



admin@crookhamvillage.org.uk

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 18th November 2019. Please refer to the Parish Council Minutes of the next meeting for any alterations.

Present: Cllr David Jackson (Chairman)
Cllr Simon Ambler
Cllr Andrew Friend
Cllr Beverley Batt
Mrs Angela Sayers
Public: Applicant – Willow Cottage

1. Apologies for Absence.

None

2. Minutes

Minutes from the meeting of 21st October 2019 were agreed and signed.

3. Chairman's Announcements

None.

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).

Applicant – Willow Cottage

7. Planning Application 19/02471/REM

Proposal: Reserved matters application seeking the approval of appearance, layout and scale of 23no residential dwellings pursuant to outline application 16/01651/OUT at: Land North of Netherhouse Copse, Hitches Lane, Fleet, Hampshire.

RESOLVED

Objection

The domination of the street scene by parked cars for plots 133-143 will emphasise the difference between this lower-cost housing area and the later phases of development with the potential for detrimental effects on community cohesion.

Only 3 visitor spaces are adjacent to plots 133-143 whilst there are 11 in the vicinity of plots 161-172. This imbalance may be convenient for the developer, but would be most inconvenient for residents of 133-143.

The overall parking provision fails to meet the Hart Parking Guidance for Zone 2 (notwithstanding the CVPC assertion that this site should be in Zone 3). See table A below.

The height of the proposed 2-storey dwellings again seems excessive – see table B below.

It is regretted that no schedule was included giving details of property sizes and allocated parking in a convenient format.

Table A – Parking provision

Plots	Beds	Properties	Zone 2	Parking Due	Parking Offered	Visitor Due	Visitor Offered	Total Due	Total Offered
133-134	3	2	3.25	6	4	0.5	0	6.5	4
135-143	2	9	2.5	18	18	4.5	3	22.5	21
161-172	2	12	2.5	24	18	6	11	30	29
TOTAL		23		48	40	11	14	59	54

Table B – Building heights from elevation drawings

Plot	Building Height
133-134, 138-140, 163-166	9m
135-137	9.2m
141-143, 161-162	8.9m
167-272	9m ends, 8.3 middle section

ACTION

Clerk to submit response to Hart District Council.

8. Planning application 19/02423/FUL

Proposal: Erection of a detached 3- bedroom dwelling with existing highway access at Willow Cottage, Stroud Lane, Crookham Village.

at: Willow Cottage, Stroud Lane, Crookham Village, Fleet, GU51 5ST.

The Planning Committee considered the following: -

Hart Previous Refusal

Outside settlement boundary and no SANG provision.

Appeal Decision

10. Whilst the proposal would provide a market dwelling adjacent to, but outside of, the defined settlement boundary, for the reasons set out above, I conclude that there would be no conflict with the overriding objective of policy RUR2 to protect the character and setting of the countryside by controlling the siting, size and prominence of development in the landscape.

Refused for SANG provision not being legally proven.

Application Form

Para 9: No new car parking. Existing = 2 (in residential garden area)

Applicant asserts that there are a further 2 spaces in the proposed integral garage, thus meeting Zone 3 standards with extra spaces also available in the turning area.

It is noted that the TPO Consent included in the documentation lasted 2 years from 17 Oct 17 has therefore expired.

RESOLVED

No Objection

However, it is noted that, although the appeal Inspector gave little apparent weight to constraints in RUR2 in his para 10, since then the emerging Hart Local Plan, judging from the Pale Lane result, now carries considerable weight. Given that this application fails to meet any of the criteria in policy NBE01 for building outside the settlement boundary, it is for consideration whether this resubmitted application should be allowed. Furthermore, policy SB01 in the emerging CV Neighbourhood Plan also carries some weight and reinforces Hart policy NBE01.

ACTION

Clerk to submit response to Hart District Council.

9. Planning Application 19/02484/HOU

Proposal: Erection of entrance porch, creation of first floor balcony and alterations to fenestration.
at: Brook House, Watery Lane, Church Crookham

RESOLVED

No Objection

ACTION

Clerk to submit response to Hart District Council.

10. Availability for the next meeting

Simon Ambler, Andrew Friend, Beverley Batt, Cllr David Jackson

Planning, Finance & CVPC meeting dates for 2020 to be agreed at the next full council meeting on the 2nd December 2019

Meeting dates for 2019

Meeting Dates		
2019	CVPC	FC/Planning
December	02/12/2019	16/12/2019

The meeting closed at 20.25pm