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These are the unadopted Minutes of a virtual Planning Committee Meeting of Crookham Village Parish Council, held at 8pm on Monday 22nd March 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

Mrs Angela Sayers

Public:

Applicant – Planning Application 21/00662/PRIOR

Applicant - Planning Application 21/00448/HOU

Applicant – Planning Application 21/00547/HOU

1. Apologies for Absence.

None

2. Chairman's Announcements

None

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.

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

Public participation would be taken with individual applications.

7. Planning Application 21/00239/FUL

Proposal: Change of use of forge building from 'ancillary residential' to 'workspace and educational facility' and single storey rear extension to resume use as a working forge at The Forge House, The Street, Crookham Village Fleet GU51 5SG

The Chairman highlighted the following key points: -

- 1) Refurbishment of the forge building approved 25 Feb 21 under 20/02904/LBC.
- 2) Approval is now sought for blacksmith from Dogmersfield (who was originally based at the Forge House forge) to run educational classes, which is outside current status as auxiliary to residential.
- 3) They state 15 parking spaces on site and do not seek further change to the building.

RESOLVED

No objection.

ACTION

Planning clerk to file response with HDC

8. Planning Application 21/00448/HOU

Proposal: Conversion of one side of double garage into habitable accommodation to include the replacement of one of the garage doors with a window. Insertion of window to ground floor side.
at 6 Browning Road Church Crookham Fleet GU52 0YJ

The Chairman highlighted the following key points: -

- 1) 4-bed property in Zone 2 = 3 on-site parking spaces.
- 2) Hart parking standard para 6.5: Garages should be 6m long by 3m wide internally.
- 3) Converted garage bay = 5.4m. Residual garage bay = 4.7m
- 4) Result: only 2 viable spaces even before this application.

Applicant spoke to the Committee.

We want to convert half of the garage. It is currently damp and cold, and you cannot work in there. We would like to use it as a hobbies room.

The parking arrangements were discussed. Parking arrangements may be fine for the present occupants, but a change of ownership could result in insufficient parking. CVPC tends to resist these applications for this reason. However, both garage spaces are of similar effective length and both are smaller than the Hart standard of 6x3m, so the remaining internal parking should still be counted.

RESOLVED

No objection.

ACTION

Planning clerk to file response with HDC

9. Planning Application 21/00492/HOU

Proposal: Erection of a single storey front extension.
at 10 Hitches Lane Crookham Village Fleet GU51 5SW

Members noted that the proposed extension does not extend beyond the building line of the immediate neighbour at No8.

RESOLVED

No objection.

ACTION

Planning clerk to file response with HDC

10. Planning Application 21/00547/HOU

Proposal: Demolition of conservatory and erection of a single storey rear extension.
at 32 Jessett Drive, Church Crookham, Fleet Hampshire GU52 0XB

Applicant spoke to the Committee.

They would like to take down unused storage and open up the extension to full width to make the space more usable.

It was noted that this was for a single-storey extension at rear of property. No effect on neighbours or street scene.

RESOLVED

No objection.

ACTION

Planning clerk to file response with HDC

11. Planning Application 21/00662/PRIOR

Proposal: Erection of four caterpillar tunnels and one poly tunnel
at Furney Copse Farm Crondall Road Crookham Village Fleet GU51 5SZ

The applicant advised members that the application was to enable him to move into market gardening. He does not want to use permanent polytunnels all the time – only one – hence why the application also includes mobile caterpillar tunnels which are movable. He is trying to make sure he can grow as much as possible throughout the year.

Also wants to use trees for cropping – fruit- nuts- berries. This then feeds what is in there. Timescales– apple trees rapidly as he will purchase them. Aims to complete a lane each year once up and running. He also advised members that the land had already been deer fenced to protect fruiting trees.

Members noted the following:

- 1) Area of proposed tunnels is in Crondall parish just outside CV parish boundary.
- 2) Visible from Crondall Road. Visual effect on street scene?
- 3) Subsequent expansion of their explanatory document proposes additional street screening, but not yet received at Hart.

Members discussed the application and raised the following points: -

- 1) A degree of vegetation screening should be included as part of this application in some way. More details are required from the applicant or it needs to be a condition of the application.
- 2) Make the cropping lanes part of the application. Extra information to put in cropping trees.
- 3) Improve screening – hedges.
- 4) Rural character of street scene to be vegetation rather than plastic.
- 5) Additional vegetation not part of this application

RESOLVED

Members agreed that they had no objection, but chairman to submit a response to Hart Council based on the above conclusions.

ACTION

Planning clerk to file response with HDC

12. Planning Application 21/00669/HOU

Erection of a single storey rear extension
at 7 Hunnells Close Church Crookham Fleet GU52 6YR

RESOLVED

Members agreed that they had no objection.

ACTION

Planning clerk to file response with HDC

13. Appeal Reference: APP/N1730/W/20/3264492

Proposal: Variation of Condition 37 attached to Planning Permission Application 14/00504/MAJOR dated 26/06/2015 to vary the wording of the condition to prior to the 50th occupation of the development.

at Land at Watery Lane Church Crookham

The Chairman advised members of the following additional information: -

Variation of Condition 37 attached to Planning Permission Application 14/00504/MAJOR dated 26/06/2015 to vary the wording of the condition to prior to the 50th occupation of the development.
at Land at Watery Lane Church Crookham Fleet Hampshire

From the original application 14/005904/OUT submitted in February 2014:

Planning Statement Para 4.13: *"4.13 Improvements to the A287/Redfields Lane junction are proposed through the provision of a new roundabout to the south of the main Application Site. The need for a junction improvement has been identified by Hart District Council within its adopted Local Plan and will significantly reduce the existing congestion and improve highway safety at this junction".*

Design & Access Statement Page 5: *"Significant improvements to the A287 junction with Redfields Lane will increase capacity and create a safer junction for the wider benefit of Fleet and surrounding settlements."* Figures 29 and 30 on page 52 show that extensive design work had been done prior to this submission.

Over the 7 subsequent years, the developer failed to progress this element of their application in a timely manner.

Comments on Statement of Case:

- All installation and traffic difficulties pleaded were obvious well before the original application was submitted 8 years ago.
- COVID Mar 20 – original appeal approval June 15. Blaming HCC and COVID for delay?
- Design stage under-resourced by applicant?
- If developer chooses to default on a condition, what sanction is there except to delay their occupations until they comply?
- If this appeal was to be allowed, the only winner would be the developer. The credibility of the planning system to enforce planning conditions would be undermined; and the local population would endure extended exposure to traffic delays and the acknowledged increased risk of accidents at the unmodified junction.

Members discussed the following points: -

- 1) Letter MG to Hart gave dates of meetings between Martin Grant and Highways
- 2) First occupation will be July 21.

- 3) Roundabout completion now requested to tie in with 50th occupation in first Quarter of 2022.
- 4) Despite initial plans submitted in March 2014 it seems incredible to suggest that a major builder could not build a roundabout in 8 years.
- 5) Despite a large number of meetings with highways the pace has been slow. Big disappointment considering their 40 years of experience they advertise.

RESOLVED

The chairman to make a submission to the planning appeal based on the above points.

ACTION

Planning clerk to file response with the Planning Inspectorate, copy to Hart.

14. Availability for the next planning meeting

Availability for the next meeting would be discussed at the CVPC meeting on the 12th of April 2021.

Meeting Dates for 2021

CVPC	FC/Planning	
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 20.55pm.