



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

**Meeting held on 24th August 2026
at 7pm in the Function Room, The Harlington**

Present:

Cllr Holt
Cllr Schofield
Cllr Chenery
Cllr Davidson

Officers: Charlotte Benham

1	Apologies Apologies received from Councillor 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 10th August 2026 were accepted as a correct record of the meeting.
5	26/01316/HOU 46 Church Road, Fleet, Hampshire, GU51 4NB Demolition of existing garage and erection of a detached garage and new entrance gates Comments required by 26 August • The proposed garage is not subordinate to the principal dwelling. It is nearly 6m high, as tall as a bungalow. • At 50 sq m it is big enough to be a one bed 2 person dwelling. • The bulk and mass of the building could be significantly reduced by turning the roof pitch through 90 degrees. • It does appear odd that the electric charging point is not attached to the garage? • Although the overall plot is spacious, this concentrates the development into one corner of the plot adjacent to the road and the near neighbour. • The widening of the gate may be as a consequence of the size of many modern cars that now demand a 2.5m wide parking space. • This is a very expensive development to accommodate the tree protection works, solely for

	garage space. - The current parking area, which is not supported by the photograph of the front of the property included in the planning report, is to be an expansive area of permeable hard standing contrary to the NFCA Management Report, paragraph 7.2 third bullet point: - The protection of front gardens, including resistance to the creation of parking areas. - There has been a neighbor's objection. Concern – suggest rotating the roof to reduce impact and if approved suggest there be a Condition that the development is not used for habitable accommodation or commercial use 26/01255/HOU 87 Greenways, Fleet, Hampshire, GU52 7XD Erection of a 1.8m high close board fence along the boundary of the garden and the public highway, with a mixed native hedge planted on the boundary line Comments required by 26 August - Corner of Greenways and Longdown so an exposed rear garden. - The extent of the 1.8m high fence is to screen the rear garden. - The schedule of changes appears to address all the major concerns including appeal comments. - Screening the fence with natural hedging is a good proposal, the only question is if the 0.5m set back is enough to allow the hedging to mature to a reasonable height to screen the fence? - Assume HCC Highways ok with application NO OBJECTION in principle but would suggest allowing more than 0.5m setback to accommodate hedge growth 26/01272/AMCON Murco Stop And Shop, 51 - 53 Kings Road, Fleet, GU51 3AF Application to vary condition 2 (Approved Plans) of Planning Permission 24/00832/FUL - Demolition of derelict petrol filling station and erection of two dwellings Comments required by 27 August - To date the development of this contaminated site has been impeccable. - It is unfortunate that the developer now comes forward with a proposal to overdevelop the site solely for financial reasons. There is no provided evidence that there is a demand for 5 bedroom houses, when property on Harland Village is not selling. - These are large properties on a very contained site and the developed area to plot ratio is already beyond that recommended, such that this proposal is deemed overdevelopment of the site. - There is totally inadequate parking on site for 2 x 5 bedroom units. - This would undoubtedly result in on-street parking in Kent Road. - Kent Road frequently suffers from double parking especially during the day when the care home staff are present. - The two instantaneous parking surveys are totally inadequate to define the local street parking capacity. 3/4 bedroom family homes are in demand and are more appropriate for the location and the site. OBJECTION 26/01324/HOU
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2 Velmead Road, Fleet, Hampshire, GU52 7JY

[Erection of a single storey front porch extension, two storey front extension, first floor rear/side extension and alterations to internal layout, exterior materials and fenestration](#)

Comments required by 28 August

- Increase from 4 to 5 bedrooms as the designated playroom, previously a bedroom, has direct access to the retained downstairs shower room.
- This was a very accessible property with downstairs bedrooms and a bathroom. The proposed development moves all the designated bedrooms to the first floor.
- It is not apparent that the existing building has any oak framing with brick infill.
- This looks like a 1960s bungalow that has had a rear extension to produce first floor living accommodation. The front elevation has very much the appearance of a bungalow.
- The new Juliet Balcony although to a dressing room will allow overlooking of the neighbouring garden and a loss of privacy.
- It is an architectural mix of oak framing with slanted brick infill, extensive timber cladding and off white render. The natural timber cladding does not readily blend with the main front elevation.
- There is no overall design along Velmead Road it is a very varied mix of designs.
- On-site parking can be accommodated and the Surface Water Risk Assessment states there will be no loss of soft landscaping

NO OBJECTION – but suggest swapping timber cladding to front elevation for brick would be more in keeping

26/01306/FUL

285 Fleet Road, Fleet, Hampshire, GU51 3BT

[Installation of an external kitchen extraction system](#)

Comments required by 1 September

- This was the dog friendly café Canteen
- Proposed all day hot food café, type of food not given.
- There are no technical details provided of the noise levels or the smell levels that will result from the extraction system – will it affect the living accommodation above the unit?
- Need technical details and need an assessment by Environmental Control.

Cannot comment without more information as above.

Holding objection.

26/01318/HOU

54 Crookham Road, Church Crookham, Fleet, GU51 5DH

[Erection of a two storey front extension, single storey side extension, porch, detached single carport and log store and insertion of a window to ground floor front](#)

Comments required by 1 September

- The proposed development of the principal dwelling appears not to have any impact on adjoining neighbours and proposed additions to the property are in keeping with the host building.
- The proposed car barn does not meeting HDC garage sizing so would not count as a parking space, but there appears to be adequate onsite parking.
- The car barn is approx 4m high in close proximity to the neighbouring property Ashdown which is on a restricted plot – impact?
- Application previously refused on lack of bat survey now provided. Bats are present but not in immediate vicinity of extensions.

NO OBJECTION in principle but concern about impact of car port on neighbouring property

	26/01361/CON Flagship House , Reading Road North,Fleet, Hampshire, GU51 4WP Details pursuant to conditions 3 (noise assessment), 4 (glazing and ventilation), 5 (external lighting), 7 (parking allocation plan) of Planning Permission 24/00588/GPDCOM Change of use of the two vacant units at ground and first floor from commercial, business and service to residential to provide 16 apartments with associated parking, cycle parking and refuse storage Comments required by 1 September • This is a submission to meet planning conditions. • Air conditioning and lighting submission to be resolved by HDC Officers. • Only question is Item 7 of the Introduction – allocation of 32 parking spaces (for 16 apartments?) 4 spaces numbered 11-14 not highlighted on the plan between the bin stores? NO OBJECTION 26/00966/FUL Ground Floor Flat,15 Queens Road,Fleet, GU52 7LA Erection of a single storey garden office outbuilding Comments required by 3 September • This is a large garden office 7.5 m long x 2.6m wide, stated to be built on an existing patio area but adjacent to two TPO'd trees. • Tree report identifies temporary Tree Root Zone area work but because the base will be on the existing patio area, which is not detailed, there will be no impact; para 4.9 Tree Report. • Unusually the Planning Notice was posted in an apparently not local newspaper on the sports page under other applications in the Fareham and Southampton area? NO OBJECTION as long as existing patio base is adequate to support office structure
6	To Note: Review of weekly lists
7	Noted: Hart Planning Meeting Dates 16th September
8	Date of Next Development Control Committee Meeting 7th September
Meeting closed: 8.30 pm Signed:..... Date:	

