



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 6th July 2026
at 7pm in the Function Room, The Harlington

Present:

Cllr May
Cllr Holt
Cllr Schofield

Officers: Charlotte Benham

1	<p>Apologies</p> <p>Apologies received from Cllr Chenery and Hope</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>None declared</p>
3	<p>Public Session</p> <p>None present</p>
4	<p>Approval of the Minutes</p> <p>The minutes of the development and control meeting held on Monday 22nd June 2026 were accepted as a correct record of the meeting.</p>
5	<p>26/00799/HOU 57 Elvetham Road, Fleet, Hampshire, GU51 4QP <u>Erection of part two storey and part single storey rear extension, roof alterations including insertion of roof windows, a hip-to-gable conversion to front and an increased central ridge height to facilitate the conversion of the loft to habitable accommodation and alterations to doors to ground floor rear</u> Comments required by 8 July</p> <ul style="list-style-type: none"> • Increase from 4 to 7 bedrooms - increased floor area and extending the ridge height to make access to 2 additional bedrooms in the roof. • Does increase the mass and bulk of the dwelling • The rear elevation is totally out of keeping with the character of the Conservation Area but does not affect the street scene and is well screened by trees

- There has been a total loss of soft landscaping to the extensive front garden completely contrary to the character of the Conservation Area and Fleet Neighbourhood Plan Policy 15.

NO OBJECTION to house alterations themselves but suggest some soft landscaping be added back to the front of the plot

26/00907/HOU

15A Avondale Road, Fleet, GU51 3BH

[Erection of a first floor front extension, replacement of a door to ground floor side with a window, alterations to windows to first floor front, rear and side and insertion of a rooflight](#)

Comments required by 8 July

- Minor infill at the first floor - does not look to pose any issues.
- Introduction of shower room adjacent to a study looks like a 5th bedroom, but no increase in parking requirement above four bedrooms.

NO OBJECTION

26/01025/HOU

Old Station Masters Cottage, 12 Minley Road, Fleet, GU51 2RA

[Demolition of garage and erection of a two storey rear and side extension](#)

Comments required by 15 July

- The proposed development is architecturally sound, enhances the original structure and maintains its original character by use of similar materials.
- The only issues are proximity to the adjoining property which has several side facing windows but there are no side windows in the proposed extension which removes any overlooking. Only issue is the potential loss of light to any occupied rooms.
- Minley Road is a busy road and there is no adjacent parking area so all the properties on this frontage park in their front gardens. The parking plan shows four parking areas.
- A non-planning issue but a concern about the potential disruption on Minley Road from construction vehicles and delivery vehicles. This is a very busy thoroughfare.

NO OBJECTION

26/00879/HOU

57B Elvetham Road, Fleet, GU51 4QP

[Reconfiguration of driveway access to include extension of the existing 3 bar post and rail fence, widening of the shared driveway access to approximately 6.7m, construction of brick piers, installation of driveway access gates and pedestrian access gates and laying of a permeable driveway surface](#)

Comments required by 15 July

- This development lies within the NFCA Character Area 8. Para 7.2 of the NFCA Management Proposals states "The need to preserve and protect existing front boundaries and ensure that new

	<p>works do not detract from the sylvan character of the conservation area.</p> <ul style="list-style-type: none"> • The proposed extensive use of brickwork and solid gates would completely urbanise the frontage. • Although currently not overly attractive the access does better reflect the more sylvan character of the area. <p>OBJECTION</p> <p>26/01068/FUL 122C Reading Road South,Fleet,Hampshire, GU52 7TP Formation of access Comments required by 17 July</p> <ul style="list-style-type: none"> • This does appear to be an unusual arrangement with a shared access and the applicant's concerns are fully appreciated. • The relocation of the access point would require some extensive work to remove trees to the front of the property and a section of low brick wall. • The right to a new dropped kerb is a highways issue and not a planning issue. <p>Without any detailed proposal of the proposed access and the finished entrance it is not possible to comment.</p> <p>26/01064/HOU 16 Larchfield Road,Fleet,Hampshire, GU52 7LW Erection of a single storey rear extension following demolition of existing conservatory and alterations to fenestration to ground floor side and rear Comments required by 20 July</p> <ul style="list-style-type: none"> • Removal of a traditional conservatory and replacement with a more modern durable structure. • Although it lies in the Basingstoke Canal Conservation Area the housing in this area is of no historical or architectural significance. • The well treed boundary with the canal is to be retained so there are limited views. • There is the loss of a garage but this does not now count as a parking space and there is no change in the number of bedrooms. • 3 cars can be accommodated on site with the loss of soft landscaping to the front garden contrary to the Fleet Neighbourhood Plan Policy 15 Residential Front Gardens <p>NO OBJECTION in principle</p>
6	<p>To Note:</p> <p>Review of weekly lists</p>
7	<p>Noted:</p> <p>Hart Planning Meeting Dates</p>

	15 th July
8	Date of Next Development Control Committee Meeting 27 th July
Meeting closed: 7.45pm Signed: Date:	