



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 9th 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 23 rd February 2026 were accepted as a correct record of the meeting.
5	26/00216/FUL 208 Fleet Road, Fleet, Hampshire, GU51 4BY Change of use to a flexible use within Class E and sui generis uses (Adult Gaming Centre and Bingo) Comments required by 10 March Application for a change of use under the new use categories potentially meets planning rules. While undesirable, NO OBJECTION in principle but concern about noise, anti-social behavior and opening hours. 26/00220/HOU 47 Crookham Road, Fleet, Hampshire, GU51 5DT Conversion of garage into habitable accommodation with a bay window to the front elevation Comments required by 10 March <ul style="list-style-type: none">Proposed conversion to a garage is well designed to blend with the host building.

- Three parking spaces are shown on the front of the property.
- Only issues are compliance with Fleet Neighbourhood Plan Policy 15, front gardens, where 50% should be retained as soft landscaping.
- The other issue of not being able to turn on site means reversing onto Crookham Road which can be exceptionally busy.

NO OBJECTION in principle but concern about ability to exit site in a forward direction onto a busy road

26/00223/HOU

12 Gorseway, Fleet, Hampshire, GU52 7NA

[Erection of a single storey rear infill extension, first floor extension and raising of the ridge line to include two rear dormers, insertion of roof lights to front roof slope and conversion of one garage into habitable space](#)

Comments required by 10 March

- Gorseway Road but backing onto Velmead.
- The ridge height is raised 0.5 meters which significantly increases the overall mass of the building and will make the property very visible from Velmead Road - Three storey buildings are not characteristic of the area.
- The property increases from 5 to 6 bedrooms, and one of the two garages is to be converted into an office so all parking will have to be on site.
- Hart's parking guidance requires 3 allocated and 1 unallocated parking spaces on site. It looks problematic to keep 4 vehicles on site, and the accompanying statement indicates the unallocated space to be on the roadside.
- The next door neighbour points out the shared drive for accessing four properties and the problems of parking within the close means parking will be a local issue.
- The 2025 application was refused primarily on the appearance and impact of the then proposed dormer with a flat top roof.
- The neighbour's objection raises several pertinent points re impact of the mass of the building and the overbearing heightened blank wall adjacent to their property, the out of character development and the problems of local parking.

OBJECTION – support neighbour's concerns.

26/00229/HOU

7 Glebe Court, Fleet, Hampshire, GU51 4NJ

[Erection of a single storey rear extension](#)

Comments required by 10 March

- Wholly rear extension.
- Standard rear extension to create the combined kitchen and dining area.
- Only issue is the impact it would have on the adjacent neighbour's window indicated in the photographs.

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

26/00147/HOU

Ty Bryn, Victoria Hill Road, Fleet, Hampshire, GU51 4LG

[Erection of a single storey rear extension, alterations to amend ground floor roof areas from flat roof to pitch tiled roof, with inset Velux roof light and alterations to first floor rear elevation fenestration](#)

	<p>Comments required by 12 March</p> <ul style="list-style-type: none"> • Changes from a flat roof to a pitched roof - improves the overall appearance of the property. • It is in the NFCA but no changes to the boundary features means there is no negative impact on the conservation area. • The rear extension is more modern than the host building but is to the rear and shielded from views from Reading Rd North by extensive tree cover and distance. <p>NO OBJECTION</p> <p>26/00298/HOU 20 Lime Drive, Fleet, Hampshire, GU51 2XJ Demolition of conservatory and erection of a single storey rear extension</p> <p>Comments required by 17 March</p> <ul style="list-style-type: none"> • A standard solid construction to replace a traditional glass conservatory. • Appears to have no impact on neighbours <p>NO 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>23rd March</p>
<p>Meeting closed: 7.45pm</p> <p>Signed:.....</p> <p>Date:</p>	

