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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 19th November 2018. Please refer to the Parish Council Minutes of the next meeting for any alterations.

Present:

Cllr David Jackson (Chairman)

Cllr Julia Ambler

Cllr Simon Ambler

Cllr Peter Kenaghan

Mrs Angela Sayers

Public:

None

1. Apologies for Absence.

Cllr Clive Eastwood, Cllr Dan Bunter

2. Chairman's Announcements

None

3. Minutes

Minutes from the meeting of 15th October 2019 were agreed and signed.

Minutes from the meeting of 12th November 2019 were agreed and signed.

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

None

5. 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.

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

None

7. Planning application 18/01795/REM

Proposal:

Reserved matters application seeking the approval of appearance, landscaping, layout and scale of 185 residential dwellings pursuant to 16/01651/OUT Outline application for up to 423 residential dwellings and a community facility. Associated vehicular, pedestrian and cycle access, drainage and landscape works, including provision of public open space and sports pitches. Provision of country park/SANG as an extension to Edenbrook Country Park. AT SITE LOCATION: Land North Of Netherhouse Copse, Hitches Lane, Fleet, Hampshire,

The Council has now received amended plans in respect of the above proposal. The main changes are:

- 1 Reduction in number of units from 189 to 185
- 2 Reduction in height of Block A3 by a single storey
- 3 Additional visitor parking spaces have been accommodated in the north-east of the site
- 4 Re-positioning of Block C1 further south
- 5 Terraces 21, 22 and Plot 07A have been changed to private units
- 6 Terraces 07 and 15 have been changed to shared ownership units
- 7 Terrace 11 and Plot 23A have been changed to rented units
- 8 Visitor parking spaces have been re-sited away from visibility splays to keep
- 9 Bin collection points have been included where necessary

RESOLVED

Cllr Simon Ambler abstained

Parking

The expanded arguments for the proposed minimalist parking provision in 18_01795_REM-PARKING_REPORT__07.11.2018 do not convince. CVPC's original objections remain unresolved.

- There is little synergy between the sites used as examples and the application site. Notably, Edenbrook was not included, perhaps because it is reported that there is already clear evidence on that site that inadequate parking provision causes obstructive on-street parking problems.
- The other local authorities parking requirements are not directly comparable with Hart's because they have different transport infrastructure and access requirements.
- Using subjective assessments of relatively-new estates to attempt to justify reduced parking provision misses a key factor that has generated significant parking problems on mature estates locally. That is that as families grow and children reach driving age, there is a surge of car ownership and consequential problems of excessive overspill parking. The Hart standard is an absolute minimum already and, for rural location like the development site, is already seen to be inadequate in the real world.
- Page 14 of the document states that: *"IT IS ACKNOWLEDGED THAT ON LARGER DEVELOPMENTS HARTS PARKING STANDARDS, IF STRICTLY ADHERED TO CAN RESULT IN A DEVELOPMENT DOMINATED BY CAR PARKING."* This unsubstantiated claim is simply not credible. Provision of adequate parking spaces in a convenient location for every property is the only way to avoid the downstream problems caused by excessive on-street parking.
- Page 9 suggests that there is a possibility of a bus route through the development. This dream is frequently floated by developers who seem not to have noted that local bus companies tell us that diversion of bus routes through estates is counterproductive for their business model due to extended journey times. Furthermore, when such inconvenient diversions have been tried in the past, they have rapidly been assessed as unviable and the service withdrawn. This unrealistic idea should be discounted.

Layout

CVPC continues to be concerned about the compression of affordable housing into a small area of the development with little mixing with market housing which is counter to established requirements for future community cohesion. The amendments proposed further add to this

problem. The housing density of phase one would also appear to be approximately twice that of the remainder of the site, which would further emphasise the divisive inequalities between the types of housing.

Dominance

The height of many Phase 1 buildings continues to disappoint. As an example, Block C1 is a massive structure that would be dominant in a town-centre setting and is hugely out scale for this rural setting.

Refuse Collection

The provision of bin collection points does not seem adequate for the density of housing on the application site.

Safe Walking Routes

We request an assessment of the adequacy safe walking/cycling routes through the development from properties deeper into the site.

Playing Field

CVPC notes the reservations expressed by HCC Education about the relationship between the site allocated for the community building under 18/10793/REM and the requirement for a Calthorpe Park School playing field on the application site. Until this is resolved, there must be some uncertainty about plans for the remaining elements of the development.

Consultations

In their covering letter for the amended plans, the developer states that *“We have sought to address concerns raised by the housing officer, highways and refuse collection teams.”* It is quite clear, but very disappointing, that no account has been taken of the views of the Parish Council either from pre-application discussions or from post-application inputs to Hart.

Summary

In addition to the above, concerns expressed in our response to the initial consultation for this application still stand.

ACTION

Planning Clerk to submit to HDC

Availability for the next meeting

Cllr Julia Ambler, Cllr Simon Ambler & Cllr David Jackson
Cllr Peter Kenaghan gave his apologies for the next FC & Planning meeting.

Meeting dates for 2018

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|----------|--------------|--------------|
| 2018 | CVPC Meeting | FC/ Planning |
| December | Monday 3rd | Monday 17th |

The meeting closed at 8.30pm