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These are the unadopted Minutes of a Planning Committee Meeting of Crookham Village Parish Council, held at Zebon Community Centre at 8pm on Monday 2nd August 2021. Please refer to the Parish Council Minutes of the next meeting for any alterations.

Present:

Cllr David Jackson (Chairman)

Cllr Julia Ambler

Cllr Ben Millward

Mrs Angela Sayers (Planning Clerk)

Public – Planning Application 21/01725/FUL – 5 Residents

1. Apologies for Absence.

Cllr Andrew Friend, Cllr Suzanne Barham

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)

None

7. Planning Application 21/01725/FUL

Proposal: Erection of a four- bedroom dwelling following demolition of existing building.
Nyasaland, Crondall Road, Crookham Village, Fleet. GU52 5SU

Residents' concerns

- 1) The Planning Application we are discussing is not the one they want to approve. Not convinced by the plans or the design
- 2) In 2006 a letter stated that a temporary structure could be considered a temporary dwelling, but it had to be habitable. This is not. Are there any grounds to say this is not a dwelling?
- 3) No reference to the barns located behind. What will happen to them and the grounds around them?

Members - Points raised

- 1) Item 6 says site is vacant
- 2) No change to access. A 4- bedroom house would create more traffic. Ask about the traffic it would generate. Maybe widen display
- 3) It says they will retain existing parking spaces – there are none
- 4) DJ asked is there a main sewer – residents confirmed there is
- 5) Item 16 – says they will add one 4-bedroom house. Existing is one 2-bed house. Therefore, increasing bedroom space by 100%. The house proposed is circa 3000 square foot. The caravan was 300 square foot. It is not a proportionate replacement.
- 6) Item 25 says land is not part of agricultural holding. Claiming land is not agricultural. We need to ask Hart District Council
- 7) Planning statements says previous developed land. May be true of plot where caravan was but not the bit they are trying to build on.
- 8) Application says development not near conservation area or visible. It can be seen from south. We can argue it is visible from two conservation areas – the canal and Crookham Village. Local knowledge re-enforces this view. Footpath number ??– also visible from here
- 9) C3 dwelling – is it a permanent structure? We can test the idea the remains of the existing structure can be said to be permanent.
- 10) Para 6.5 – says re-using existing building. I would challenge that statement.
- 11) They rely on Council opinion to confirm everything. The previous refusal has no merit
- 12) Hart policy MB1 – short life materials. Photo's support this
- 13) Para 715 – claims that because site is -they can do what they want
- 14) 718 – no SANG required as building replacing building – challenge this
- 15) No change in tree screening – highway says existing access is acceptable – probably still true
- 16) 8.10 – conservation area – made point already
- 17) 8.13 – they are doing piecemeal developments of large site. We need Crondall Road contribution for pedestrians
- 18) BEO2 – blot on landscape. NP - Building is not in accordance with others. Not of architectural merit. Scale and mass are inappropriate. We can also state building is only 10m from road – deal with massing here.
- 19) Plot layout is odd and not logical– no elevation for garage – parking spaces opposite side of house.
- 20) Application talks about waste collection as existing – challenge them to provide adequate bin collection area that does not affect sight lines.
- 21) Curtilage of existing C3 mobile home is unspecified and therefore property curtilage would seem to be larger than that claimed for old dwelling. The curtilage of old caravan would never have been as large for the current site – is there a change of use/ agricultural required?
- 22) Existing structures in red line - is demolition approval required?
- 23) State of land given history – claims it is not contaminated. Refer to Photos provided by residents

Main Points for objection

- 1) We do not accept application is in accordance with NP. It is a faceless front elevation. Not good design principles. Other properties in the area built before NP. SP01 – settlement boundary. B01 – sustainable development principles. Close to conservation area – includes area leading up to conservation area.
- 2) Object to scale massing
- 3) Challenge conversion of derelict temporary structure. There is a Hart policy that says you can't do it
- 4) Contaminated site – question and use photos
- 5) Consider lighting

RESOLVED

Objection

Chairman to submit a response to (HDC) based on the above points raised.

ACTION

Planning clerk to file response with HDC

8. Planning Application 21/01616/FUL

Proposal: Erection of 2 no. forest school cabins within garden.

Crookham Village Stores, The Street, Crookham Village GU51 5SG

Members – Points raised

Members are concerned at the lack of detail and information in some areas and find it difficult to understand on the following grounds: -

- 1) Two cabins seem excessive
- 2) Ask whether this will expand the current intake of children or is it just for existing intake.
- 3) Is the site suitable for increased numbers of children?
- 4) The scale and mass of the cabins in the conservation area are visible from footpath 1
- 5) Ofsted – consider supervision of large numbers

RESOLVED

No objection.

Chairman to submit a response to (HDC) based on the above points raised.

ACTION

Planning clerk to file response with HDC

9. Planning Application 21/01943/PRIOR

Proposal: Erection of an agricultural storage building

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

Members – points raised

- 1) Question justification for large building close to Crondall Road
- 2) Confusion about the site not being part of Furney Copse Farm. Site location and description confusing
- 3) Confusion about justification of large building on an empty field for a building that is supposed to do with chickens and bees

RESOLVED

Chairman to submit a response to (HDC) based on the above points raised.

ACTION

Planning clerk to file response with HDC

10. Planning Application 21/02014/EIA

Proposal: Scoping opinion under Regulation 15. The proposal is for a mixed-tenure residential development of 311 dwellings, together with a neighbourhood store/cfe/co-working space of up to 150 sqm.

Land north of Netherhouse Copse, Hitches Lane, Crookham Village, Fleet

Members – points raised

- 1) lighting – impact of this within site has potential to significantly degrade independence of Crookham village to neighbouring urban areas. BE03 – the impact of street and other external lighting should be considered.

RESOLVED

Chairman to submit a response to (HDC) based on the above points raised.

ACTION

Planning clerk to file response with HDC

11. Availability for the next planning meeting

Apologies from Cllr Simon Amber and Cllr Julia Ambler

Meeting Dates for 2021

CVPC

FC/Planning

no Mtg 16/08/2021 Planning & Finance – Planning Start time 7.30pm

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 9.15pm