

Minutes of a Meeting of the Planning Committee held at 8pm on Friday, 10 March 2017, in the Zebon Community Centre, Danvers Drive, Zebon Estate.

Present: Cllr. David Jackson (Chairman)
Cllr. Julia Amber
Cllr. Simon Ambler
Cllr. Clive Eastwood

In attendance Cllr. Tony Clarke and 24 residents of the parish.

The Chairman welcomed all present to this meeting in public of an one issue planning application. He gave an outline of how the meeting would be run and introduced the Councillors' round the table. He advised the residents that this Council was a statutory consultee and was not binding on Hart Council. However, the more people who write and air their views to Hart the better. If residents have an opinion please send it to Hart before 13 March.

1. Apologies for Absence

Cllr. Dr. Indra Sinka.

2. Chairman's Announcements

The Chairman welcomed Cllr. Peter Kenaghan to the meeting and proposed that he be co-opted to the Planning Committee.

RESOLVED: Cllr. Peter Kenaghan was co-opted to the Committee.

3. Minutes of Previous Meeting

Deferred to the next meeting.

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

All Members who believe they have a Disclosable Pecuniary Interest in any matter to be considered at the meeting must declare that interest and, having regard to the circumstances described in Part 3 Paragraph

1.5 of the Parish Council's Members' Code of Conduct, leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore all Members with a Non-Pecuniary interest in a matter being considered at the meeting should consider whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, consider whether it is appropriate to leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with the Code.

Cllr. Simon Ambler declared a person, non-prejudicial and non-pecuniary interest in the application by virtue of his position as Chairman of the Hart Council Planning Committee and regardless of his views this evening would have an open mind in relation to the views of Hart Councillors' should the application come before his Planning Committee.

5. Consider Crime & Disorder Implications.

The Chairman asked Members to consider crime and disorder implications regarding this application.

6. Planning Application 17/00264/REM

Reserved matters application for appearance, landscaping, layout & scale No Environmental Impact Assessment submitted at Land At, Watery Lane, Church Crookham, Fleet, Hampshire

- Overview

The Chairman presented the application via a slideshow for the benefit of those residents' present. He advised that the outline application for the site had been won at Appeal. He explained that the retail and doctor surgery were not part of tonight's application – this application related to residential and highway matters. When detailing the sports provision the Chairman explained to those present how this had been gained, thanks to Cllr. Julia Ambler, by virtue of a S106 Conditions.

- Public participation (3 min max per person)

A lady raised concerns about children getting to St. Nicks and traffic issues. Mrs. Val Howell said when the plans were originally submitted she understood that there was not to be a through route – she was advised that the spine road would not permit traffic through the estate. She asked about the two playing fields and whether they would be levelled. This was not known. Mr. Bill Anderson – Watery Lane, asked how it would affect those on Watery Lane. Cllr. Eastwood said as far as he would ascertain there would be two pedestrian access points and the lane would not be used by traffic. Mr. Anderson said it was essential that construction was not permitted to use the Lane. A gentleman said there were parking issues now and this would make things worse. Concerns were raised about the height of the buildings and the possibility of lighting of the MUGA. In response to Flooding issues the Chairman explained about SUDS. Thames Water normally, in this area, takes on the SUDS. A lady was worried that whatever is done at Crookham Park is not sufficient and it might be the same here. A gentleman asked about the process when will they get an opportunity to comment on the final application. The Chairman advised that major amendments were normally re-presented for consultation again. Cllr. Clarke advised that Hart are not required to send out notifications but do so and it is best if people keep an eye on the website. Comments were made that there is a lack of clarity on the lack of detail. Cllr. Clarke stressed that it is really important that people ask the questions. A resident of Farriers Close said that the management company were not aware of the boundaries of the site. Concerns about boundaries were rife the fencing surrounding Farriers Close does not prevent people trespassing. A lady wanted to know more about the new sports buildings. Cllr. Ambler said the lighting and drainage conditions were likely to be dealt with at a later stage e.g. subject to conditions being met. Ms. K ten Kate said it seemed to her that there was inadequate information before them. Particularly with Hillyburrow because there is no information to show how the football pitches will fit into that landscape. In reply to a question as to consultation on the conditions it was confirmed that these are normally settled between officers and the applicant. A gentleman said when the archeological dig had taken place there had been strong vibrations in his home. Mr. Jeffrey Kelly referred to the flooding issues down Watery lane from water off the fields. He

asked that conditions be put on Martin Grant that if there are problems they have to sort them out. Cllr. Eastwood had looked at the NPFF and it required that development would not impact on flooding plains. Cllr. Eastwood said significant changes have taken place recently and he believes they need to resubmit the SUDS. They have not identified a suitable point of discharge. A lady said tall houses at the front are awful and should be put further back. Mr. Anderson from Watery Lane said it does not look like a rural area. Cllr. Eastwood said they look out of character for the area. A lady asked have the houses layout moved since the Appeal and was told that there is a slightly different layout. She was concerned that the dwellings were too close to Farriers Close. Ms Kate said Natural England have objected to the football pitches siting. Cllr. Julia Ambler said at the outline stage we had been told that comments were to be made at this stage. Mr. John Porter said 3 years ago we had looked at a development for more than 300 dwellings. He was told that this figure was always around the 300 numbers.

- Councillor debate

The Chairman invited Members to comment on the application. He had put some key issues for Members to consider. Debate then took place amongst Members.

Scale mass and height and square design and flat roof of building is particularly inappropriate for the rural setting.

Lighting issues – any bollard lighting shall be particularly vandal proof so that it withstands vandalism and has a long life. Cllr. Julia Ambler said could we not object in general that there is insufficient information on which to comment. The Chairman agreed and said that the parking provision is very unclear and with conflicting statements. Parking provision should be at least Zone 3 so that there are adequate parkways and we do not end up like Zebon Copse. Cllr. Eastwood is going to detail the flooding issues for the Chairman. Object to development on top of active setts – two houses are directly in those areas. Inadequate exclusion zones around badger setts. Cllr. Julia Ambler said she totally agreed with Sport England that two of the pitches would have to go due to closeness to the SSSI and safeguarding issues. She had tried measuring the plans and cannot see if they are correct. There are problems with the ground information. Problems with the MUGA what are the surfaces, right up against parking areas, no equipment appears to be provided, no idea who will be taking it over and this has implications for this Council. There are issues with the car parking allocations. There is a lack of storage and it would need to be fairly hefty for the nets etc. plus the tractor for dealing with the ATP and lighting. We do not believe the MUGA is in the right place. In addition she would prefer the MUGA to be for tennis rather than football. 5 x 5 pitches are a shortage in the area and 9 x 9 also. Cllr. Simon Ambler said the reason the developer is trying to squeeze everything in is because it is under an obligation to Hart provide these facilities because

of the numbers of houses. Need to make the point that the new sports facility and pitches have to incorporate all of these existing facilities which are currently on our site. There should be showers but there is no detail merely supposition. Words to come from Cllr. Julia Ambler. Cllr. Julia Ambler said 96 spaces are needed not 70 spaces. We need to ask for the sports parking to be adjacent to the sports facilities. The space for pitches shrinks dramatically. The S106 funding is not index linked and may not be sufficient by the time the provision is made. The 14 car park spaces at this site are specifically for the use of Martin Grant new residents in our new hall and not for sports parking. We need to mention commuted sums – we need to get those amounts known. In addition she was concerned that the play equipment was wooden and on the assumption that we would be taking this over we would wish to not have wooden equipment as it deteriorates.

Storage of goal posts is another issue. Cllr. Julia Ambler raised one further point in that one play area did not appear to be overlooked by housing. There should also be a hatch from the kitchen. Provision of broadband and telephone service to the properties as well as the sports facilities is not specified at all. Cllr. Eastwood raised an issue on the drainage – document 1205113 states that the permeable condition is to be maintained by a management company and this needs to be enshrined somewhere. Cllr. Julia Ambler was concerned about the colour and Cllr. Tony Clarke said the fullsize documents had all the courses of bricks which when shrunk down make it look black. The flat blocks were designed to fit in with the retail and health centre design. Mr. Anderson asked if it was possible to have a satellite map with an overlay and was advised there is one picture in the application document no 189947.

- Conclusions and decision

RESOLVED: Cllr. Jackson was given delegated powers to respond to Hart Council raising objections having incorporated into his response all the points made by Members.

7. Availability for the next Planning Meeting

Due to lateness of the hour this was deferred.

The meeting closed at 10.25 pm.