



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 27th July 2026
at 7pm in the Function Room, The Harlington

Present:

Cllr Davidson
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 Cllr Chenery declared an interest in 45 Dukes Mead.
3	Public Session None present
4	Approval of the Minutes The minutes of the development and control meeting held on Monday 6 th July 2026 were accepted as a correct record of the meeting.
5	26/01040/FUL Land Outside 187, Fleet Road, Fleet Installation of a proposed BT street hub and removal of existing BT phone kiosk Comments required by 24 July • HCC Highways indicate it should not be a distraction to motorists. • The location is close to M&S and Sainsbury but on the other side of the road and pedestrians frequently cross the road at this point to avoid walking to the nearest crossing point. • Does look like it will be a distraction to motorists as well as being out of keeping with the general street scene. • No benefit to public, only BT. OBJECTION

26/01041/ADV

Land Outside 187, Fleet Road, Fleet

[Display of advertisements](#)

Comments required by 24 July

- HCC Highways indicate it should not be a distraction to motorists.
- The location is close to M&S and Sainsbury but on the other side of the road and pedestrians frequently cross the road at this point to avoid walking to the nearest crossing point.
- Does look like it will be a distraction to motorists as well as being out of keeping with the general street scene.
- No benefit to public, only BT.

OBJECTION

26/01106/HOU

26 Kent Road, Fleet, Hampshire, GU51 3AH

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

Comments required by 31 July

- No immediate impact on neighbours and no impact on the street scene.
- Addition of a downstairs utility room with toilet, sink and shower adjacent to a snug, with access to the kitchen creates the opportunity for an annex.
- Number of bedrooms of the host building is not known.

NO OBJECTION subject to condition it does not become an separate dwelling and subject to confirmation of adequate parking for no. of bedrooms

26/01092/HOU

57A Westover Road, Fleet, Hampshire, GU51 3DE

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

Comments required by 5 August

- Side extension potentially eliminates any external access to the rear garden which means bins will need to be stored to the front of the house. A front storeroom is incorporated into the design which can accommodate waste bins.
- This potentially future proofs the accommodation with a ground floor bathroom (with shower) and a living room that could be converted into a bedroom.
- No immediate impact on neighbours and minor impact on the street scene.

NO OBJECTION

26/01173/HOU

37 Glen Road, Fleet, Hampshire, GU51 3QS

[Demolition of existing timber access ramp and erection of an open front porch, conversion of garage and alterations to fenestration](#)

Comments required by 5 August

- Converting an upside down house into a conventional house – removing ramp make property more in keeping with street scene.
- Removes a significant access structure.
- Potentially a 4 bedroom house but as a snug shown as having access to a downstairs shower this potentially is a 5 bedroom house - but there is adequate on-site parking.
- The current front garden is given over to parking with very little soft landscaping.

	- Although it is unlikely that Fleet Neighbourhood Plan Policy 15 Residential gardens will be met i.e. the retention of at least 50% of the original garden area as soft landscaping, there is the opportunity to introduce an area of soft landscaping. NO OBJECTION but suggest adding some soft landscaping to frontage 26/01176/HOU 45 Dukes Mead, Fleet, Hampshire, GU51 4HD Erection of a two storey front extension and insertion of window to first floor rear Comments required by 6 August - Proposed front extension does not create any negative impacts. - The new front development would be softened with a retention of the tile hanging to the upper floor front elevation. - No increase in bedrooms, just enlarging them. NO OBJECTION 26/01183/HOU 5 Velmead Road, Fleet, Hampshire, GU52 7JY Partial conversion of garage to habitable accommodation and raising garage roof height Comments required by 7 August - This is a very modest conversion of the rear end of a linear double garage to provide a study. - Loss of a garage space does not appear to impact parking, except all parking has to be contained on the front garden as a single garage no longer counts as a parking space. - No change in the number of bedrooms and 3 or 4 cars can be accommodated on site. 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 10th August
Meeting closed: 7.45pm Signed:..... Date:	