



These are the unadopted Minutes of a Planning Committee Meeting of Crookham Village Parish Council, held at the Zebon Copse Centre, Danvers Drive at 8pm on Monday, 18th November 2013. Please refer to the Parish Council Minutes of December for any alterations.

Present: Cllr David Jackson (Chairman of CVPC Planning Cttee)
Cllr Philip Ashton
Cllr Wendy Makepeace-Browne
Cllr Peter Crawley
Mrs Angela Sayers (Clerk)
6 members of the public.

1. Apologies for Absence.
None
2. Chairman's Announcements
Members of the Planning Committee would be allocated sections of future major applications from which to prepare inputs to the associated meeting in public.
3. Minutes of Previous Meeting
The minutes of the meeting of the 21st October were agreed.
4. Declarations by members of interests in items on the agenda.
None

5. Planning Application 13/02109/SITE

Pre-Application advice for residential development of 340 dwellings and SANG

At Land at Watery Lane, Church Crookham, fleet, Hampshire

Note that this item will ONLY be considering suggestions to the developer for changes to the development to maximise the benefit to the community. There will be no consideration at this stage of possible objections to the application itself, which has yet to be submitted.

RESOLVED: The following list of items is offered for consideration during preparation of the planning application and associated legal agreements:

1. New sports changing building with changing rooms, storage and car park (70 spaces to cater also for SANG parking) required on developer-owned land immediately adjacent to the SW corner of the Zebon Copse Centre (ZCC) field with vehicular access through the new development only. This is to allow use of ZCC car park for other users whilst football is in progress both during weekday evenings and at weekends.
2. Additional area for sports pitches to cater for increased population.
3. Conversion of the existing ZCC sports changing rooms into productive community space to cater for the increased population.

4. Extension of the ZCC car park (another 30 spaces) towards the present site of Albany Stables to cater for increased occupancy of ZCC.
5. Pedestrian routes into the new SANG should minimize the attraction of breaching the ZCC field hedged field boundary by those seeking to walk the least distance to Hillyburrow from Zebon Copse estate.
6. Pedestrian/cycle/horse route along Redfields Lane, ideally all the way from Watery Lane to the A287 and separated from the carriageway, including a route through the proposed development and use of the old bottom section of Redfields Lane when superseded.
7. New health facility on site.
8. Handover to CVPC, with appropriate long-term funding, of all children's play areas on site with appropriate maintenance funds.
9. Careful management of badger setts on site and provision of badger runs to minimise disturbance of badgers and conflicts with residents.
10. The environmental effect of conversion of open countryside into SANG land must take full account of the wider ecology of the Hart river valley. Proposals should include sanctuary areas to preserve as much as possible of the present diversity of habitats and plants that would be severely compromised by opening up the whole of the SANG area to full public access.
11. Minimise visual impact on Watery Lane and Redfields Lane by retention of existing screening with supplemental planting as required.
12. Consideration of CVPC aspiration for 20 rural exception scheme dwellings (figure currently being revalidated following questionnaire).
13. Consideration of possible flooding issues, including combined effect of QEB, Blue Prior, Elmfield and Albany Park developments on peak flows into River Hart, especially where it crosses Zephon Common Lane and Crondall Road, at rainfall levels comparable to those of the 2 major events of 2007 upgraded to account for climate change. (See flooding section of www.crookhamvillage-pc.org.uk for details.)
14. Traffic assessment to cover a wide area and include potential traffic flows through Brandon Road and across Malthouse Bridge for cars from Albany Park and the improved A287 junction towards central Fleet with due consideration of school catchment areas and including cycle routes to schools and Fleet.
15. Enhancement to bus routes and times of operation to reduce use of cars.

Residents present at the meeting in public also raised the following issues:

- Visual and other effects of three separate overhead cables lines over the SANG near SU716592.
- Unavailability of significant areas of the SANG during wet weather due to the flood plain.
- Loss of important biodiversity due to walkers and dogs on the SANG and light pollution from the development.

6. Planning Application 13/02256/MAJOR

Demolition of The Gables, erection of 49 no. dwellings, access, estate road, garaging and car parking, cycle stores, bin stores, open space, associated landscaping, drainage and other works At The Gables, Ewshot Lane, Ewshot, Farnham, Surrey GU10 5BT
Note that this site lies immediately behind Redfields Garden Centre.

RESOLVED that the following be submitted to the LPA:

1. The adequacy of the junction of Ewshot Lane and Aldershot Road should be re-assessed and take due account of heavy lorries accessing Redfields Garden Centre.
2. Extra traffic from this site, added to those yet to come from QEB and including projected flows for the school run, cause concern both through Zebon Copse estate (Brandon Road) and over Malthouse Bridge into Crookham Village.
3. Thames Water states that existing infrastructure is inadequate. Solution required.
4. Certain roads on the plan would not be adopted, implying shared ownership by residents. The role of the proposed management company in funding long-term upkeep to be clarified.
5. Location of some parking spaces is too far from the associated house, which will result in excessive on-road parking as already seen on Zebon Copse estate. Communal parking areas also need to be under the management company, including maintenance and control of vegetation.
6. Travel plan seems excessively optimistic.
 - a. No account taken of restricted operating hours of public transport.
 - b. Cycle route down Ewshot lane feeds into local cycle routes which lack easy links beyond Zebon Copse estate towards schools and Fleet.
7. Suggest some planting of water-hungry trees be considered to reduce ground water levels and runoff.
8. Geological ground investigation dates from 2010 and appears to have been conducted on a very narrow range of dates, raising the question of how valid it is to extrapolate ground water levels etc to a wider range of climatic conditions.
9. No consideration appears to have been taken of the major flooding events of 2007 affecting Ewshot Lane and Zebon Copse estate documented in the flooding section of www.crookhamvillage-pc.org.uk.
10. It seems rather inappropriate to do a road safety survey on a Sunday during the August school holiday.

7. Planning Enquiry APP/N1730/A/13/2205141

Redevelopment (to include any associated demolition and site clearance) of site to deliver 100 new Residential units with associated parking, access and landscaping (to replace Phase 3 of hybrid planning Permission 11/00001/MAJOR, i.e. 7,500 square metres of office development) at Queen Elizabeth Barracks Sandy Lane Church Crookham Fleet Hampshire GU13 0BF.
Note: To consider if CVPC has anything to add to their submission of 27 May 2013

RESOLVED: Nothing further to add to the original submission by this Council.

The meeting closed at 9.30pm
