



Crookham Village Parish Council

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These are the unadopted Minutes of a virtual Planning Committee Meeting of Crookham Village Parish Council, held at 7.30pm on Monday 20th July 2020. 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 Andrew Friend

Cllr Indra Sinka

Mrs Angela Sayers

Mrs Tabby Powell

Public:

Crondall Road Resident – Planning application 20/01535/Prior

Applicant – Planning Application 20/01364/FUL

1. Apologies for Absence.

Cllr Beverley Batt

2. Chairman's Announcements

The Chairman introduced Planning Application 20/01671/HOU

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

None.

4. 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.

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

Applicant – Furney Copse Farm

Resident - Crondall Road

6. Planning Application 20/01535/PRIOR

Proposal: Notification for prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3) to provide 5 dwelling houses.

at Nyasaland, Crondall Road, Crookham Village, Fleet GU51 5SU.

Concerns of Resident:

Lives opposite

Increased speeding in road

Parking issues

Streetlights

Waste disposal could be a problem

Concerned that 4/5-bedroom houses are going to be built

Construction noise while building

Who will maintain the land if sold as Freehold?

Concerns that the one entrance will not be enough

Rainwater run-off. Already an issue in Crondall road before any further construction

Neighbourhood Plan

Cllr J Ambler advised members of the following: -

1) This is not an allocated site but provision for windfall sites may apply

2) It is outside the settlement boundary

3) The actual design is contrary to the policy. The policy says it needs to fit in

Resolved: CVPC objects due to lack of detail of access, parking, SANG, drainage and external lighting.

Unlike many agricultural conversions, this site is immediately opposite established dwellings on a busy, narrow country lane. It is also outside the settlement boundary.

Crondall Road has no pedestrian footway serving the site, which is remote from facilities. Crondall road is busy and narrow, thus severely reducing the attractiveness of cycling. It is most likely therefore that residents would rely on the car. 17.5 spaces would be required to meet Hart parking guidelines for five 3-bed properties in Zone 3 and this must be treated as a minimum for this rural site. Given that the area designated for this application is confined to the immediate surroundings of the two barns, allocated parking slots for residents and visitors would need to be within this area unless a further application provides for access and further parking. It would be detrimental to the street scene if parking was permitted along the access track.

Should this application be approved, a contribution towards enhanced pedestrian safety along Crondall Road would be welcome.

If the access sightlines at the exit onto Crondall Road are extended to meet highways standards, the interior of the site will become significantly more visible and cause a significant loss of visual amenity to the street scene in the vicinity of the Basingstoke Canal Conservation Area. If the development proceeds, consideration should be given to a condition for sufficient screening vegetation within the site to maintain as much of the rural street scene as possible. Removal of unsightly items between the site and Crondall Road would also be beneficial.

The Crookham Village Neighbourhood Plan awaits referendum and its policies are now material planning considerations. The site lies within the Crookham Village Ward Character Area, so NP Policy BE03 applies to detail of the external features of the buildings, which are not adequately specified in the application. It should also be noted that the remainder of the area in ownership also lies outside the settlement boundary and is not a site designated in the Hart Local Plan; any future development proposals for this area will be assessed against NP Policy SB01.

Acceptable provision is required for placing of bins for collection adjacent to the narrow, busy Crondall Road. The roadside verge is not a suitable option.

Street lighting along Crondall Road is subdued and intermittent to match the linear rural character of the village. Light spill from this site would be very detrimental to the setting of the area. A detailed and restricted lighting plan is required.

Local residents report that runoff from the site causes carriageway flooding. An acceptable drainage plan is required.

The site requires a SANG offset due to its proximity to the SPA.

Action

Clerk to submit above response to Hart District Council.

7. Planning Application 20/01556/HOU

Proposal :New windows and alterations to fenestration. Demolition of existing porches and erection of new porches, tiled apron roof over garage and replacement of rear balcony with Juliet balcony.

at 1 Crawte Corner, Pilcot Road, Crookham Village, Fleet GU51 5SP

Resolved

No Objection

Action

Clerk to submit response to Hart District Council.

8. Planning Application 20/01364/FUL

Proposal: Retention of temporary agricultural workers dwelling

At Furney Copse Farm, Crondall Road, Crookham Village, Fleet, GU51 5SZ

Applicant gave a brief history of the farm and plans.

Resolved

No Objection on condition that the building remains tied to continued agricultural use.

Action

Clerk to submit response to Hart District Council

9. Planning Application – Blue Ridge 20/01671/HOU

Erection of a single storey rear extension and alterations to fenestration.

at: Blue Ridge, Pilcot Road, Crookham Village, Fleet, GU51 5RU

Action

Not on agenda, but agreed after review not to respond thus implying no objection.

Availability for the next meeting

All Cllrs available for the August meetings

AS to get extensions where necessary if 3rd August meeting not essential.

RFO gave her apologies for the meeting on the 17th August 2020

Planning – Meeting Dates 2020

03/08/2020, 17/08/2020, 21/09/2020, 19/10/2020, 16/11/2020, 21/12/2020

The meeting closed at 20.10pm