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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 15th February 2021. Please refer to the Parish Council Minutes of the next meeting for any alterations.

Present:

Committee Members

Cllr David Jackson (Chairman)

Cllr Andrew Friend

Cllr Suzanne Barham

Cllr Stephen Bennett

Also, in Attendance

Cllr Julia Ambler

Cllr Ben Millward

Mrs Angela Sayers

Mrs Carol Leversha

Public:

Ap0plicant – Planning Application 21/00261/HOU

Residents of Crondall Road – Planning Application 21/00202/FUL

Applicant - Planning Application 21/00260/PREAPP

1. Apologies for Absence.

None

2. Chairman's Announcements

The Chairman had attended the Hart Planning Meeting dealing with potential delay to the A287 roundabout. Hart refused the developer's application. It remains to be seen what happens next.

3. Minutes from the last meeting

Minutes from the previous meeting were agreed.

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.

Cllr Susanne Barham declared an interest in Planning application 21/00202/FUL.

- 6. Public Participation** (maximum of 3 minutes per speaker)
Public participation would be taken with individual applications.

- 7. Planning Application 21/00261/HOU**
Proposal: Erection of first floor side extension over garage.
at 30 Du Maurier Close, Church Crookham, Fleet, GU52 0YA

The Chairman reviewed the application and posed the following question: would the proposed extension cause an unacceptable degradation of the street scene or be unacceptably overbearing on neighbouring properties?

Applicant spoke to the committee.

Members agreed that they had no objection.

RESOLVED

No Objection

ACTION

Planning clerk to file response with HDC

- 8. Planning Application 21/00202/FUL**
Proposal: Erection of a four- bedroom dwelling following demolition of existing buildings
at Nyasaland, Crondall Road, Crookham Village, Fleet GU51 5SU

The Chairman reviewed the application.

Local residents spoke to the Committee.

Members agreed that a small 1-bed caravan which has not been been habitable for a long time is not comparable to a sizeable 4-bedroom house sited on a different plot.

Overdevelopment of the site: a 4-bed house not comparable in visual impact to a mobile home.

The front of the house should face the street to match orientation with all adjacent properties.

Members discussed NP BE03 requirements. Sympathetic design needed and not to be overbearing. No street lighting in vicinity. Application does not meet Character Area requirements.

The tree survey says no trees will be lost, but some would likely be lost to provide visibility splays for exit onto Crondall Road.

Members agreed that access statement and plans were required.

Lack of a traffic assessment is an important omission from the application.

Developer's SANG argument does not account for increased occupancy. Adequate SANG provision not provided – grounds for objection.

Development significantly closer to the road than other properties along this section of Crondall Road.
s106 – provision of a footpath (extending footpath along Crondall Road) – this is still S106 not CIL, so s106 is a potential source of funding.

RESOLVED

Objection

The chairman to submit a response to Hart Council based on the above conclusions.

ACTION

Planning clerk to file response with HDC

9. Planning Application 21/00260/PREAPP

Proposal: Demolition of the existing agricultural dwelling and associated ancillary buildings and the erection of 7 no. Detached residential dwellings
at Brookmeadow Farm, Pilcot Hill, Dogmersfield, Hook, Hampshire RG27 8SX

The Chairman reviewed the application and posed the following questions to be considered.
Flooding was a concern submitted by Dogmersfield Parish Council.

Applicant: Developer wanted to create lower part of farm in flood zone – demolishing buildings and creating lakes to alleviate rather than aggravate flood risk in the area.

It seemed unlikely that the application would meet the criteria of Policy NBE1 of the Hart Local Plan.
The only option that the site might meet based on information supplied would be if it was to be a Rural Exception Site like Knight Close.

Members agreed no comment would be submitted at this stage.

RESOLVED

No comment to HDC at this stage

10. Planning Consultation – Right to regenerate

The Chairman advised he had researched this further. It is about a right to regenerate – this is all about Council owned land which is not in current use and which members of the public can challenge. He was pleased that Morgan's Land on ZCC (possibly in private ownership) had been designated as open space in our Neighbourhood Plan. There was nothing else in our parish as far as he could tell that would affect us. Members agreed that the proposals in the consultation seemed not to affect our parish.

RESOLVED

No response required as nothing relevant in our parish.

11. Availability for the next planning meeting

Cllrs confirmed their availability for the next meeting.

Meeting Dates for 2021

CVPC	FC/Planning	
01/03/2021	15/03/2021	
12/04/2021	26/04/2021	
17/05/2021	24/05/2021	
07/06/2021	21/06/2021	
05/07/2021	19/07/2021	
no Mtg	02/08/2021	Planning only
no Mtg	16/08/2021	Planning & Finance
06/09/2021	20/09/2021	
04/10/2021	18/10/2021	
01/11/2021	15/11/2021	
06/12/2021	20/12/2021	

The meeting closed at 20.20pm.