



These are the unadopted Minutes of a Planning Committee Meeting of Crookham Village Parish Council, held at the Zebon Copse Centre, Danvers Drive at 8:00pm on Monday, 16th June 2014. Please refer to the Parish Council Minutes of the July meeting for any alterations.

Present: Cllr David Jackson (Chairman)
Cllr Peter Crawley
Cllr Judy Johnson
Mrs Angela Sayers (planning Clerk)

Members of the public – per Attendance List

1. Apologies for Absence.

Cllr Richard Eastment

2. Chairman's Announcements

Planning application 14/01223 to be considered after planning application 14/00504/MAJOR
The Chairman requested Cllrs to arrive early for all planning meetings to aid set up.

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 14/01252/HMC

Erection of a first floor extension, to include a dormer extension and roof lights. Erection of single storey front and rear extension, porch and pergola following demolition of existing conservatory. External alterations and provision of bin storage
At Crickets, Crondall Road, Crookham Village, Fleet, GU51

RESOLVED

No Objection

Points to Raise

Request maintenance of the existing roadside vegetation screen

6. Planning application 14/01152/MAJOR

The erection of 26no. Residential dwellings together with associated access, car parking, open space and landscaping
At Land At, Knight Close, Crookham Village, Fleet, Hampshire

RESOLVED

No Objection

Points to Raise

- A) It seems the use of photovoltaic will be limited in its application to affordable houses due to roof space limitations.
- B) QEB SANG is extremely distant and at least 3km away on foot. As a result, it will not be an attractive location from this site. Preferable to use the Hitches Lane SANG, albeit not from the same developer.
- C) Parking – Would it be possible to re-arrange the parking spaces for plots 17 and 21 so they are closer to the associated property?

7. Grove Planning Application 14/01281/HMC

Erection of two storey rear extension

At 4 Eggleton Close, Crookham Village, Fleet, Hampshire, GU52 0XL

RESOLVED

No Objection

8. Planning Application 14/00504/MAJOR

Outline planning application for up to 315 residential units, land for up to 1,050m² D1 floor space for a GP surgery including pharmacy and up to 370m² A1 retail floor space for a convenience food store and associated access, open space, playing pitches including MUGA and car park, landscaping, Suitable Alternative Natural Green space (SANG) including car park and improvements to the A287/Redfields Lane junction (means of access into the main site to be considered, all other matters reserved)

At Land At, Watery Lane, Church Crookham, Fleet, Hampshire

RESOLVED

Objection

Points to Raise

- A) Lack of provision for extra facilities at ZCC to cater for increased population.
- B) Enclosure of site by vegetation – Questionable on Redfields Lane frontage.
- C) Flooding issue – Water gets so high in this area that the boardwalk bridge gets submerged. Northern housing area flooded with spring rising within it earlier this year.
- D) The application does not address what happens to vehicles on Brandon Road after Redfields Lane roundabout and then onto Gally Hill road and across Malthouse Bridge towards Fleet.
- E) Bus Service – Bus needs to stop off in new development but the bus company advised that it is reluctant to add more stops.
- F) Tow Path – In conservation area so options are limited.
- G) Noise Assessment – the Measures proposed are based on traffic only. Need to consider aircraft noise. The same measures should be implemented across all the houses in the development not reduced the further in you go.
- H) Sports Pavilion – The proposed parking is not near the pavilion building. The pavilion is located too close to ZCC to discourage sports parking at ZCC.
- I) We need further details of sports pitch layout/size/location before we can judge acceptability. The pitch near the canal is used by adults and less frequently than the other pitches.
- J) GP centre – opposition for other local practices challenges this proposal.
- K) No open spaces within the new development blocks.
- L) Access Roads are narrow making visitor parking difficult. The illustrated parking layout seems inadequate.
- M) Query the short distance between some of the proposed housing plots to the adjacent river.
- N) SUDS – not clear on plans.
- O) SANG – Westerly area of SANG is just 1 walk around – access from 2 places only where there is a bridge over the river. Once there you have to walk all the way around – circa 2 miles. Current proposals do not allow sufficient shortening of the route – less attractive in the southerly section. Must not exclude people from the area.
- P) Diagram of SANG does not show the branch of the River Hart that goes behind Albany Stables and joins with Crondall branch at Zephon Common Lane.
- Q) Further consideration to traffic issues arising at school pick-up and drop off at St Nics.

9. Planning Application 14/00894/FUL

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

At Land Adjacent Roundabout, Hitches Lane, Fleet, Hampshire

RESOLVED

Objection

Points Raised

A) Questions asked before by CVPC have not been answered sufficiently.

B) The Location is not justified

C) The catchment area is not stated

D) The baseline for extra capacity is not stated

E) Adverse visual impact of industrial site in a prominent rural location on a major through route adjacent to housing and school notwithstanding the slightly reduced visual impact of revised proposal

10. Planning Application 14/01223/FUL

Detailed planning application for a signalised access junction on Redfields Lane to the proposed Albany Park development

At Land West Of, Redfields Lane, Church Crookham, Fleet, Hampshire

RESOLVED

Objection

Points Raised

A) Traffic lights not welcome – not appropriate for rural setting

B) Risk of unjustified delays to Redfields Lane traffic.

C) Examine alternative of neither traffic lights nor junction – just have a turning into the development.

D) Junction- timing - if Traffic lights are adopted the exit from side arms should be triggered by vehicles not timer. Proper consideration to be given to right turning traffic into the farm and new estates.

We object to Traffic lights – prefer roundabout – would like to look at simple junction

The meeting closed at 21.50pm