



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 6pm on Tuesday 22 April 2025. Please refer to the Planning Committee Minutes of the next meeting for any corrections.

Present:

Cllr David Jackson (Chairman)

Cllr Simon Ambler

Cllr Julia Ambler

Cllr Indra Sinka

Mrs Carol Leversha (Clerk)

Ms Anna Wierzbinska (Assistant Clerk)

And 3 members of public

1. Apologies for Absence.

None.

2. Chairman's Announcements

Chairman advised the attendees that Nyasaland plans will be discussed after the planning meeting. 1 Browning Rd is a subject to planning application being put in for the Planning team at HDC.

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. Application Reference 23/00871/AMCON Land at Watery Lane (Albany Park), Church Crookham, Fleet, Hampshire

Proposal: Variation of Condition 2 attached to Planning Permission 17/00264/REM dated 08/06/2018 to allow amendments to the previously approved Sport Pitches, the repositioning of Plots 21-23 and the associated fencing to Plots 21-23, 24-26 and 39-42

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

Members discussed this ongoing application and addressed their concerns.

Some of the main concerns raised included the reduction in the number of changing rooms, changes to the original design of the pavilion, removal of the designated social area. Parking proposal seems inadequate, and sports pitch areas being cramped.

RESOLVED: CVPC Objects because the evidence submitted to justify the requested changes to the sports area still fails to convince.

The developer seeks to amend the site layout and detailed plans for the sports area, and to significantly delay delivery of sports facilities compared to the timescale specified in the s106.

Amended Plans

The developer's case for amending the plan for sports facilities rests on avoiding safety zones under the adjacent pylon line during construction work. The work described is installing sewers and laying a road surface. However, although there is much detail about safety zones, no case has been presented for moving the sewer that runs under the 'temporary' access road from Danvers Drive, a sewer which is already in use and connected to the main sewer in Zebon Copse estate. Why could that sewer not be left in place under the pitch? The task of adjusting the road alignment to that originally approved would involve much less digging and likely would not require machinery that would breach safety requirements under the pylons. These aspects have not been addressed.

There is consequently a suspicion that the developer always intended that the 'temporary' track would be the permanent one (indicated by routing the sewer that way) well in advance of seeking approval for the site change and that this is behind their current enthusiasm for the revised layout.

The revised layout on a smaller overall plot results in minimal gaps between adjacent pitches when compared to the original layout leading to an increased likelihood of undesirable interaction between spectators of adjoining matches, and balls and players from one interfering with an adjacent match. The proposed new, cramped layout would be significantly less user-friendly than the original.

The cramped layout also places most of the parking very close to the pitches. If cars are shielded from stray footballs by a fence, freedom of movement between cars and pitches will be significantly restricted. If no shielding is to be provided, cars will be at risk from stray footballs.

The amended sports pavilion on a smaller footprint reduces the approved facilities by one changing room, its associated shower room and a social area. Once again, this reduces the benefit promised by the original proposals.

S106

Sports facilities, play areas and other community areas play a vital role in building a sense of community on new estates. Failure to provide these in step with occupations results in establishing behaviour patterns away from the estate, to the detriment of community spirit. Further delay to delivery of these facilities risks long-term adverse effects on the well-being and cohesion of the local population.

After the Hart Planning Committee of 19 February 2025, Vistry stated that the sports facilities would not take very long to install and implied that were just waiting for approval. This greatly undermines their case for a delay from the 150th to the 275th occupation. Any approval granted for the sports layout should require implementation without further delay in accordance with the original s106 agreement.

Should the site changes be approved, a compensatory financial element should be required from the developer to offset the reduction in facilities delivered.

Planning Clerk to file response with HDC

8. Availability for the next planning meeting

Next meeting 27 May 7.30pm – Quorum to be confirmed at May PC meeting.

2025	CVPC	FINANCE & HR	PLANNING
MAY	12 th AGM	Tuesday 27 th	Tuesday 27 th
JUNE	2 nd	16 th	16 th
JULY	7 th	21 st	21 st
AUGUST	No Meeting	4 th if required	4 th and 18 th
SEPTEMBER	1 st	15 th	15 th
OCTOBER	6 th	20 th	20 th
NOVEMBER	3 rd	17 th	17 th
DECEMBER	1 st	15 th	15 th

Meeting closed at 6.15 PM.