



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

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

Present:

Cllr Holt
Cllr Schofield
Cllr Chenery
Cllr Hope

Officers: Charlotte Benham

1	Apologies No apologies received
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 9 th March 2026 were accepted as a correct record of the meeting.
5	26/00080/FUL 142 Fleet Road, Fleet, GU51 4BE Changes to shopfront and relocation of shop entrance door Comments required by 27 March The existing window gave the shop front an individual character somewhat consumed by the amount of advertising. NO OBJECTION in principle. 323 Fleet Road, Fleet, GU51 3BU Change of use from a barber's/hair shop to a restaurant, installation of a commercial kitchen extraction system with external ducting terminating at the side and rear elevations, together with associated internal alterations and ancillary works Comments required by 30 March

- High street does not need another fast-food establishment although this is not a planning matter.
- Effectiveness of the extractor system close to the main road is a key issue.

NO OBJECTION subject to confirmation of adequate extraction system by Hart's environmental health team

25/02438/FUL

7 Elvetham Road, Fleet, Hampshire, GU51 4QL

[Demolition of the existing buildings \(former care home\) and erection of a single block of 12 flats with associated access, landscaping and parking](#)

Comments required by 30 March

- 8 of the 12 flats are minimum space standard.
- Where is the evidence that Fleet needs any more one bed apartments?
- No evidence that there is demand for more 2-bedroom flats in the Fleet Town area.
- There is a financial assessment that demonstrates no S106 contribution.
- No s106 contribution to compensate for increased pressure on local public services.
- There is very limited amenity space for 12 flats, so additional pressure would be placed on public amenities without any contribution to their improvement.
- HDC parking guidance is 2 parking spaces per 2 bedroom dwelling plus 0.2 per flat for visitor parking. This would total 26.5 spaces but they are only looking to provide 14 plus one disabled bay which if used blocks access to the bin storage area.
- Overdevelopment of the site, inadequate parking provision with no other local on-road parking or public car park.
- Design out of character with local area.

OBJECTION

26/00364/HOU

Hideaway Cottage, Reading Road North, Fleet, GU51 4AJ

[Erection of an attached single garage and three velux rooflights \(part retrospective\)](#)

Comments required by 1 April

- This was a subdivided plot, back land development approved several years ago.
- Note the tree survey is dated 2019, originally prepared for the access road and development of Hideaway cottage.
- As development of the site was approved some years ago there is little ground upon which to object.
- The proposed garage extension blends well with the host building and the additional Velux windows have no visual impact.

After meeting Planning Committee advised by residents that Hideaway Cottage has not been developed in accordance with approved Planning Application 17/02708/ granted on 27th March 2018. The details on the current application are misleading as the proposed extension is shown against the approved plan details, not what is there.

OBJECTION

26/00344/HOU

9 Ridley Close, Fleet, Hampshire, GU52 7RX

[Re-roof dwelling, removal of skylight and alterations to guttering](#)

Comments required by 1 April

- 170mm increase in ridge height to accommodate increased insulation to the roof.
- Retiling to match existing.

NO OBJECTION

25/02388/FUL

136 Connaught Road, Fleet, Hampshire, GU51 3QX

[Demolition of existing bungalow and garage and erection of 3 x 3 bedroom townhouses with associated parking](#)

Comments required by 1 April

- Loss of a bungalow which breaches Fleet Neighbourhood Plan Policy 11
- Development of 3 bedroom homes with a small garden is welcome.
- Properties just meet the minimum space standard for 3 bedroom 6 person property (102m²)
- Front gardens given over to 2 parking spaces per property and a path – no soft landscaping which breaches Fleet Neighbourhood Plan Policy 15
- Extensive dropped kerb and multiple parking facing the road is uncharacteristic of the area and has negative visual impact.
- Being townhouses (3 storey), they dominate the immediate neighbours (bulk and mass) and the immediate area. Design is not characteristic of the area, one of Fleet's older streets.
- Only 2 parking spaces per property is inadequate compared to HDC guidance for 2 allocated and 1 unallocated per property or 3 allocated per property.
- There is very limited on-street parking on Connaught Road which is already heavily parked.
- There is no provision for visitor parking.

OBJECTION

6

To Note:

Review of weekly lists

7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p> <p>22nd April</p>
8	<p>Date of Next Development Control Committee Meeting</p> <p>13th April</p>
<p>Meeting closed: 7.35pm</p> <p>Signed:.....</p> <p>Date:</p>	

