshire, GU51 2RR

[Discharge of conditions no. 3 \(Surface Water Drainage Strategy\) and no. 4 \(surface water drainage scheme run off\) pursuant to Section 73 permission \(ref: 25/02097/AMCON\) for a Minor Material Amendment to vary condition 2 \(approved plans\) of Planning Permission granted at appeal \(ref: APP/N1730/W/23/3319799\) for the construction of a 70 Bed care home \(use class C2\) including access, parking, landscaping and other associated works \(following demolition of existing dwellings\)](#)

Comments required by 4 March

- This is the drainage layout developed for an earlier submission that was rejected on the grounds that the site levels were raised to achieve a gravity drainage system.
- The revised ground levels have been approved and so the proposed drainage system is compliant with Thames water condition that a pumped drainage system was not acceptable.
- All surface water including roof drainage is directed to the balancing tank to the front of the building.
- There is no proposed land drainage to the rear of the building on the basis that existing levels are being reinstated, the catchment area is significantly reduced and there should be no run-off to properties.

	<ul style="list-style-type: none"> • Any slopes with the toe at a boundary line should be supplemented with toe drainage to ensure no discharge of surface water to the neighbouring properties. • It is essential all drainage works are signed off by a Building Regulation’s Inspector that the installed works are totally in compliance with the approved drawings <p>NO OBJECTION subject to:</p> <ul style="list-style-type: none"> • Signed off inspection of installed drainage system. • All slopes terminating at the property boundary have approved toe drainage system to prevent discharge of surface water onto neighbouring properties. <p>26/00219/HOU 48 Springwoods,Fleet,Hampshire, GU52 7SX Conversion of loft into habitable accommodation to include front and rear dormer and a single storey side extension Comments required by 4 March</p> <ul style="list-style-type: none"> • This is the conversion of a bungalow (a house which has only one level and no stairs) • Breaches Fleet Neighbourhood Plan Policy 11 Safeguarding building stock for people of limited mobility including people with disabilities and older residents. • This is the conversion of a three-bedroom bungalow with no stairs converted into a four-bedroom chalet bungalow. • Future marketing would be for a family house, thus the loss of a bungalow. • The proposed design is not subservient to the host building. The front dormer becomes the dominant feature of the development. • The front elevation is totally incompatible with the adjoining semi detached bungalow. • Planning applications are assessed on their merit and not influenced by precedent. <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>18th March</p>
8	<p>Date of Next Development Control Committee Meeting</p> <p>9th March</p>
<p>Meeting closed: 9pm</p> <p>Signed:.....</p> <p>Date:</p>	

