



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 10th August 2026
at 7pm in the Function Room, The Harlington

Present:

Cllr Holt
Cllr Schofield
Cllr Chenery

Officers: Charlotte Benham

1	Apologies Apologies received from Cllr Hope
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 27th July 2026 were accepted as a correct record of the meeting.
5	26/01135/FUL The Cottage, Branksomewood Road, Fleet, GU51 4JU Erection of a dwelling following demolition of the existing dwelling Comments required by 10 August - Fully support the Conservation Officer's report as the proposal does not maintain or enhance the Conservation Area and would result in the permanent loss of an historic asset - Proposal is totally contrary to Fleet Neighbourhood Plan Policy 16 NFCA para 2 - The demolition of existing buildings which are considered to be of architectural or historic interest..... will not be supported - Para 7.1 NFCA Character Appraisal and Management Plan – fourth bullet point: <i>The preservation of existing dwellings, particularly those built before the 1940s and their protection from demolition and redevelopment</i> - Extensive parking area contrary to NFCA Report, Para 7.2 third bullet point: <i>The protection of front gardens including resistance to the creation of parking areas</i> - Breaches Fleet Neighbourhood Plan Policy 11 as it results in the loss of a bungalow suitable for people of limited mobility and replaces it with a conventional two-story family house OBJECTION

26/01229/HOU

40 Cove Road, Fleet, GU51 2RN

[Demolition of the rear conservatory and erection of a single storey rear extension with roof lantern and additional windows to the ground floor and alterations to front porch](#)

Comments required by 12 August

- Typical replacement of an old glass conservatory for a more modern brick and window construction.
- No impact on neighbours.
- Enclosing the front porch enhances the front elevation.

NO OBJECTION

26/01234/HOU

2 Adams Drive, Fleet, Hampshire, GU51 3DZ

[Demolition of the rear conservatory and erection of a two storey rear extension, enclosed front porch and insertion of two windows ground floor side](#)

Comments required by 14 August

- Proposed extension work including the front porch matches the existing building.
- Only potential issue is the double height rear extension could take some light of the rear of No.1 Adams Drive through overshadowing.

NO OBJECTION in principle

26/01269/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 17 August

All work appears to have been carried out adequately

NO OBJECTION

26/01230/FUL

34 Reading Road South, Fleet, Hampshire, GU52 7QL

[Change of use of from Class E to Class C3 \(dwelling houses\) to form 5 no. self contained flats in relation to 23/00913/GPDCOM \(retrospective\)](#)

Comments required by 18 August

- These barely meet minimum space standards for single or two person (two bedroom) occupation.
- Already too many minimum size flats developed in the town area.
- Some parking spaces look impractical
- This is a retrospective application so little point in commenting

26/01277/FUL

Automation House, Harvest Crescent, Fleet, GU51 2UZ

[Installation of palisade security fencing, new vehicular access gates and pedestrian gate, and erection of a new compound enclosure in replacement of existing enclosure](#)

Comments required by 24 August

- This is a very expensive new boundary fence around a designated employment site on a business park.

	NO OBJECTION in principle but could the fence be green to be more in keeping? 26/01295/AMCON 21 Avondale Road, Fleet, Hampshire, GU51 3BH Application to vary condition 2 (plans) and condition 3 (materials) of planning permission 24/02412/HOH dated 06/02/2025 - Erection of a single storey rear and side extension with roof lights Comments required by 24 August • This is an application to vary BUT the development has been completed 01/06/26, so retrospective on the basis that it will not be changed. • Developments should be built in accordance with approved plans, not rely on retrospective permission • No issues with the completed works NO OBJECTION
6	To Note: Review of weekly lists
7	Noted: Hart Planning Meeting Dates 19th August
8	Date of Next Development Control Committee Meeting 24th August
Meeting closed: 7.45pm Signed:..... Date:	