Fleet Town Council — MINUTES

Planning & Development Control — Monday, 26 October 2026

Published: Wednesday, 28 October 2026

Attendance

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

Also present: Charlotte Benham

Members of the public present: 5

Declarations of Interest

Leslie Holt: declared a non-pecuniary interest in Item 5.5 — 26/01694/HOU — I know two neighbours on Kent Road

PDC 10/2026 046 APOLOGIES FOR ABSENCE

No apologies for absence - Cllr May is a reserve member.

PDC 10/2026 047 DECLARATIONS OF INTEREST

No dispensation requests were received.

Leslie Holt declared I know two neighbours on Kent Road in relation to agenda item 5.5.

PDC 10/2026 048 QUESTIONS FROM THE PUBLIC

The Chair invited members of the public to address the Council in accordance with the Council's Standing Orders. It was **NOTED** that the session was subject to a maximum of three minutes per speaker and a total session time of fifteen minutes, in accordance with the Public Bodies (Admission to Meetings) Act 1960 and the Openness of Local Government Bodies Regulations 2014.

5 members of the public attended regarding 26/00324/FUL raising concerns that:

• access way is private and owned by 2 & 4 the ferbies, with a formal deed, this applicant has no claim and has already 'land grabbed'

• land in question was garden from linkway, not land at ferbies

PDC 10/2026 049 Confirmation of minutes – Monday, 12 October 2026

The minutes of the Planning & Development Control meeting held on Monday, 12 October 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 the Local Government Act 1972 Schedule 12, paragraph 41.

PDC 10/2026 050 Planning Applications

The Council considered planning applications received for consultation response.
It was **NOTED** that responses must be submitted to Hart District Council (HDC) within the statutory consultation period in accordance with section 2 of the Town and Country Planning Act 1990 and the Council's consultation right.

PDC 10/2026 051 26/00324/FUL

Land At 6,Ferbies,Fleet, GU52 6TN

Erection of a pair of semi-detached two storey houses

Comments required by 28 October

Development of pair of semi detached chalet bungalows

• Floor area for three bedroom unit at 108sqm meets the minimum space standard for a three bed, 6 person, two storey development, but the upper bedrooms and floor area are significantly reduced by the pitch of the roof, so the full height area upstairs is potentially half that required

• HDC's recommended parking standard for a 3 bedroom house is 2 allocated and 1 unallocated or 3 allocated and 0.5 unallocated. By either standard, 2 bungalows will require 6 parking spaces and only 4 are shown as being provided.

• Parking spaces to old standard 2.4 x 4.8m cf 2.5 x 5.0m. With one space adjacent to the boundary, they need an additional 0.5 m, so indicated 5.4m to front of each property is inadequate.

• Proposed additional parking on road? Ferbies access road is only 3m wide. It is not wide enough to allow on road parking and passing

• There are three existing properties on the unadopted road. Waste vehicles will not access an unadopted road and therefore all waste bins are taken to Basingbourne Road for collection.

• Despite earlier statement of no tree issues, a detailed tree survey was undertaken and clearly demonstrated a number of trees and their root zone will be impacted and the need in places for specialised foundations using bored piles.

• All trees on the current site have been felled.

• The development in terms of scale, use of materials etc, is not out of character but this needs to be balanced against the access, traffic and parking issues and loss of amenity.

• Support the residents' comments - residents have raised issues regarding land ownership – access way is privately owned (by deed) by No. 2 and 4 Ferbies, This applicant has no claim to the land despite showing it to be part of their application. The applicant has already encroached onto land that is not in their ownership

• Despite the applicants claim this is a brown field development on an old builder's yard, the Hart Urban Characterisation Study 2010, Crookham Estates Plan clearly shows the development site is the rear garden of two properties on the Linkway. This is a back garden development not a brown field development

• Extensive tree clearance and the extent of hard standing both for the structure and the front area parking means a significant loss of biodiversity.

• The existing residents on Ferbies will suffer a significant loss of amenity both in the short term due to construction traffic and in the long term due to increased traffic on a quite private unadopted road.

• Existing houses Nos 4 and 6 will suffer a loss of privacy due to the close proximity of the proposed development with active frontages immediately facing their properties being overbearing and suffer noise and disturbance from two three bedroomed properties when they have enjoyed being at the dead end of a single width access. A further significant loss of amenity.

OBJECTION

PDC 10/2026 052 26/01254/HOU

Arnwood House ,Pines Road,Fleet, Hampshire, GU51 4NL

Erection of a single storey front and rear extension, new porch, replacement of bay window to the south west elevation, alterations to external materials finish including new windows and doors and installation of solar panels to the south east elevation roof

Comments required by 28 October

• The following extracts have all been taken from elements of the application but are deemed to be relevant to the property's development within the NFCA - pines road is an un-adopted road and the properties it serves vary in age, style, and appearance, with no overriding design. Separation distances between properties are irregular and the boundaries generally comprise mature hedges, trees and shrubbery. The street scene is characterised by large dwellings and plot sizes and has a sylvan feel.

• Overall, the scheme represents a sensitive and proportionate enhancement of Arnwood House, improving its architectural quality and visual amenity while preserving the character of the surrounding area:

o All boundary vegetation, garden planting, and the current approach and parking arrangements will be retained, ensuring the mature landscaping continues to screen and complement the dwelling.

o The resulting dwelling will preserve and enhance the character and appearance of the area, reflecting the qualities that define the North Fleet Conservation Area.

• There has been one objection to the development specifically related to the solar panels on the road facing elevation of the property - it cites para 7.2 of the NFCA Management proposals:

o The need to prevent unsympathetic changes to the existing houses such as oversized extensions or changes to the elevations and details.

• The plan shows that the house is angled to the road such that there is no direct view of the front elevation of the house.

• The primary question is do solar panels "preserve or enhance" the conservation area?

• The development would be wholly acceptable except for the solar panels.

• Neighbour has strongly objected to solar panels

NO OBJECTION to development itself in principle, only concern is whether solar panels harm the character of the conservation area or not. It is the balance between being environmentally progressive or retaining the character of the Conservation Area.

PDC 10/2026 053 26/01742/HOU

**Peatmoor Lodge,Church Road,Fleet, GU51 4LY

Conversion of existing integral garage into study to include the replacement of the existing garage door with a window and erection of a detached garage

Comments required by 2 November **

• This a relatively new development within the NFCA, so of limited historical character.

• The proposed amendment to the main house is minor and does not detract from the main property.

• The major impact is the proposed new garage, 6.5 x 6.0m in plan and 4.8 m high is not insubstantial. The structure sits in front of a general building line with all the adjacent houses equally set back from the road. The structure at 4.8m high may be visible from the adjacent property.

• The materials match the main house and the structure is generally screened from the road by vegetation.

• There is an extensive parking area to the front of the property which counters the NFCA Management Plan para 7.2 - the protection of front gardens including resistance to the creation of parking areas.

NO OBJECTION

PDC 10/2026 054 26/01738/AMCON

**Hartland Park,Ively Road,Fleet

Minor Material Amendment (Section 73) application for the variation of condition numbers 1, 9 and 10 attached to application reference 24/01074/AMCON dated 12.08.2026 for amendments to reserved matters permission (21/02871/REM) dated 29.04.2022 for the approval of the appearance, landscaping, layout and scale pursuant to outline planning permission 17/00471/OUT. Amendments include a revision to the approved house types and mix, including associated amendments to approved parking and landscaping within Phase 3.

Comments required by 3 November **

• Abstracted from the Transport Note: The application seeks to amend the western sub-phase of Hartland Village Phase 3, as identified on Site Layout Plan reference HRV-PRP-XX-00-DG-A-10020. The scope of proposed amendments can be broadly summarised as follows:

o Removal of apartment Block M, and the replacement of this block with 6 no. family homes;

o Replacement of house types to reflect buyer demand; and Associated changes to unit numbers, landscaping and parking arrangements within the sub phase.

o This would result in a reduction in homes in the western sub-phase from 103 homes to 74 homes (a net decrease of 29 homes).

• The development of Hartland Village will remain fluid being driven mainly by demand.

• The removal of a block of flats and replacement with 6 family homes is welcomed and an overall reduction in the number of units will reduce the development density.

• The extensive use of timber framed play equipment is noted, and reference is made to Edenbrook Development (also by Berkeley Homes) which was equipped with timber play equipment which has not lasted 10 years and needs total replacement.

• Parking provision is approx. 93% of requirement but visitor parking provision is only 53% of recommended number. Parking provision is an issue among existing residents and car usage is unlikely to diminish.

• 105 underground parking spaces provided below Block J creates a significant focal point for traffic movement that could cause problems on the narrow estate roads.

Reduction in density is welcome, but have concerns about parking provisions being inadequate, and traffic management flow for density of spaces in one area

PDC 10/2026 055 26/01694/HOU

**1 Southby Drive,Fleet,Hampshire, GU51 3BE

Conversion of the existing garage into a habitable space to include the insertion of rooflights to the front and the replacement of the garage door with windows, erection of a detached garage and replacement of door to ground floor rear with window

Comments required by 3 November **

• The positioning of the garage to the front of the property is deemed to be characteristic of Southby Drive. Many of the houses in close proximity have front garages but attached to the properties and built at the time of the original development.

• It is proposed to retain tree T5 which is directly in front of the proposed garage and must impede access to the garage. No Root protection area is suggested because the existing ground is compacted hard standing?

• The proposed parking plan appears to make no use of the garage as open parking will continue - what is the purpose?

NO OBJECTION but with concerns garage is too large and too close to the front elevation of the property taking all light of the front windows.

PDC 10/2026 056 26/01614/HOU

**12 Grantley Drive,Fleet,Hampshire, GU52 7SA

Erection of single storey side and rear extensions, first floor side extension, conversion of garage to habitable accommodation to include alterations to the roof, alterations to the porch roof and insertion of a rooflight to side

Comments required by 3 November **

• Increase from 4 to 5 bedrooms, recommended parking is 3 allocated and one unallocated. Parking plan indicates parking for 3 vehicles is difficult.

• Increasing height of house close to boundary with No.13 will have some light reduction impact on the neighbouring property.

• Proposed fully glazed bedroom with Juliet balcony may give rise to overlooking/loss of privacy to adjoining neighbours.

• Front elevation would not have an impact on the street scene and the extension is subordinate to the main dwelling.

Concern about parking and loss of privacy to neighbour otherwise NO OBJECTION

PDC 10/2026 057 26/01666/FUL

**64 Kings Road,Fleet,Hampshire, GU51 3AP

Demolition of existing dwelling and erection of 2 dwellings, landscaping, parking and access

Comments required by 3 November **

• Existing property is possibly a 1950s large 5 bedroom chalet bungalow of no great architectural value, not well maintained externally.

• 4 bedroom, 8 person dwelling, minimum space standard is 124 sq m - proposed dwelling is 219sq m across two floors so unusually much more spacious than the majority of developments.

• The main issue is the character of the buildings. Kings Road has a mixture of styles and sizes but the majority conform to more traditional look of brick built under concrete tiles with a conventional pitched roof. There are no other examples of this modern style on Kings Road.

• There are some examples of similar design cross pitched roofs in the Pondtail area which also tend to stand out from a more traditional built style.

• The existing plot is large and the two properties will have large gardens by modern standards. The development makes better use of the land and increases the number of homes by one.

• FNP Policy 10 states: General Design Management: Development will be supported where it respects the area's character and complies with relevant planning policies. Proposals should be well designed, complement their surroundings, protect heritage, trees, landscaping and views, incorporate sustainable drainage and energy efficiency, provide appropriate parking and active travel links, and ensure flood risk is effectively managed.

• The fundamental question therefore is do the two properties respect the areas character, and complement their surroundings?

• Overall the benefits outweigh the local character issue.

NO OBJECTION

PDC 10/2026 058 Weekly List

The weekly lists of planning applications received from Hart District Council (HDC) were received. It was **NOTED** that the lists were for information only and no further action was required.

PDC 10/2026 059 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 060 Hart Meetings Dates

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

PDC 10/2026 061 DATE & TIME OF NEXT MEETING

It was **NOTED** that the next meeting of the Planning & Development Control Committee is scheduled to be held on 9th November 2026 at 7.00 pm in the Function Room at The Harlington.

The meeting closed at 20:34.

Signed: _____

Chair of the Planning & Development Control

Date: _____