



FLEET TOWN COUNCIL — AGENDA

Planning & Development Control — Monday, 7 September 2026

Issued: Friday, 28 August 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, 7 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 Committee Minutes

To receive resolutions and consider approval of recommendations from the following committees and to return to committees any issues for reconsideration:

Planning - 24th August 2026

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 26/01358/FUL

Nationwide Building Society, 170 Fleet Road, Fleet, GU51 4DA [Installation of stand alone frame with defibrillator and bleed kit cabinets for community use](#)

Comments required by 4 September

5.2 26/01322/GPDCOM

Tempcover Ltd, Admiral House, Harlington Way, Fleet, GU51 4BB [Application for prior approval for change of use of ground, first and seconds floors from Use Class E/B1\(a\) to Use Class C3 to provide 27 apartments](#)

Comments required by 4 September

5.3 26/01068/FUL

122C Reading Road South, Fleet, Hampshire, GU52 7TP [Formation of access](#)

Comments required by 10 September

5.4 26/01401/HOU

[Spring Forest, Reading Road North, Fleet, Hampshire, GU51 4HR](#)
[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](#)

Comments required by 11 September

5.5 26/01402/AMCON

135 Kings Road, Fleet, Hampshire, GU51 3DR [Application to vary condition 2 \(Plan\) of Planning Permission 26/00478/HOU Erection of single storey rear extensions following demolition of existing garage, a single storey side extension, alterations to fenestration, conversion of loft to habitable accommodation to include the raising of the ridge height to main roof, raised rear gables, insertion of rooflights to the front and rear and windows to the side and rear](#)

Comments required by 11 September

5.6 26/01418/HOU

68 Kings Road, Fleet, Hampshire, GU51 3AP [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](#)

Comments required by 12 September

5.7 26/01427/HOU

11A Regent Close, Fleet, Hampshire, GU51 3NS [Erection of a single storey side and infill extension](#)

Comments required by 13 September

5.8 26/01426/HOU

6 Kent Road, Fleet, Hampshire, GU51 3AH [Demolition of conservatory and erection of a single storey rear extension](#)

Comments required by 13 September

6. Weekly List

Review of Weekly Lists

7. Enforcement Cases

To note any enforcement cases.

8. Hart Meeting Dates

16th September

9. Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled to be held on at 28th September at 7pm at The Harlington.

APPENDIX I — Public Documents

4. Confirmation of Committee Minutes

Dev Control Mins 24 Aug 26 copy.pdf

6. Weekly List

weekly list.pdf



MINUTES OF DEVELOPMENT CONTROL COMMITTEE

DEVELOPMENT CONTROL COMMITTEE

**Meeting held on 24th August 2026
at 7pm in the Function Room, The Harlington**

Present:

Cllr Holt
Cllr Schofield
Cllr Chenery
Cllr Davidson

Officers: Charlotte Benham

1	Apologies Apologies received from Councillor Hope.
2	Declarations of interest to any item on the agenda None declared
3	Public Session None present
4	Approval of the Minutes The minutes of the development and control meeting held on Monday 10 th August 2026 were accepted as a correct record of the meeting.
5	26/01316/HOU 46 Church Road, Fleet, Hampshire, GU51 4NB Demolition of existing garage and erection of a detached garage and new entrance gates Comments required by 26 August • The proposed garage is not subordinate to the principal dwelling. It is nearly 6m high, as tall as a bungalow. • At 50 sq m it is big enough to be a one bed 2 person dwelling. • The bulk and mass of the building could be significantly reduced by turning the roof pitch through 90 degrees. • It does appear odd that the electric charging point is not attached to the garage? • Although the overall plot is spacious, this concentrates the development into one corner of the plot adjacent to the road and the near neighbour. • The widening of the gate may be as a consequence of the size of many modern cars that now demand a 2.5m wide parking space. • This is a very expensive development to accommodate the tree protection works, solely for

	garage space. - The current parking area, which is not supported by the photograph of the front of the property included in the planning report, is to be an expansive area of permeable hard standing contrary to the NFCA Management Report, paragraph 7.2 third bullet point: - The protection of front gardens, including resistance to the creation of parking areas. - There has been a neighbor's objection. Concern – suggest rotating the roof to reduce impact and if approved suggest there be a Condition that the development is not used for habitable accommodation or commercial use 26/01255/HOU 87 Greenways, Fleet, Hampshire, GU52 7XD 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 Comments required by 26 August - 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 26/01272/AMCON Murco Stop And Shop, 51 - 53 Kings Road, Fleet, GU51 3AF Application to vary condition 2 (Approved Plans) of Planning Permission 24/00832/FUL - Demolition of derelict petrol filling station and erection of two dwellings Comments required by 27 August - To date the development of this contaminated site has been impeccable. - It is unfortunate that the developer now comes forward with a proposal to overdevelop the site solely for financial reasons. There is no provided evidence that there is a demand for 5 bedroom houses, when property on Harland Village is not selling. - These are large properties on a very contained site and the developed area to plot ratio is already beyond that recommended, such that this proposal is deemed overdevelopment of the site. - There is totally inadequate parking on site for 2 x 5 bedroom units. - This would undoubtedly result in on-street parking in Kent Road. - Kent Road frequently suffers from double parking especially during the day when the care home staff are present. - The two instantaneous parking surveys are totally inadequate to define the local street parking capacity. 3/4 bedroom family homes are in demand and are more appropriate for the location and the site. OBJECTION 26/01324/HOU
--	---

2 Velmead Road, Fleet, Hampshire, GU52 7JY

[Erection of a single storey front porch extension, two storey front extension, first floor rear/side extension and alterations to internal layout, exterior materials and fenestration](#)

Comments required by 28 August

- Increase from 4 to 5 bedrooms as the designated playroom, previously a bedroom, has direct access to the retained downstairs shower room.
- This was a very accessible property with downstairs bedrooms and a bathroom. The proposed development moves all the designated bedrooms to the first floor.
- It is not apparent that the existing building has any oak framing with brick infill.
- This looks like a 1960s bungalow that has had a rear extension to produce first floor living accommodation. The front elevation has very much the appearance of a bungalow.
- The new Juliet Balcony although to a dressing room will allow overlooking of the neighbouring garden and a loss of privacy.
- It is an architectural mix of oak framing with slanted brick infill, extensive timber cladding and off white render. The natural timber cladding does not readily blend with the main front elevation.
- There is no overall design along Velmead Road it is a very varied mix of designs.
- On-site parking can be accommodated and the Surface Water Risk Assessment states there will be no loss of soft landscaping

NO OBJECTION – but suggest swapping timber cladding to front elevation for brick would be more in keeping

26/01306/FUL

285 Fleet Road, Fleet, Hampshire, GU51 3BT

[Installation of an external kitchen extraction system](#)

Comments required by 1 September

- 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.

26/01318/HOU

54 Crookham Road, Church Crookham, Fleet, GU51 5DH

[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](#)

Comments required by 1 September

- 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

	26/01361/CON Flagship House , Reading Road North,Fleet, Hampshire, GU51 4WP 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 Comments required by 1 September • 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 26/00966/FUL Ground Floor Flat,15 Queens Road,Fleet, GU52 7LA Erection of a single storey garden office outbuilding Comments required by 3 September • 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
6	To Note: Review of weekly lists
7	Noted: Hart Planning Meeting Dates 16th September
8	Date of Next Development Control Committee Meeting 7th September
Meeting closed: 8.30 pm Signed:..... Date:	

GRANT

Demolition of conservatory and erection of a single storey wrap-around extension and side infill extension with roof lights

Show more description

31 Clarence Road Fleet Hampshire GU51 3RZ

Ref. No: 26/00666/HOU · Validated: Wed 22 Apr 2026

Fleet Town Council

Comment Date:

' Somewhat odd that a supporting comment has come from No.35 Clarence Road which is not impacted by the development.

' The potential impact is on the adjoining neighbour No.29 because of the impact on their side window. Some light is being maintained by the inclusion of a roof light in the side extension. The window currently receives little natural light, but this may be further reduced.

' All rear extension, no change in the number of bedrooms.

' Apart from the side window issue, everything else is acceptable.

NO OBJECTION in principle but concern about loss of light to neighbour

GRANT

Erection of a single-storey first floor extension in connection with use of the building as a day nursery (Use Class E).

Show more description

Intec House St Nicholas Close Fleet GU51 4JA

Ref. No: 26/00563/FUL · Validated: Thu 23 Apr 2026

Fleet Town Council

Comment Date:

' This is a proposed extension to accommodate a nursery from previous use as an office block.

' This is a large nursery with a predicted staffing of 20 FTEs who will potentially fully utilize the car parking space.

' The entrance to the site is off St Nicholas Close in close proximity to residential development.

' No details of the hours of operation of the nursery are stated and where and how parents/carers would drop off and collect young children.

' There is no obvious concern about the physical development of the building, but there is concern about the impact of the use on the immediate adjacent neighbours.

' Concern about noise and traffic disruption to the residents in St Nicholas Close.

OBJECTION until further details are provided regarding the operation of the facility as a nursery

DECIDED

Approval of Condition 5 - Landscaping additional information - pursuant to 21/02648/AMCON - Variation of Condition 2 attached to Planning Permission 20/00418/FUL dated 10/06/2020 to allow the raising of the ground levels (Additional Levels and Drainage Details uploaded 03/02/2022 and 04/02/2022)

Show more description

Heron Manor Care Home Reading Road North Fleet GU51 4AN

Ref. No: 26/00361/CON · Validated: Mon 09 Mar 2026

OPINION ISSUED

Install 9m telegraph pole

2 Grenville Drive Church Crookham Fleet GU51 5NR

Ref. No: 26/01422/PDTEL · Validated: Wed 19 Aug 2026

DECIDED

T1. Beech - Crown reduce by 2 metres all round.

42 Fir Tree Way Fleet Hampshire GU52 7NB

Ref. No: 26/01333/CA · Validated: Thu 06 Aug 2026

DECIDED

T3. Hazel - Remove

Spinney Reading Road North Fleet Hampshire GU51 4HR

Ref. No: 26/01303/CA · Validated: Tue 04 Aug 2026

OPINION ISSUED

Details pursuant to partially discharge condition 3 (noise assessment) 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: 26/01296/CON · Validated: Mon 03 Aug 2026

OPINION ISSUED

Replacement front porch

17 The Cedars Fleet GU51 3YL

Ref. No: 26/01213/PREAPP · Validated: Mon 20 Jul 2026

GRANT

Installation of a proposed BT street hub and removal of existing BT phone kiosk

Land Outside 187 Fleet Road Fleet

Ref. No: 26/01040/FUL · Validated: Tue 30 Jun 2026

Fleet Town Council

Comment Date:

' HCC Highways indicate it should not be a distraction to motorists.

' The location is close to M&S and Sainsbury but on the other side of the road and pedestrians frequently cross the road at this point to avoid walking to the nearest crossing point.

' Does look like it will be a distraction to motorists as well as being out of keeping with the general street scene.

' No benefit to public, only BT.

OBJECTION

GRANT

Display of advertisements

Land Outside 187 Fleet Road Fleet

Ref. No: 26/01041/ADV · Validated: Tue 30 Jun 2026

Fleet Town Council

Comment Date:

' HCC Highways indicate it should not be a distraction to motorists.

' The location is close to M&S and Sainsbury but on the other side of the road and pedestrians frequently cross the road at this point to avoid walking to the nearest crossing point.

' Does look like it will be a distraction to motorists as well as being out of keeping with the general street scene.

' No benefit to public, only BT.

OBJECTION

GRANT

T1 - Scots Pine - Remove T4 - Scots Pine - Reduce length of overextended limbs by 1.5-2m

Pine House Waverley Avenue Fleet Hampshire GU51 4NW

Ref. No: 26/00983/TPO · Validated: Thu 11 Jun 2026

GRANT

T1 and T2 - Oaks - Reduce height of trees by 2-3m

7 The Oaks Fleet Hampshire GU51 4HQ

Ref. No: 26/00939/TPO · Validated: Thu 04 Jun 2026

GRANT

T141. Beech - Reduce lateral branches by up to 2m to previous reduction points. T146a. Oak - Reduce lateral branches by up to 1.5m to previous points. T147. Beech - Reduce lateral branches by up to 2m to previous points. T148c. Sycamore - Reduce lateral branches by up to 1.5m. T148d. Holly - Reduce lateral branches by up to 1.5m. T149. Sorbus - Cut back ofsite Holly to give up to 2m clearance. T151. Beech - Reduce height by up to 4m, reduce lateral branches by up to 3m to shape, remove deadwood. T156. Lime - Crown reduce by up to 4m, remove basal and epicormic growth. T157. Lime - Crown reduce by up to 4m, remove basal and epicormic growth.

Show more description

General Pegasus Court Fleet Hampshire GU51 4SX

Ref. No: 26/00911/TPO · Validated: Wed 03 Jun 2026