



These are the unadopted Minutes of a Planning Committee Meeting of Crookham Village Parish Council, held at the Zebon Copse Centre, Danvers Drive at 8:45pm on Thursday, 24th April 2014. Please refer to the Parish Council Minutes of May meeting for any alterations.

Present: Cllr David Jackson (Chairman of CVPC Planning Cttee)
Cllr Julia Ambler
Cllr Peter Crawley
Mrs Angela Sayers (Clerk)
Members of the public -

1. Apologies for Absence.

Cllr Wendy Makepeace–Brown

2. Chairman's Announcements

None

3. Minutes of Previous Meeting

The minutes of the previous meeting were agreed.

4. Declarations by members of interests in items on the agenda.

None

5. Planning Application 14/00869/HMC

***Conversion of loft to habitable accommodation with front and rear dormer windows.
Part conversion of double garage to habitable accommodation
At 63 Jessett Drive, Church Crookham, Fleet, GU52 0XU***

RESOLVED: No objection

Points to make:

- 1) There is only room for 2 cars to park outdoors within the curtilage of the property without blocking access to adjacent properties.
- 2) There is both an increase in bedroom space and a loss of parking space which Hart may consider to be reasons for refusal given that one less remaining parking space would be available than claimed.

Planning Application 14/00894/FUL

Erection of fencing, vent column, control kiosk, transformer, fuel bund, generator and jib crane for the new Grove Farm sewage pumping station with associated vehicle access and landscaping.

At Land Adjacent Roundabout, Hitches Lane, Fleet, Hampshire

CVPC raises the following issues for Hart to consider when making its decision:

Extra Capacity

Planning Statement 3.2 states “Grove Farm SPS is now under capacity, which results in flooding to ten properties on Hitches Lane and Tavistock Road during periods of heavy rainfall.”

Flooding to these properties has been going on for many years, during which the worst rainfall has only reached the 1:30 level according to TW at the Hart Scrutiny meeting of 2 April 2014. However, overflow has occurred on a number of occasions each year, so is triggered well below the 1:30 level.

At the ‘Drop-In’ event at Calthorpe Park on 24 April 2014, a TW contractor stated that the new pumping station would cater for an additional 2000 properties, but was unable to state from what baseline that increment was calculated. The contractor was also unable to say how far the upstream catchment area extended.

Given that the overflow issues arose before the start of QEB, it seems possible that much of the extra capacity is already accounted for by existing and threatened significant planning applications (numbers approximate):

QEB	1000
Watery Lane	315
Stillers Farm	100
Redfields	40
Knight Close	25
Grove Farm	425

This totals 1905, leaving little headroom within the additional 2000 indicated by the contractor.

Depending on the area feeding into the pumping station, the total may be even higher.

Storm Water

Overload of the existing system occurs at rainfall rates well below the current 1:100 + climate change requirement for new developments and even below the 1:30 level. It is clear that the sewage system has to cater for significant amounts of storm water from existing developments. Should a 1:100+ rainfall event occur, then even more capacity in the pumping system would be required. Has this also been taken into account?

It has to be queried, therefore, whether the proposed extra capacity is sufficiently future-proof.

Location

The pumping compound and its contents form a significant industrial structure. No clear justification is given as to why this should be sited in such a very prominent location in full view of a school, houses and a major road. No amount of screening will fully disguise its presence and the large entrance splay will draw attention as well.

The meeting closed at 9.00pm