



Parish Council

admin@crookhamvillage.org.uk

These are the unadopted Minutes of a Planning Committee Meeting of Crookham Village Parish Council, held at the Zebon Community Centre, Danvers Drive at 8:00pm on Monday 7th August 2017. Please refer to the Parish Council Minutes of the next meeting for any alterations.

Present: Cllr David Jackson (Chairman)
Cllr Peter Kenaghan
Cllr Clive Eastwood
Cllr Julia Ambler
Cllr Daniel Bunter
Mrs Carol Leversha (Clerk)

Public: None

1. Apologies for Absence.

None.

2. Chairman's Announcements

The Chairman advised that there is a deadline of Friday, 11th for submitting any extras for Cross Farm and by then we need to decide whether to apply for Rule 6 appearance at the Inquiry. Cllr. Jackson gave a detailed explanation of the pro's and con's of such an approach. A request has been made to Hart Council to advise on whether we should pursue this option. It was decided to also ask John Slater (NPSG Consultant) for the pro's and con's of the option. Approved by Cllrs Jackson, Ambler J and Ambler S from the budget for planning advice, Paul Dickinson Associates had been asked for advice on the merits of seeking Rule 6 status for the Cross Farm enquiry, but had yet to respond."

The Chairman raised the matter of planning applications within the parish which have gone to Appeal due to non-determination. He asked Members to support a strongly worded letter to the Chairmen of the Scrutiny & Planning Cttees to investigate why this has occurred and what steps will be taken to prevent a re-occurrence.

RESOLVED: Strongly worded letter to be sent to the Chairmen of Scrutiny & Planning at Hart Council along these lines

ACTION: Clerk to draft a letter.

ACTION: Cllrs Ambler and Kenaghan to refer to John Slater as a matter of urgency.

3. Minutes of Previous Meeting

Planning minutes from the meeting of 17th July 2017 were agreed as a true record and signed by the then Chairman.

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

5. The Chairman advised he lives within 50 metres of application 17/01697/HOU, but due to the site location this does not amount to a prejudicial interest.

6. Consider Crime & Disorder Implications.

The Chairman reminded members of their duty to consider any crime and disorder implications that might arise from any decision that they might make at the meeting.

7. Public Participation (maximum of 3 minutes per speaker).

None

8. Planning Application 17/01590/HOU |

Proposed two storey side & rear extension, single storey rear extension and front entrance porch

At 5 The Crescent Crookham Village Fleet GU51 5SN

Cllr. Jackson presented the application for debate.

RESOLVED: No objections.

9. Planning Application 17/00264/REM

Proposed : Reserved matters application for appearance, landscaping, layout and scale pursuant to 14/00504/MAJOR: Outline planning application for up to 300 residential units, land for up to 1,050m² D1 floorspace for a GP surgery including pharmacy and up to 370m² A1 retail floorspace for a convenience foodstore and associated access, open space, playing pitches including a sports pavilion, MUGA and car park, landscaping, Suitable Alternative Natural Greenspace (SANG) including car park and improvements to the A287/Redlands Lane junction

At Site Location: Land At, Watery Lane, Church Crookham, Fleet, Hampshire.

Cllr. Jackson presented the application for debate

RESOLVED: Clerk to submit the following to Hart:

Crookham Village Parish Council continues to have reservations about aspects of this application:

The height of buildings along the spine road are out of character with the semi-rural setting of the site, although somewhat less objectionable now compared to the original suggestions.

There seems to be no details of street lighting, which is of especial concern for pedestrians/cyclists using the unadopted section of roadway around the sports area towards the Danvers Drive roundabout. It is assumed that adopted roadway will be lit to HCC standards, but that leaves lighting the unadopted residential areas unspecified. Residents' refuse dragging distances given in document 241210 for some of plots 14-26 seem somewhat excessive.

Document reference 241218 (web) describes the parking allocation in a different way to that in 241208. Since 241218 gives numbers of dwellings by type, but many of the types have no corresponding document describing its accommodation, there is no obvious way to compare the two descriptions to confirm they are consistent.

The earlier CVPC query about draining from Ponds A and B into a ditch along Watery Lane remains unanswered. As far as we are able to determine from the plans, Ponds A & B drain via a 9" pipe into a secondary ditch on the western side of Watery Lane. Unfortunately, local advice is that this ditch does not drain into the main watercourse that runs from Zebon Copse estate behind Albany Farm buildings and along the southern boundary of the proposed SANG. This main watercourse (a tributary of the River Hart) crosses private land some way east of the current proposed outflow. CVPC suggests a site visit by the Hart Flood Infrastructure Officer with the CVPC Environmental Officer (Cllr Eastwood) to ensure that this issue is fully resolved between the LPA and CVPC.

Document 241285 suggests a scale for sports cycle parking which excludes provision for a member of staff at the sports pavilion. If CVPC takes over this facility, it is intended that a member of staff would occupy the sports office, for which one cycle rack adjacent to the pavilion would be required.

Document 241238 describes the sports pavilion and sports storage facility. No mention is made of alarms for both buildings nor of communication facilities (phone and internet) for the office, both of which will be essential. Neither is it clear who will be responsible for supplying the equipment suggested to be stored. Controls (including timing switches that can be scheduled to match occupation of the facilities) for floodlights should also be positioned for easy access by the manager occupying the office.

Given the high volumes of traffic on Redfields Lane at morning peak and during exit from St Nicholas School in the afternoons, CVPC requests appropriate constraints on movement of heavy construction traffic during these peak times, especially before the A287 roundabout is fully operational.

Site traffic should not be allowed to access to the site from Watery Lane. No site traffic should be permitted to use the single-track Watery Lane to avoid damage to the roadway and verges and to avoid impairing access for properties and pedestrians along the lane.

ACTION: Clive to get his colleague to give a qualified opinion on the drainage. Site meeting to be arranged with Hart Flood Officer to properly deal with the drainage issue.

10. Planning Application 17/01697/HOU

Proposed: Proposed single storey ground floor rear and side extension to form a garden/family room and utility room.

At 27 Tudgey Gardens, Crookham Village, Fleet, Hampshire, GU51 5BZ

Cllr. Jackson presented the application and there was a short debate.

RESOLVED: No objections.

11. Planning Application 17/01842/HOU

Proposed first floor side extension, ground floor rear extension and internal alterations.

At 25 Danvers Drive, Church Crookham, Fleet, Hampshire, GU52 0YN

Cllr. Jackson presented the application and there was short debate.

RESOLVED: No objections.

12. Availability for the next meeting

Meeting dates for 2017

18th September

16th October

20th November

18th December

The meeting closed at 9.15 .pm