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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 7.30pm on Monday 20th February 2023. Please refer to the Planning Committee Minutes of the next meeting for any alterations.

Present:

Cllr David Jackson (Chairman)

Cllr. Julia Ambler

Cllr. Simon Ambler

Cllr Philip Ashton

Cllr Pedro Garcia - Martinez

Mrs Angela Sayers

Public

Crondall Road Residents - Planning Application 22/02794/OUT

Pilcot Hill Resident – Planning Application 23/00225/LDC

1. Apologies for Absence.

None

2. Chairman's Announcements

None

3. Minutes from the last meeting

Minutes from the previous meeting were agreed and signed by the Chairman.

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

Cllr David Jackson declared an interest in planning application 23/00320/HOU

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)

Resident – Pilcot Hill

Residents - Crondall Road

The residents spoke to members about the planning applications to be discussed and their concerns

7. Planning Application 23/00225/LDC

Proposal: Erection of an entrance porch

At: Brookmeadow Farm, Pilcot hill, Dogmersfield, Hook, Hampshire RG27 8SX

RESOLVED

We defer to Hart District Council about the legal status of prior use

Should Hart District Council consider granting a Lawful Development Certificate, CVPC would request that the permission only applies to the existing bungalow as a private dwelling.

ACTION

Chairman to generate a response to (HDC) based on the above points raised by members

Planning clerk to file response with Hart District Council

7. Planning Application 23/00320/HOU

Proposal: Erection of an entrance porch

at: 38 Danvers Drive, Church Crookham, Fleet, Hampshire, GU52 0ZD

RESOLVED:

No Objection

ACTION

Planning clerk to file response with Hart District Council

8. Planning Application 23/02794/OUT

Proposal: Outline application for the erection of five x four-bedroom self-build/custom build dwellings with community allotments, parking and servicing and access to the public highway following removal of existing caravans and demolition of existing hut and barns

at: Nyasaland, Crondall Road, Crookham Village, Fleet, Hampshire GU51 5SU

Points discussed by members

- 1) Only appeal at present is for a single house. Previous appeals for barns were timed out
- 2) No change proposed on application regarding highways access
- 3) Parking 3 – 16 – no mention made of allotments
- 4) Outside settlement boundary
- 5) Self Builds – no case for five four-bedroom self builds
- 6) Allotments – access will be by car resulting in implications for entrance and parking. Parking on sketch not sufficient for number of cars for allotments
- 7) No water supply for allotments. Lacks sufficient detail to be viable
- 8) The application states no prior objections re hedgerows – we did
- 9) Claims about previous application are wrong
- 10) Self builds – how will this be managed? Open ended issue. Concern that nearby residents will be plagued by building for years. No plan and no policy for self builds
- 11) Parking – HDC discount first garage space as parking space so they have only 3 spaces resulting in no visitors space. Parking not adequate
- 12) Previously discussed the 4-bedroom house being close to the road. The plan for the site is a sketch not a plan so no comfort is given by this
- 13) Covenants on sale of land an issue
- 14) Nothing has been put forward for the remainder of the site – how will this be maintained?
- 15) Room on plan for the allotments to be moved
- 16) Allotments – applicant has failed to confirm there is sufficient demand locally for this level of allotments. Question viability and lack of planning in management of facilities
- 17) Highways – Traffic flow will be different for the number of houses and allotments on the plan. question visibility.
- 18) Trees either side of access – challenge

- 19) 43m issue – major objection to opening up site.
- 20) Land contamination – consider
- 21) Scheme does not mention electric cars charging points
- 22) Mobile phone coverage – factor
- 23) Against NP
- 24) NBE1 – fails to meet test

RESOLVED

Objection - points to raise

- 1) Refusal to previous applications remain valid, more so as more houses
- 2) Extension beyond curtilage
- 3) Outside settlement boundary
- 4) Vegetation/ Trees
- 5) Parking – inadequate for allotments and facilities
- 6) Unconvinced about the number of self builds. Note if not taken up site will convert to conventional building plot after 1 year
- 7) Access issue / visibility/ Site screening

ACTION

Chairman to generate a response to (HDC) based on the above points raised by members
Planning clerk to file response with Hart District Council

9. **Planning Application 23/00308/S106**

Amendment to affordable housing clauses pursuant to 14/00504/MAJOR Outline planning application for up to 300 residential units, land for up to 1,050m² D1 floorspace for a GP surgery including pharmacy and up to 370m² A1 retail floorspace for a convenience food store and associated access, open space, playing pitches including a sports pavilion, MUGA and car park, landscaping, Suitable Alternative Natural Greenspace (SANG) including car park and improvements to the A287/Redlands Lane junction (means of access into the main site to be considered, all other matters reserved)
at Land at Watery Lane Church Crookham Fleet Hampshire

RESOLVED

Objection

Affordable housing is important. If housing association cannot sell it, they should reduce the price instead of claiming they can't sell it.

Unscrupulous marketing will jeopardise affordable housing in the area.

ACTION

Chairman to generate a response to (HDC) based on the above points raised by members
Planning clerk to file response with Hart District Council

10. **Availability for the next planning meeting**

No apologies

Meeting Dates		
2023	CVPC	FC/Planning
March	06/03/2023	20/03/2023
April	03/04/2023	17/04/2023
May	08/05/2023	22/05/2023

June	05/06/2023	19/06/2023	
July	03/07/2023	17/07/2023	
August	No meeting	07/08/2023	Planning
		21/08/2023	Planning
September	04/09/2023	18/09/2023	
October	02/10/2023	16/10/2023	
November	06/11/2023	20/11/2023	
December	04/12/2023	18/12/2023	

The meeting closed at 20.36pm.