Fleet Town Council — MINUTES

Planning & Development Control — Monday, 12 October 2026

Published: Tuesday, 13 October 2026

Attendance

Present: Kevin Davidson, Bob Schofield, Grahame Chenery, Alan Hope, Leslie Holt

Also present: Charlotte Benham

PDC 10/2026 ITEM 34 APOLOGIES FOR ABSENCE

No apologies were received - Cllr May is a reserve member.

PDC 10/2026 ITEM 35 DECLARATIONS OF INTEREST

There were no declarations of interest.

PDC 10/2026 ITEM 36 QUESTIONS FROM THE PUBLIC

There were no member of the public present.

PDC 10/2026 ITEM 37 Confirmation of minutes – Monday, 28 September 2026

The minutes of the Planning & Development Control meeting held on Monday, 28 September 2026, having been previously circulated, were taken as read. It was **RESOLVED** that the minutes be confirmed as a correct record and signed by the Chair, in accordance with Schedule 12, paragraph 41 of the Local Government Act 1972.

PDC 10/2026 ITEM 38 Planning Applications

The Council considered the planning applications submitted for consultation by the Local Planning Authority. For each application, the Council's response was determined as set out below.

PDC 10/2026 ITEM 39 26/01610/CON

67 Velmead Road, Fleet,GU52 7LS

Details pursuant to condition 6 (Privacy Screen) of Planning Permission 26/00442/AMCON Application to vary condition 2 (Approved Plans) of Planning Permission 25/00200/HOU Erection of a single storey rear extension following demolition of existing conservatory, alterations to fenestration to ground floor front and side, cladding to entrance, blocking up of old vehicular access and creation of new vehicular access

Comments required by 14 October

• This is providing details of an amendment to the original planning application.

• The whole of the extensive rear decking is to be provided with glass balustrading.

• The end privacy screen at 1,8m high should be opaque glass and hedging or other green screening should be provided outside the privacy screen as indicated on plans.

NO OBJECTION subject to condition that privacy screen to neighbour is made from opaque glass

PDC 10/2026 ITEM 40 26/01592/HOU

*Amberleigh House ,Avenue Road,Fleet, Hampshire, GU51 4NG

Erection of a single storey front extension and porch, alterations to roof of single storey side element, blocking up of a door to ground floor side, alterations to existing fenestration, soffits, fascias and rendering, new parapet wall, replacement entrance gates and widening of driveway

Comments required by 21 October

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• Avenue Road is in Character area 8 of the NFCA.

• Section 7.2 of the NFCA CA & MP Maintaining the Existing buildings and their plots sets out the key parameters that require attention as below:

• **The need to prevent unsympathetic changes to the existing houses **– the proposed extension is modest and has overall a positive impact on the character of the property.

• **The need to preserve and protect existing front boundaries and ensure the new works do not detract from the sylvan character of the conservation area** – the existing front boundary is designated by a 1.2m high close boarded fence which is to be continued in the area of the entrance gate. The new front gate is of a more ornate timber construction but does not detract from the sylvan character of the boundary and being set back well off the road has very little visible impact.

• **The protection of the front garden including resistance to the creation of a parking areas **– the immediate front drive is being widened by 1 metre, likely as a consequence of the increased size of modern cars particularly electric vehicles. It does not have a significant negative impact when considered against an extensive area of tarmacked parking that already exists.

Potential loss of hedges or shrubbery – the widening of the initial part of the drive may impact some existing planting that should be replaced at the new boundary.

• **The use of timber fencing and brick walls **– extensive timber fencing existing – no further detrimental impact

NO OBJECTION

PDC 10/2026 ITEM 41 26/01597/HOU

Michaelmas House ,26 Wellington Avenue,Fleet, Hampshire, GU51 3BF

Demolition of the existing garden cabin and erection of a new garden cabin

Comments required by 23 October

• This is a significant extension to an existing garden cabin clearly shown in the Design and Access statement. The existing structure is substantial and is being increase in length by 75% to 6.8m long.

• The replacement structure is a repeat of the existing including height, materials etc.

• The extension would not appear to impact on the neighbouring property especially if a green boundary can be maintained.

• The extended building may be visible from the neighbour's rear balcony but would be an oblique view.

NO OBJECTION

PDC 10/2026 ITEM 42 Weekly List

It was **NOTED** that the weekly lists of planning applications from Hart District Council (HDC) had been received and were available for members' information. No further discussion was recorded.

PDC 10/2026 ITEM 43 Enforcement Cases

It was **NOTED** that no planning enforcement cases had been received from Hart District Council (HDC) for the period under review.

PDC 10/2026 ITEM 44 Hart Meetings Dates

It was **NOTED** that Hart District Council's next Planning meeting is scheduled for 18 November 2026.

PDC 10/2026 ITEM 45 DATE & TIME OF NEXT MEETING

It was **NOTED** that the next meeting of the Development and Control Committee is scheduled to be held on 26 October 2026 at 7.00 pm in the Function Room at The Harlington.

The meeting closed at 19:28.

Signed: _____

Chair of the Planning & Development Control

Date: _____