Fleet Town Council — AGENDA

Planning & Development Control — Monday, 12 October 2026

Issued: Monday, 5 October 2026

Dear All,

Notice is hereby given of a public meeting of the **Planning & Development Control** to be held at **7:00 PM** on **Monday, 12 October 2026** at the **Function Room of The Harlington**. Members of the public and press are welcome to attend in accordance with the Public Bodies (Admission to Meetings) Act 1960. This notice is given under paragraph 10(2) of Schedule 12 to the Local Government Act 1972.

Yours sincerely,

Charlotte Benham

Charlotte Benham
Committee Clerk to Fleet Town Council
charlotte.benham@fleet-tc.gov.uk

AGENDA

1. APOLOGIES FOR ABSENCE

To receive and record apologies for absence. Members are reminded that the Council can only accept apologies where a valid reason is given. Local Government Act 1972, s.85(1)

2. DECLARATIONS OF INTEREST

To receive any declarations of pecuniary or non-pecuniary interests from members in items on the agenda, and any requests for dispensations. Members are reminded of their obligations under the Localism Act 2011 s.29–34.

3. QUESTIONS FROM THE PUBLIC

To allow members of the public to address the Council in accordance with the Council's Standing Orders. A maximum of 3 minutes per speaker, total session 15 minutes. Public Bodies (Admission to Meetings) Act 1960, s.1 & Openness of Local Government Bodies Regs 2014; speaking via standing orders.

4. Confirmation of minutes – Monday, 28 September 2026

To resolve that the minutes of the meeting held on Monday, 28 September 2026, having been circulated, be confirmed as a correct record and signed by the Chair (LGA 1972 Schedule 12 para 41).

5. Planning Applications

To consider planning applications received and determine the Council's response to the Local Planning Authority. Under s.2 of the Town and Country Planning Act 1990 and the Council's consultation right, responses must be submitted within the statutory consultation period.

5.1 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

5.2 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

5.3 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

6. Weekly List

To note the weekly lists of planning applications from Hart District Council.

7. Enforcement Cases

To note any planning enforcement cases from Hart District Council.

8. Hart Meetings Dates

To note Hart's next Planning meeting is 18th November.

9. DATE & TIME OF NEXT MEETING

The next meeting of the Development and Control Committee is scheduled to be held on the 26th October at 7pm in the Function Room at The Harlington.

APPENDIX I — Public Documents

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4. Confirmation of minutes – Monday, 28 September 2026

Development and Control Meeting-Minutes.pdf

6. Weekly List

weekly list.pdf

Fleet Town Council — MINUTES

Planning & Development Control — Monday, 28 September 2026

Published: Wednesday, 30 September 2026

Attendance

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

Also present: Charlotte Benham

PDC 09/2026 ITEM 18 APOLOGIES FOR ABSENCE

There were no apologies for absence. (Cllr May is a reserve member)

PDC 09/2026 ITEM 19 DECLARATIONS OF INTEREST

There were no declarations of interest.

PDC 09/2026 ITEM 20 QUESTIONS FROM THE PUBLIC

No members of the public were in attendance.

PDC 09/2026 ITEM 21 Confirmation of minutes – Monday, 7 September 2026

The minutes of the Planning & Development Control meeting held on Monday, 7 September 2026, having been previously circulated, were considered. 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 09/2026 ITEM 22 Planning Applications

The Council considered planning applications received since the previous meeting and determined responses to be submitted to the Local Planning Authority within the statutory consultation period, pursuant to the Council's consultation rights under section 2 of the Town and Country Planning Act 1990.

PDC 09/2026 ITEM 23 26/01469/HOU

• This is an amendment to Application 26/00666 to which FTC responded raising the only issue as the potential reduction/ loss of light to the neighbouring property.

• The Planning Officer visited the site and reported that there was a set of double doors on the opposite wall to the window and further light sources elsewhere in the ground floor area with no walls between

• There was an acceptance of a reduction in light to the side window but would not be to an extent that would warrant refusal.

• The proposed extension does not exacerbate this situation and therefore little ground to object.

NO OBJECTION

PDC 09/2026 ITEM 24 26/01206/HOU

• No real issue with the proposed adaptation of the garage, the site is currently 90% shingle with a small central flower bed so extensively used for parking.

• The house most common within the surrounding properties is brick faced - the rendering of the front elevation together with the addition of a black framed porch across the full width of the property will make it stand out and be out of character with the surrounding area.

No Objection to works themselves but OBJECTION to proposed finishes - suggest changing design to be more in keeping i.e. no render and change colour of porch

PDC 09/2026 ITEM 25 26/01485/HOU

Comments required by 29 September

• Follows a number of previous applications that have extended over the garage.

• Closes the gap between properties to create a terracing effect.

• No other issues, extension materials to match existing.

NO OBJECTION

PDC 09/2026 ITEM 26 26/01493/ADV

• New occupant to a long empty unit

• No issues if the signage is appropriately illuminated

NO OBJECTION as long as illumination not detrimental to any residential units nearby

PDC 09/2026 ITEM 27 26/01424/HOU

• No major issues but rear extension would appear to infringe on the next door neighbours 45-degree rule from any rear windows.

• Front of property already paved over. Parking spaces should be 5.0 x 2.5 so will just fit.

• Current internal garage would not count as parking space.

• Main issue is development within sight line of neighbouring property. See photos.

Concern about the 45 degree rule but NO OBJECTION in principle

PDC 09/2026 ITEM 28 26/01497/HOU

Significant single storey rear extension replacing older smaller extension.

NO OBJECTION

PDC 09/2026 ITEM 29 26/01349/HOU

• From the submitted location plan none of the plots along this section of RRN have large garages or any structures to the front of the plots.

• The NFCACA adopted in December 2008 states at para 7.2 Maintaining the existing building and their plots: the protection of front boundaries including resistance to creation of parking areas

• The Conservation Area statement presents multiple examples of large garages to the front of properties across the Conservation Area, but the area was only designated in 1994 and the Management Proposals only adopted in 2008 so many of the indicated sites were either developed before the designation or before the adoption of the Management Plan so are not relevant examples.

• The proposed building covers what is described as moss covered area, a permeable area.

• A significant car barn is the ultimate creation of a parking area, so contrary to NFCA Management proposals

Out of character in the area but NO OBJECTION in principle as screened

PDC 09/2026 ITEM 30 Weekly List

The weekly lists of planning application decisions from Hart District Council (HDC) were **NOTED**.

PDC 09/2026 ITEM 31 Enforcement Cases

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

PDC 09/2026 ITEM 32 Hart Meetings Dates

It was **NOTED** that Hart District Council's next Planning meeting is scheduled for 21st October 2026.

PDC 09/2026 ITEM 33 DATE & TIME OF NEXT MEETING

It was **NOTED** that the next meeting of the Planning & Development Control Committee is scheduled to be held on 12th October 2026 at 7pm in the Function Room at The Harlington.

The meeting closed at 19:50.

Signed: _____

Chair of the Planning & Development Control

Date: _____

OPINION ISSUED

Install Fixed Line Broadband Apparatus

49 New Barn Close Fleet GU51 5HU
Ref. No: 26/01640/PDTEL · Validated: Fri 25 Sep 2026

OPINION ISSUED

Install Fixed Line Broadband Apparatus

15 New Barn Close Fleet GU51 5HU
Ref. No: 26/01638/PDTEL · Validated: Fri 25 Sep 2026

OPINION ISSUED

Install Fixed Line Broadband Apparatus

1 - 12 New Barn Close Fleet
Ref. No: 26/01637/PDTEL · Validated: Fri 25 Sep 2026

OPINION ISSUED

Install Fixed Line Broadband Apparatus

31 New Barn Close Fleet GU51 5HU
Ref. No: 26/01639/PDTEL · Validated: Fri 25 Sep 2026

OPINION ISSUED

Install Fixed Line Broadband Apparatus

39 Meadow Walk Fleet GU51 5BA
Ref. No: 26/01623/PDTEL · Validated: Wed 23 Sep 2026

OPINION ISSUED

Install Fixed Line Broadband Apparatus

67 The Lea Fleet GU51 5AZ
Ref. No: 26/01621/PDTEL · Validated: Wed 23 Sep 2026

OPINION ISSUED

Install Fixed Line Broadband Apparatus

79 The Lea Fleet GU51 5AZ
Ref. No: 26/01620/PDTEL · Validated: Wed 23 Sep 2026

OPINION ISSUED

Install Fixed Line Broadband Apparatus

97 The Lea Fleet GU51 5AZ
Ref. No: 26/01619/PDTEL · Validated: Wed 23 Sep 2026

OPINION ISSUED

Install Fixed Line Broadband Apparatus

2 Larmer Close Fleet GU51 5AY
Ref. No: 26/01624/PDTEL · Validated: Wed 23 Sep 2026

OPINION ISSUED

Install Fixed Line Broadband Apparatus

12 Larmer Close Fleet GU51 5AY
Ref. No: 26/01625/PDTEL · Validated: Wed 23 Sep 2026

OPINION ISSUED

Install Fixed Line Broadband Apparatus

55 The Lea Fleet GU51 5AZ
Ref. No: 26/01622/PDTEL · Validated: Wed 23 Sep 2026

GRANT

Erection of a 1.8m high close board fence along the boundary of the garden and the public highway, with a mixed native hedge planted on the boundary line

Show more description

87 Greenways Fleet Hampshire GU52 7XD
Ref. No: 26/01255/HOU · Validated: Wed 05 Aug 2026

Fleet Town Council

Comment Date:

' Corner of Greenways and Longdown so an exposed rear garden.
' The extent of the 1.8m high fence is to screen the rear garden.
' The schedule of changes appears to address all the major concerns including appeal comments.
' Screening the fence with natural hedging is a good proposal, the only question is if the 0.5m set back is enough to allow the hedging to mature to a reasonable height to screen the fence?
' Assume HCC Highways ok with application

NO OBJECTION in principle but would suggest allowing more than 0.5m setback to accommodate hedge growth

WITHDRAWN

T1 - Pine - Fell T2, T3 - 2 x Pine - Lateral Tip reduction of up to 2 m. T4 - Pine - Lateral Tip reduction of up to 2 m and removal of low branch on eastern side of main stem. T5 - Pine - Fell

Show more description

Pine House Waverley Avenue Fleet GU51 4NW
Ref. No: 26/00270/CA · Validated: Tue 17 Feb 2026

DECIDED

Details pursuant to conditions 3 (noise assessment), 4 (glazing and ventilation), 5 (external lighting), 7 (parking allocation plan) of Planning Permission 24/00588/GPDCOM Change of use of the two vacant units at ground and first floor from commercial, business and service to residential to provide 16 apartments with associated parking, cycle parking and refuse storage

Show more description

Flagship House Reading Road North Fleet Hampshire GU51 4WP
Ref. No: 26/01361/CON · Validated: Mon 10 Aug 2026

Fleet Town Council

Comment Date:

¿ This is a submission to meet planning conditions.
¿ Air conditioning and lighting submission to be resolved by HDC Officers.
¿ Only question is Item 7 of the Introduction ¿ allocation of 32 parking spaces (for 16 apartments?) 4 spaces numbered 11-14 not highlighted on the plan between the bin stores?

NO OBJECTION

DECIDED

Details pursuant to condition 1 (noise assessment) of prior approval ref. 25/02487/GPDCOM (change of use of rear part of ground floor to 1no. dwelling, first floor to 2no. dwellings, and second floor to 1no. dwelling).

Show more description

Abbey Building Society 152 Fleet Road Fleet Hampshire GU51 4BJ
Ref. No: 26/01352/CON · Validated: Mon 10 Aug 2026

OPINION ISSUED

Alterations and extensions to the existing detached dwelling: - Erection of a single storey rear extension - Erection of first floor side and rear extensions with rear facing dormers - Relocation of the existing tiled front porch to a more central position on the principal elevation - Demolition and replacement of the existing front bay window - Alterations to fenestration Alterations and extensions to the existing detached garage: - Erection of a single storey front extension Other: - Enlargement of the rear garden patio

Show more description

64 Church Road Fleet GU51 4LY
Ref. No: 26/01320/PREAPP · Validated: Mon 03 Aug 2026

WITHDRAWN

Installation of an external kitchen extraction system

285 Fleet Road Fleet Hampshire GU51 3BT
Ref. No: 26/01306/FUL · Validated: Thu 06 Aug 2026

Fleet Town Council

Comment Date:

¿ This was the dog friendly café Canteen
¿ Proposed all day hot food café, type of food not given.
¿ There are no technical details provided of the noise levels or the smell levels that

will result from the extraction system ¿ will it affect the living accommodation above the unit?
¿ Need technical details and need an assessment by Environmental Control.

Cannot comment without more information as above.
Holding objection.

GRANT

Application to vary condition 2 (plans) and condition 3 (materials) of planning permission 24/02412/HOU dated 06/02/2025 - Erection of a single storey rear and side extension with roof lights

Show more description

21 Avondale Road Fleet Hampshire GU51 3BH
Ref. No: 26/01295/AMCON · Validated: Fri 31 Jul 2026

Fleet Town Council

Comment Date:

' This is an application to vary BUT the development has been completed 01/06/26, so retrospective on the basis that it will not be changed.
' Developments should be built in accordance with approved plans, not rely on retrospective permission
' No issues with the completed works

NO OBJECTION

DECIDED

Details pursuant to condition 1 (noise assessment testing protocol) of prior approval ref. 25/02487/GPDCOM (change of use of rear part of ground floor to 1no. dwelling, first floor to 2no. dwellings, and second floor to 1no. dwelling).

Show more description

Abbey Building Society 152 Fleet Road Fleet Hampshire GU51 4BJ
Ref. No: 26/01297/CON · Validated: Mon 03 Aug 2026

GRANT

Demolition of the existing detached single garage and erection of a single storey attached garage (proposed)

Show more description

101 Reading Road South Fleet Hampshire GU52 7TE
Ref. No: 26/01285/LDC · Validated: Fri 31 Jul 2026

GRANT

T1. Macrocarpa - Crown lift to a height of 6m (over the driveway only) by removing the identified primary branch and trailing secondary limbs.

Show more description

74 Dinorben Close Fleet Hampshire GU52 7SJ
Ref. No: 26/01275/TPO · Validated: Tue 28 Jul 2026

GRANT

Tree Number 10150 - Cedar tree - fell

100 Dukes Mead Fleet Hampshire GU51 4HF
Ref. No: 26/01122/TPO · Validated: Fri 24 Jul 2026

GRANT

T1. Copper beech - Crown thin by 15% taking out new regeneration growth and thinning where necessary. G1. 3 x Silver Birch along neighbouring fence, cut back side laterals by 2 metres from neighbours side at no 24.

Show more description

34 Woodcote Green Fleet Hampshire GU51 4EY
Ref. No: 26/00945/TPO · Validated: Mon 08 Jun 2026

GRANT

T008 - Common Lime - Crown lift to 5m above highway, deadwood and sever ivy.

The Vicarage Branksomewood Road Fleet Hampshire GU51 4JU
Ref. No: 26/00570/TPO · Validated: Fri 10 Apr 2026