Fleet Town Council — AGENDA

Planning & Development Control — Monday, 26 October 2026

Issued: Friday, 16 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, 26 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
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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, 12 October 2026

To resolve that the minutes of the meeting held on Monday, 12 October 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 26/00324/FUL

Land At 6,Ferbies,Fleet, GU52 6TN Erection of a pair of semi-detached two storey houses

Comments required by 28 October

5.2 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

5.3 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

5.4 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

5.5 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

5.6 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

5.7 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

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 9th November at 7pm in the Function Room at The Harlington.

APPENDIX I — Public Documents

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4. Confirmation of minutes – Monday, 12 October 2026

Development and Control Meeting-Minutes 12.10.26 (2).pdf

6. Weekly List

weekly list.pdf

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 *

• 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: _____

DECIDED

T3. Scots Pine - Fell T4. Scots pine - Fell T5-T11. Oak - Reduce crowns by 2.5m

Pine View Avenue Road Fleet Hampshire GU51 4NG
Ref. No: 26/01596/CA · Validated: Mon 21 Sep 2026

GRANT

Demolition of conservatory and erection of a single storey rear extension

6 Kent Road Fleet Hampshire GU51 3AH
Ref. No: 26/01426/HOU · Validated: Wed 26 Aug 2026

Fleet Town Council

Comment Date:

'This is a very large rear extension that nearly doubles the overall ground floor area.
'The rear extension will infringe the 45 degree angle from the next door neighbour and be exposed to a large expanse of
blank brick wall.
'The rear extension has been kept as low as possible by introducing four steps down internally.
'All the impact is to the rear so no impact on the street scene.
'Extensive flat roof area that will need drainage. Requires SUDS design to prevent any impact on neighbours.

NO OBJECTION in principle subject to drainage plans

GRANT

T1. Silver Birch - Fell

9 Dinorben Close Fleet Hampshire GU52 7SW
Ref. No: 26/01404/TPO · Validated: Wed 19 Aug 2026

GRANT

Single storey rear extension following demolition of existing (proposed)

19 Wickham Road Church Crookham Fleet Hampshire GU52 6NX
Ref. No: 26/01351/LDC · Validated: Mon 10 Aug 2026

GRANT

Installation of stand alone frame with defibrillator and bleed kit cabinets for community use

Nationwide Building Society 170 Fleet Road Fleet GU51 4DA
Ref. No: 26/01358/FUL · Validated: Thu 13 Aug 2026

Fleet Town Council

Comment Date:

AMENDED COMMENT 11/9/26

' This is a special frame to carry a Defibrillator and a Bleeds kit fixed to the end of the bus stop outside Nationwide.
' No objection from Highways.
NO OBJECTION

Comment Date:

'This is further loss of an employment site in Fleet. Local employment creates the support for the local high street. As local employment diminishes so does the vitality of the town.
'Hart Local Plan Strategy and Sites Policy H. Proposals for new homes will be supported where: They can provide an appropriate mix of dwelling types and sizes having regard to the most up to date evidence of housing need. Where is the evidence we need even more 1 and 2 bedroom minimum space apartments?
'Why is the developer under providing parking spaces and yet empty spaces will exist on the site? To rent out?

'The statement that it is a sustainable site is not supported by facts. There are very limited bus services, and this is distant from the rail station. Fleet has a high level of car ownership in response to the lack of public transport.
'Any noise survey should take account of the redevelopment of The Views Play park which is being upgraded to attract
more families. The park sits on the northern boundary of the site.
'None of these flats have individual private open space.
OBJECTION

GRANT

Installation of two side dormers, erection of a single story side extension and single storey rear extension, and insertion of rooflights to front (proposed)

Show more description

41 Wellington Avenue Fleet Hampshire GU51 3BJ
Ref. No: 26/01342/LDC · Validated: Wed 12 Aug 2026

GRANT

Erection of a two storey front extension, single storey side extension, porch, detached single carport and log store and insertion of a window to ground floor front

Show more description

54 Crookham Road Church Crookham Fleet GU51 5DH
Ref. No: 26/01318/HOU · Validated: Thu 06 Aug 2026

Fleet Town Council

Comment Date:

' The proposed development of the principal dwelling appears not to have any impact on adjoining neighbours and proposed additions to the property are in keeping with the host building.
' The proposed car barn does not meeting HDC garage sizing so would not count as a parking space, but there appears to be adequate onsite parking.
' The car barn is approx 4m high in close proximity to the neighbouring property Ashdown which is on a restricted plot ' impact?
' Application previously refused on lack of bat survey now provided. Bats are present

but not in immediate vicinity of extensions.

NO OBJECTION in principle but concern about impact of car port on neighbouring property

GRANT

Installation of palisade security fencing, new vehicular access gates and pedestrian gate, and erection of a new compound enclosure in replacement of existing enclosure

Show more description

Automation House Harvest Crescent Fleet GU51 2UZ
Ref. No: 26/01277/FUL · Validated: Thu 30 Jul 2026

Fleet Town Council

Comment Date:

' This is a very expensive new boundary fence around a designated employment site on a business park.

NO OBJECTION in principle but could the fence be green to be more in keeping?

GRANT

T1. Common beech - Reduce over extended lateral growth by up to 2.5m to a suitable growth point, reducing into the natural crown shape. T2. Common beech - Remove dead branch, and hanging branches in the union. T3. English oak - Remove major deadwood throughout whole crown area (Deadwood > 25mm in diameter).

Show more description

Burnham Corner Gough Road Fleet Hampshire GU51 4LJ
Ref. No: 26/01244/TPO · Validated: Thu 23 Jul 2026

REFUSE

T1 - Oak Tree - Crown reduce by 1-3 meters

42 Dinorben Avenue Fleet Hampshire GU52 7SH
Ref. No: 26/01085/TPO · Validated: Tue 14 Jul 2026

GRANT

Erection of a single storey garden office outbuilding

Ground Floor Flat 15 Queens Road Fleet GU52 7LA
Ref. No: 26/00966/FUL · Validated: Wed 12 Aug 2026

Fleet Town Council

Comment Date:

' This is a large garden office 7.5 m long x 2.6m wide, stated to be built on an existing patio area but adjacent to two TPO'd trees.
' Tree report identifies temporary Tree Root Zone area work but because the base will be on the existing patio area, which is not detailed, there will be no impact; para 4.9 Tree Report.
' Unusually the Planning Notice was posted in an apparently not local newspaper on the sports page under other applications in the Fareham and Southampton area?

NO OBJECTION as long as existing patio base is adequate to support office structure

GRANT

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

Show more description

19 Dunmow Hill Fleet Hampshire GU51 3AN
Ref. No: 26/00854/HOU · Validated: Fri 22 May 2026

Comment Date:

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

Comment Date:

' This is a major change in character and architectural style to a building in road of varying shape and finish but following a particular architectural period.
' Fleet Neighbourhood Plan Policy 10A Design Management Policy related to Character Areas
o The Pondtail Character Area A, Late Victorian and Edwardian Housing
o Focused on streets surrounding Dunmow Hill, forming an area of High Townscape Value
o Mixture of large and medium houses, mainly two stories
o Common double fronted design, some with open porches carried over symmetrical bay windows
o More varied large houses on Dunnmow hill
o Red brick with Welsh slate or plain tile roofs and some white painted render/roughcast and applied timber frame or tile hanging detail
o Arts and Craft detailing on Dunmow Hill with decorative ridge tiles and prominent chimneys
o High hedgerows to front gardens
o Typical density: 12 units/hectare Sensitivity to change; HIGH
' Loss of trees and green space detracts from the bio-diversity of the site when development should demonstrate a gain.
' The proposed development in a modernistic style with dark timber boarding is totally out of character in a road of 'high townscape character' highly sensitive to change.

OBJECTION

- Status:

GRANT

T1. Scots pine - Remove all deadwood exceeding 25mm diameter.
T2. Scots pine - Crown lift to provide 5m clearance from ground

level. Remove all deadwood exceeding 25mm diameter or 1m in length. Inspect hole on lower main stem for decay.

Show more description

50 Dukes Mead Fleet Hampshire GU51 4HE
Ref. No: 26/01480/TPO · Validated: Thu 03 Sep 2026

GRANT

T1. Acacia - Crown reduce by 3m on the side growing over clients house to stop debris falling on to the roof.

Show more description

7 Magnolia Way Fleet Hampshire GU52 7JZ
Ref. No: 26/01461/TPO · Validated: Thu 27 Aug 2026

GRANT

Erection of a single storey front/infill extension including open porch, erection of a single storey rear/infill extensions following demolition of existing conservatory, first floor rear dormer, solar panels and rooflight to side roof planes and alteration to fenestration to ground floor side and rear

Show more description

68 Kings Road Fleet Hampshire GU51 3AP
Ref. No: 26/01418/HOU · Validated: Wed 19 Aug 2026

Fleet Town Council

Comment Date:

'The major improvements are a rationalization of the internal space.
'The rear elevation of the building is much improved.
'No change in the number of bedrooms.
'Front porch again improves the general appearance of the property
NO OBJECTION

GRANT

T1. Yew - Reduce height by 1.5m to the natural shape of crown to allow more light over top of crown as garden faces south. Finished height will be 7m from 8.5m

Show more description

112 Reading Road South Fleet Hampshire GU52 7TP
Ref. No: 26/01414/TPO · Validated: Wed 19 Aug 2026

GRANT

This item is open for comments

Erection of a single storey front infill extension, erection of a part single and a part two storey rear extension and external alterations to front and rear elevations

Show more description

Spring Forest Reading Road North Fleet Hampshire GU51 4HR
Ref. No: 26/01401/HOU · Validated: Mon 17 Aug 2026

Fleet Town Council

Comment Date:

'More a case of infilling and tidying up the internal space.
'No additional bedrooms
'Major impact is to the rear elevation creating an open area with extensive windows.
'The property has been modified nine times since1963.
'All materials proposed to match existing.
'No changes to the property boundary.
NO OBJECTION

GRANT

T1. and T2. Pine - Crown reduce by 1.5m all round removing any crossing dead and dangerous branches.

Show more description

16 Richmond Close Fleet Hampshire GU52 7UJ
Ref. No: 26/01390/TPO · Validated: Mon 17 Aug 2026

GRANT

T1. Oak - Remove the lowest branch on the Southern side back to the main stem.

14 Chinnock Close Fleet Hampshire GU52 7SN
Ref. No: 26/01345/TPO · Validated: Tue 11 Aug 2026

GRANT

977a - Sycamore - Reduce lateral branches overhanging side driveway by 2-3m to previous points 977b - Sycamore - Reduce lateral branches overhanging side driveway by 2-3m to previous points

Show more description

Branksome Walk Manor Branksomewood Road Fleet GU51 4SW
Ref. No: 26/01028/TPO · Validated: Thu 18 Jun 2026

GRANT

G1. Pine - Remove dead or dangerous limbs exceeding 30mm in diameter or 1000mm in length. T1. Chestnut - Fell T2. Chestnut - Dismantle to ground level. T3. Silver Birch - Dismantle to ground level.

Show more description

High Spy West Hill Gardens Fleet Hampshire GU51 4HU
Ref. No: 26/00895/TPO · Validated: Thu 04 Jun 2026