



Fleet Town Council — AGENDA

Planning & Development Control — Monday, 28 September 2026

Issued: Friday, 18 September 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, 28 September 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, 7 September 2026

To resolve that the minutes of the meeting held on Monday, 7 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 26/01349/HOU

Yoden, Reading Road North, Fleet, GU51 4HR [Erection of a detached garage / carport](#)

Comments required by 23 September

5.2 26/01469/HOU

31 Clarence Road, Fleet, Hampshire, GU51 3RZ [Demolition of conservatory and erection of a single storey wrap-around extension and side infill extension with roof lights](#)

Comments required by 23 September

5.3 26/01206/HOU

49 Pondtail Road, Fleet, Hampshire, GU51 3JF [Erection of a porch and single storey side extension to include the conversion of garage to habitable accommodation](#)

Comments required by 29 September

5.4 26/01485/HOU

25 Dinorben Avenue, Fleet, GU52 7SQ [Erection of a first floor side extension](#)

Comments required by 29 September

5.5 26/01493/ADV

183 Fleet Road, Fleet, Hampshire, GU51 3BL [Display of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign](#)

Comments required by 29 September

5.6 26/01424/HOU

14 Rushmoor Close, Fleet, Hampshire, GU52 7LD [Erection of a single storey rear extension and conversion of garage to habitable accommodation to include the replacement of the garage door with a window and double doors, extension of patio and alterations to fenestration to ground floor rear](#)

Comments required by 30 September

5.7 26/01497/HOU

Wayback, Pinewood Hill, Fleet, GU51 3AW [Erection of a single storey rear extension](#)

Comments required by 5 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 21st October.

9. DATE & TIME OF NEXT MEETING

The next meeting of the Development and Control Committee is scheduled to be held on the 12th October at 7pm in the Function Room at The Harlington.

APPENDIX I — Public Documents

4. Confirmation of minutes – Monday, 7 September 2026

Planning Meeting-Minutes.pdf

Planning & Development Control — Monday, 7 September 2026

Published: Tuesday, 8 September 2026

Attendance

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

Also present: Charlotte Benham

PDC 09/2026 ITEM 1 Apologies for Absence

There were no apologies for absence.

PDC 09/2026 ITEM 2 Declarations of Interest

No declarations of pecuniary or non-pecuniary interest were received from members in respect of any item on the agenda.

PDC 09/2026 ITEM 3 Questions from the Public

No members of the public were present.

PDC 09/2026 ITEM 4 Confirmation of Committee Minutes

The minutes of the development and control meeting held on Monday 24th August 2026 were accepted as a correct record of the meeting.

PDC 09/2026 ITEM 5 Planning Applications

The Council considered planning applications received during the consultation period, for the purpose of formulating responses to the Local Planning Authority in accordance with its statutory consultation rights under section 2 of the Town and Country Planning Act 1990.

PDC 09/2026 ITEM 6 26/01358/FUL

- 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

PDC 09/2026 ITEM 7 26/01322/GPDCOM

- 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

PDC 09/2026 ITEM 8 26/01068/FUL

- Previously commented on by FTC but position withheld pending further information.
- Dropped kerb required.
- An objection from Hampshire Highways which makes no acknowledgement of the practical local issues. The refusal is on the grounds of no additional access points onto an A road. Do not support highway's objection.
- There are no more vehicles turning onto the road and practically the proposal potentially reduces the risk of vehicles not being able to turn off Reading Rd South.
- This proposal should be strongly supported as recognising local issues and not relying on generic policy.

NO OBJECTION

PDC 09/2026 ITEM 9 26/01401/HOU

- 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 since 1963.
- All materials proposed to match existing.
- No changes to the property boundary.

NO OBJECTION

PDC 09/2026 ITEM 10 26/01402/AMCON

This appears to be a very minor amendment to change the side extension roof from a pitched roof to a flat roof.

NO OBJECTION

PDC 09/2026 ITEM 11 26/01418/HOU

- 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

PDC 09/2026 ITEM 12 26/01427/HOU

- No major impact.
- Has the potential to become a 5 bedroom property as the snug is readily adaptable to a bedroom with access to the new downstairs bathroom.
- Property within Basingstoke Canal Conservation Area, but no impact.

NO OBJECTION

PDC 09/2026 ITEM 13 26/01426/HOU

- 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

PDC 09/2026 ITEM 14 Weekly List

The Weekly Lists were received. It was **NOTED** that the lists had been reviewed.

PDC 09/2026 ITEM 15 Enforcement Cases

There were no enforcement cases to note.

PDC 09/2026 ITEM 16 Hart Meeting Dates

It was **NOTED** that the next Hart District Council Planning meeting date is 16th September.

PDC 09/2026 ITEM 17 Date and Time of Next Meeting

It was **NOTED** that the next meeting of the Planning & Development Control Committee would be held on 28 September 2026 at 7.00 pm at The Harlington.

The meeting closed at 20:01.

Signed: _____

Chair of the Planning & Development Control

Date: _____