



clerk@crookhamvillage-pc.gov.uk

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 17th February 2025. Please refer to the Planning Committee Minutes of the next meeting for any corrections.

Present:

Cllr David Jackson (Chairman)

Cllr Philip Ashton

Cllr Simon Ambler

Cllr Julia Ambler

Ms Anna Wierzbinska (Assistant Clerk)

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.

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).

7. Planning Application 23/00871/AMCON

Proposal: Variation of Condition 1 (approved plans) attached to Planning Permission 22/02841/AMCON (variation of condition 2 (approved plans) attached to Reserved Matters application ref:17/00264/REM (Reserved matters application

for appearance, landscaping, layout and scale 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.

Approval of details submitted in connection with conditions 8, 9, 10, 16, 17, 18, 19, 20, 21, 24, 25, 26, 30, 34 and 36) dated 08/06/2018, as varied by non-material minor amendments ref: 17/00264/NMMA, 20/01128/NMMA, 22/00997/NMMA and

23/01054/NMMA and as per the changes listed to phase 2 and 4).

To allow amendments to the previously approved Sports Pitches (a reduction in the size of pitches to be provided), re-arrangement of the parking areas associated with the sports pitches (no change to the number of car parking spaces to be provided), relocation of the store building to the south of the pavilion for ease of access, realignment of the pedestrian footpath to the northern football pitches and permanent realignment of the access road and Suitable Alternative Natural Greenspace (SANG) car park position, which was temporarily approved under Planning Permission 22/02916/FUL and updated landscaping proposals to take account of proposed amendments which are the subject of this application including the provision of a maintenance gate for the SANG, additional street furniture, lighting and hedgerow planting. (Amended description of development).

At: Land At, Watery Lane, Church Crookham, Fleet, Hampshire

RESOLVED:

OBJECTION

CVPC continues to object to the reduction in pitch size (an objection also made by Sport England), which the developer claims is required to avoid the adjacent pylon line, which has run directly overhead part of the open space

and car park at Zebon Community Centre for over 30 years without any adverse effect having been noted. A smaller pitch would seem to be justified more by trimming cost to the developer than benefit to the community. Sport England's objection should trump the single weak supporting comment in their application that in any event is balanced by an opposing view in the objections.

The latest plan shows the SANG car park mostly within the claimed pylon-line exclusion zone, a situation that has applied ever since it was first opened. If that area remains acceptable as a car park, then the area of the sports layout within that zone must also be acceptable.

There would therefore seem not to be any justification for this variation from the originally approved pitch layout.

The Officer's report does not examine the underlying 'justification' for the requested reduction in pitch size and consequential altered layout of the main sports facilities. CVPC contests the developer's claim that these changes are forced upon them by the presence of the pylon line, which pre-dates the development by decades and was in place when the original application was submitted.

The latest application form covers only a subset of topics addressed in the mass of documents associated with this long-running application. It is vital that items do not obtain unintended approval by being hidden in a mass of older documents. Hart is encouraged to examine very carefully just what it is that they are being invited to approve, including changes to LEAPs and LAPS, and to challenge the justifications offered.

The sports area currently is completely untouched and the Albany Park route to the SANG car park is obstructed by construction equipment and facilities.

It is of note that the s106 requires the sports facilities to be delivered by the 150th occupation, which must be close or even passed already. This follows late delivery of the roundabout, SANG, and SANG car park only after pressure has been applied. Not a very encouraging background against which to judge the merits of this application.

CVPC also notes that non-emergency vehicular access to the SANG car park via Danvers Drive is due to close on 22 February 2025 under the s106 agreement (based on 1st occupation on 22 February 2023), a date that seems very unlikely to be met and for which, as far as CVPC is aware, no application for deferment has been made.

8. Planning Application 25/00236/CON

Proposal: Details pursuant to conditions 19 (External Lighting) and 27 (Parking Management Plan) of Planning Permission 21/02782/OUT Hybrid planning application seeking Full Planning Permission for the erection of 185 residential dwellings (Use Class C3) with access, parking, landscaping, public open space and other associated works and Outline Planning Permission for the erection of up to 126 residential dwellings (Use Class C3) and a flexible mixed-use neighbourhood store/cafe coworking space of up to 150sqm (Use Class E) with all matters reserved except for access.

At: Land North Of Netherhouse Copse Hitches Lane Fleet GU51 5EN

RESOLVED:

CVPC notes that the applicant has only addressed the ecological impact of the proposed lighting scheme. Wider implications should also be addressed in accordance with Crookham Village Neighbourhood Plan policy BE03.

9. Planning Application 25/00151/PREAPP

Proposal: Construction of 60 extra care retirement apartments (use class C2) together with associated access, parking, amenity space and other associated infrastructure (following the demolition of existing dwelling)

At: Dachs Lodge Redfields Lane Church Crookham Fleet GU52 0RE

RESOLVED:

CVPC OBJECTS to the conclusions of the latest update to 25/00151/PREAPP.

The applicant's case for rejecting alternative sites is based on unconvincing assertions that all potential sites on industrial estates are automatically ruled out, an assumption challenged by Oakley Place on the Redfields industrial estate (converted to flats) and the non-industrial sites within the nearby Blue Prior industrial site that include the very-similar care home, Keble Court. Deeper research into alternatives should be completed before seeking to make a case for this challenging site to be used for such a large care home.

CVPC's previous objections to, and concerns about, the plans submitted with 24/00441/PREAPP remain valid.

10. Availability for the next planning meeting

Next meeting 17 March 7.30pm – Quorum to be confirmed at March PC meeting.

Meeting closed at 8.11 PM.