



## MINUTES OF DEVELOPMENT CONTROL COMMITTEE

### DEVELOPMENT CONTROL COMMITTEE

Meeting held on 13<sup>th</sup> April 2026  
at 7pm in The Function Room, The Harlington

**Present:**

Cllr Holt  
Cllr Schofield  
Cllr Chenery  
Cllr Hope

**Officers:** Charlotte Benham

1	<b>Apologies</b>  No apologies received
2	<b>Declarations of interest to any item on the agenda</b>  None declared
3	<b>Public Session</b>  None present
4	<b>Approval of the Minutes</b>  The minutes of the development and control meeting held on Monday 23rd March 2026 were accepted as a correct record of the meeting subject to one amendment for Hideaway Cottage, N/O to OBJ.
5	26/00206/HOU 11 Wickham Road, Church Crookham, Fleet, Hampshire, GU52 6NT <a href="#">Erection of a first floor side extension with undercroft parking and installation of external stair access</a> Comments required by 9 April <ul style="list-style-type: none"><li>• This is a resubmission of a previously rejected application - it looks very much like the previous application with undercroft parking.</li><li>• New addition is an external spiral staircase to the first floor which could be the access to an annex. It does mean if used that it overlooks the neighbouring garden resulting in a loss of privacy.</li></ul>

- A metal spiral staircase is not a local characteristic, it is more in keeping with a commercial development than a residential one.
- Parking - there is the depth for 2 vehicles but not the width allowing for one parking space adjacent to a wall which requires extra width.
- There is a parking survey for local on-street parking which identifies parking on both sides of the adjacent roads which is not to be encouraged.
- The parking plan incorporates the neighbouring property which is commented on by neighbours as meaning an overall loss of at least 2 parking spaces.

OBJECTION

26/00394/HOU

23A Guildford Road, Fleet, GU51 3ES

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

Comments required by 9 April

- Front garden can accommodate three vehicles but breaches Fleet Neighbourhood Plan Policy 16, Front Gardens, however garden already predominantly under gravel.
- There is a large tree to the front garden which would impact on the parking area. If removed, tree should be compensated for.

NO OBJECTION but if loss of tree it should be compensated.

26/00419/FUL

Rear Of, 4 Kings Road, Fleet, GU51 3AD

[Erection of building with flexible use within Class E\(g\) \(i\), \(ii\) and \(iii\) and B8 storage following demolition of existing storage building](#)

Comments required by 9 April

- Looks like a near new for old replacement.
- Highways have no issue with traffic numbers.
- Request a Condition that the property will not be used for residential purposes.

NO OBJECTION

26/00434/AMCON

32 Wickham Close, Church Crookham, Fleet, Hampshire, GU52 6NU

[Application to vary conditions 2 \(Approved Plans\) and 3 \(Matching Materials\) of Planning Permission 25/01710/HOU Erection of a first floor side and single storey rear extension](#)

Comments required by 10 April

The following Conditions were included in the original Approval:

*‘2 - The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).*

*The development hereby approved shall be carried out in accordance with the following plan nos. and documents: D3138-02A Proposed and D3138-01A Existing Reason To*

ensure that the development is carried out in accordance with the approved plans and particulars

3 - The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour, texture and bond, those on the existing building”

- There is now a proposal to change the compatible finishes with Timber cladding, Cedral Click, colour 21 – this does not match in type or colour used on the existing building.
- Side extension has been changed from a traditional cavity wall brick construction to insulated timber (SIPPS), a cost saving solution.
- Planning conditions are applied for good and justified reasons and should not be amended

OBJECTION – front elevation needs to be maintained in keeping with the host building

26/00464/CON

Murco Stop And Shop, 51 - 53 Kings Road, Fleet, GU51 3AF

[Details pursuant to condition 8 \(Land Contamination\) of Planning Permission 24/00832/FUL Demolition of derelict petrol filling station and erection of two dwellings](#)

Comments required by 10 April

- Extensive report on contamination and decontamination procedures included.
- Remedial work was contaminated soil removal and replacement.
- Construction areas will have a vapour barrier incorporated.

NO OBJECTION

26/00442/AMCON

67 Velmead Road, Fleet, Hampshire, GU52 7LS

[Application to vary condition 2 \(Approved Plans\) of Planning Permission 25/00200/HOU Erection of a single storey rear extension following demolition of existing conservatory, alterations to fenestration to ground floor front and side, cladding to entrance, blocking up of old vehicular access and creation of new vehicular access](#)

Comments required by 14 April

- This application exposes a significant flaw in Hart’s Planning procedures.
- The drawings included in the Officer’s assessment and included in Condition 2 were submitted one month after the deadline for comments and upon which the Town Council as a statutory Consultee was not able to comment.
- The access to the site was amended from that commented on by the Highways Authority – it reverted to the existing access which does not create any issues but highlights a matter of principle.
- The Officer states “Would the development appear in-keeping with the appearance of the existing dwelling, street, and area? Yes.”

The original property is exposed brick and the approved development completely renders the existing property and the extension. It is not therefore in-keeping with the appearance of the existing building. FTC commented that brick was more in keeping with the local character, this property is now ivory rendered with an Anthracite coloured door and window frames which will stand out from the local character.

- What this variation fails to identify is that in addition to the 8m rear extension, the applicant is now proposing a further 4m wide decking extension onto the rear of the extended property, significantly increasing the impermeable area of development with no drainage details.
- Additionally extending the significant area of lost soft landscaping losing valuable carbon absorbing vegetation. The potential loss of Biodiversity by the overall size of development is not addressed.
- Over development of the site and approved drawings upon which no opportunity was given to give relevant comments.

OBJECTION – loss of biodiversity and surface water drainage not addressed and out of keeping with local character.

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 16 April

- Proposed extension is acceptable as enhances the host building and reducing the roof profile reduces the impact on the street scene.
- Block plan indicates parking provision and Fleet Neighbourhood Plan Policy 15 to retain 50% of front garden to soft land scaping but A) the integral garage is not to Hart's latest standard 6m x 3m (only 5m deep) and B) single integral garage is not recognised as a parking space so three vehicles would need to be parked on the front garden therefore breaching Fleet Neighbourhood Plan Policy 15

NO OBJECTION to extension itself but note breach of Fleet Neighbourhood Plan in terms of parking

26/00386/HOU

10 The Lea, Fleet, Hampshire, GU51 5AU

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

Comments required by 22 April

- This is very typical of other extensions on the Lea.
- Increase from 3 to 4 beds requires additional parking.
- On-site parking for 3 vehicles completely occupies the front garden which breaches Fleet Neighbourhood Plan Policy 15, Front gardens.
- Short length of front hedge requires removal to accommodate turning circle of third parked vehicle.
- Proposed extension to the property raises no issues if materials match the host building.
- Difficult to understand room uses as rooms are not annotated on plans.

	NO OBJECTION on the condition that the extensions materials match that of the existing building
6	<b>To Note:</b> Review of weekly lists
7	<b>Noted:</b>  <b>Hart Planning Meeting Dates</b>  22 <sup>nd</sup> April
8	<b>Date of Next Development Control Committee Meeting</b>  27th April
<p><b>Meeting closed: 8.10pm</b></p> <p><b>Signed:</b>.....</p> <p><b>Date:</b> .....</p>	

