



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

Meeting held on 8th June 2026
at 7pm in Upstairs Meeting Room, The Harlington

Present:

Cllr Chenery
Cllr Hope
Cllr Holt
Cllr Schofield

Officers: Rita Tong

1	<p>Apologies</p> <p>No apologies received</p>
2	<p>Declarations of interest to any item on the agenda</p> <p>Cllr Holt declared an Other Registerable Interest in agenda item 5 application 26/00836/HOU on the grounds that an affected neighbour is known to him.</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 Wednesday 27th May 2026 were accepted as a correct record of the meeting.</p>
5	<p>26/00755/HOU 28 Knoll Road, Fleet, Hampshire, GU51 4PU Erection of a garden gym room following removal of existing shed Comments required by 9 June</p> <ul style="list-style-type: none"> Proposed outbuilding is remote from the main dwelling. Backs onto garages and is not visible to neighbouring properties. Bigger than existing shed but does not create any issues. <p>NO OBJECTION</p> <p>26/00775/HOU 43 Albert Street, Fleet, Hampshire, GU51 3RL Demolition of an existing metal shed/workshop and erection of a replacement timber outbuilding on an existing concrete base Comments required by 9 June</p>

- This is a significant structure at 5.5 x 4.8m x 3.1m high.
- This is being built at the end of a neighbours garden within 1m of the boundary fence.
- Although it is stated that the 2.1m high face of the building will be adjacent to the fence, the neighbour will still see the full 3.1m height of the structure.
- It is not replacing the shed being demolished but is located away on an existing concrete base.
- No other issues than shading the end of the neighbours rear garden.

NO OBJECTION in principle but concern about loss of light to neighbour.

26/00835/HOU

21 Broom Acres, Fleet, Hampshire, GU52 7UU

[Partial conversion of garage and alterations to door and window openings](#)

Comments required by 11 June

- The proposed amendment to the double garage, although captioned Office, utility room and Shower Room is readily adaptable to become an annex {kitchen, living space, bedroom}
- There is a staircase shown on the proposed floor plan but nothing is indicated on the first floor plan.
- No change in the number of bedrooms.
- According to the proposed site plan, 4 parking spaces can be provided but with a near total loss of soft landscaping – this would breach Fleet Neighbourhood Plan Policy 15.

NO OBJECTION subject to condition that it is not used for independent living accommodation.

26/00811/HOU

2 Haywood Drive, Fleet, Hampshire, GU52 7RZ

[Erection of a two storey side extension and creation of new off-street parking bay alongside existing off-street parking bays](#)

Comments required by 12 June

- The proposed extension although very large, can be accommodated on the site without any impact on the immediate neighbours.
- There appears to be an extraordinarily large garage adjacent to the property with 2 parking spaces to the front.
- The extension will add an additional bedroom, four in total and the proposal is to add one additional parking space to the front garden. This would require a new drop kerb but that is not a planning issue.

NO OBJECTION

25/00896/OUT

68 Albany Road, Fleet, Hampshire, GU51 3PT

[Demolition of existing dwelling and outbuildings and erection of 9 dwellings with new access road and associated landscaping \(outline application with all matters reserved except access and layout\) \(amended scheme\)](#)

Comments required by 12 June

- There remains a concern that only 27 parking spaces are provided for 26 bedrooms which is inadequate.
- The biodiversity Officer has accepted off-site compensation for loss of biodiversity

but not in a condition that the provision is approved prior to commencement of the work.

- Highways have been satisfied that the visibility splays are adequate and the number of vehicles generated by the development will not have an impact on the local highway but require further information on vehicle tracking paths as an inadequate path for the HCC standard wastes vehicle has not been demonstrated.
- Support the Tree Officer that compensation planting on-site should be secured for removed TPO'd trees.
- Natural England continue to have concerns on the impact of the development of recognized protected sites and the impacts of increased access by new residents.
 - This should be addressed through a legal agreement
- There is local concern/ resistance to the loss of a period property that is referenced in the Urban Characterisation and Density Study which is cited in Fleet Neighbourhood Plan Policy10A Design Management Policy Related to Character Areas. – Proposals for development in the various character areas shown on the Map (on the next page) and as detailed in Appendix 5 will be supported where they have appropriate regard to the design characteristics for the relevant land use in that character area
 - Area A of the South Fleet Neighbourhood Area defines the area as “sensitivity to change:high”
 - Under Design Guidance it states “the loss of Victorian and Edwardian houses in these areas should be resisted.
- Retention of the original building (No 68) would greatly improve the integration of this development to retain local character and historic value
 - The building has been unoccupied for a number of years and its condition needs to be assessed but refurbishment rather than demolition would significantly improve the acceptability of the overall development.

OBJECTION a Breach of FNP Policies 10 and 10A with regard to respecting the guidance provided in the Hart Urban Characterisation Study to retaining a late Victorian building which would significantly enhance the overall acceptability of the development in retaining local character,

A serious concern due to inadequate on-site parking provision.

26/00854/HOU

19 Dunmow Hill, Fleet, Hampshire, GU51 3AN

[Erection of single storey side and rear extensions following demolition of existing conservatory and removal of existing shed, erection of a first floor front extension, erection of a detached single garage, conversion of existing garage to habitable accommodation to include the replacement of the garage door with a window and alterations to roof, porch and fenestration](#)

Comments required by 16 June

This is an application to add a garage to a development that has not been built in accordance with the approved plans which was for a two bedroom bungalow and has been built as a chalet bungalow with a staircase and living accommodation at the first floor. This is progressive development creep.

OBJECTION

26/00836/HOU

Hideaway Cottage, Reading Road North, Fleet, GU51 4AJ

[Erection of an attached single garage and three velux rooflights \(part retrospective\)](#)

Comments required by 18 June

This is an application to add a garage to a development that has not been built in accordance with the approved plans which was for a two bedroom bungalow and has been built as a chalet bungalow with a staircase and living accommodation at the first floor. This

	is progressive development creep. OBJECTION
6	To Note: Review of weekly lists
7	Noted: Hart Planning Meeting Dates 17 th June
8	Date of Next Development Control Committee Meeting 22 nd June
<p>Meeting closed: 19:57pm</p> <p>Signed:.....</p> <p>Date:</p>	