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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 7pm on Monday 16 February 2026. 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 Mark O'Sullivan

Anna Wierzbinska (Deputy Clerk)

4 Members of Public

1. Apologies for Absence.

None.

2. Chairman's Announcements

None.

3. Minutes of the Planning Meeting of 15 December 2025

Minutes were agreed as a true record 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).

The Applicant introduced himself and his wife and provided attendees with background information and some additional details regarding his planning application.

7. Application Reference Planning Application 26/00097/LDC

Application for a certificate of lawful development for a proposed erection of a 1m high brick boundary wall and confirmation that the land enclosed by the wall does not constitute amenity open space.

At: 1 Browning Road Church Crookham Fleet Hampshire GU52 0YJ

RESOLVED:

CVPC, although not formally consulted on this LDC application, wishes to make the following points:

Although in normal circumstances a 1m high boundary would be permitted development, this case has wider implications.

The applicant attended the meeting of Crookham Village Parish Council Planning Committee on 16 February 2026 and advised that the removal of screening roadside vegetation was triggered by a Section 154 letter from HCC at the end of 2025. Notwithstanding that the letter clearly stated that the requirement was to remedy the intrusion into highways land, the applicant stated that he took it as an instruction to remove all the roadside vegetation.

The result is very major damage to the street scene which has exposed large amounts of unsightly brickwork and opened up views into the previously-hidden and unattractive layout at the rear of the garage at a very prominent junction on the estate.

A 1m high wall would be completely out of character in this prominent location and make no useful contribution to screening the building behind and remedying the damage caused to the street scene.

The following quotes from polices and an earlier PREAPP all address relevant design constraints that would justify refusal of an application to remove the roadside vegetation.

The applicant should be required to submit a planning application to remedy the policy breaches resulting from removal of roadside vegetation at this prominent location.

Hart Policy NBE9 Design

All developments should seek to achieve a high-quality design and positively contribute to the overall appearance of the local area.

Development will be supported where it would meet the following relevant criteria:

(b) it provides or positively contributes to public spaces and access routes and public rights of way that are attractive, safe and inclusive for all users, including families, disabled people and the elderly;

(d) it respects local landscape character and sympathetically incorporates any on-site or adjoining landscape features such as trees and hedgerows, and respects or enhances views into and out of the site;

CVNP Policy BE04 – Design Principles for Zebon Copse Ward Character Area

As appropriate to the nature, scale and location of the proposed development, development within the Zebon Copse estate boundary or on adjacent land at Watery Lane will be supported when it:

Retains the open aspect and quality of the area by ensuring that the public open space areas (see Policy Map 12), many of which are in private ownership, remain accessible to the community and contribute to the street scene;

Rationale

Zebon Copse is characterised by a good mix of typical 1990s' design properties. Built around the Zebon Copse Local Nature Reserve, an area of ancient woodland, the development is low density, with housing built on larger plots around open amenity areas.

There is a range of house types and sizes throughout the development, including flats and affordable accommodation. Although more urban in design than the Old Village which lies to the north western boundary of the estate, the development retains a rural nature by means of several badger sanctuary areas, interconnected by a network of wildlife corridors that both traverse and encircle the housing, allowing connections to the surrounding rural landscape, including the Basingstoke Canal conservation area.

It is served by off-road cycle ways and footpaths lying within green corridors that connect the main amenity areas (see Figure 11). These open green spaces are very popular with adults and children alike for recreational purposes and as access routes to the footpath network within the Parish, acting as a green lung within the development. It is considered to be important that access to these areas is not limited by absorption into private gardens. Many of the road side verges throughout the development are amenity land which form part of the approved landscaping scheme for the site. Many of these are in private ownership and over the years, several applications have been made to fence off parts of the open areas to extend private gardens.

These have been vigorously defended by both the Parish and Hart District Councils so that the open areas are preserved.

Extracts from Hart response to 25/01939/PREAPP

HLP32 Policy NBE9 seeks to ensure that development achieves a high-quality design and that it would positively contribute to the overall character of the area. The NPPF also reinforces the need to promote good design in developments (para. 126 and 127).

Saved Policy GEN1 permits development where, amongst other requirements, the design, scale, massing, height, and prominence of the proposal is in character with the local area and is sympathetic to the surroundings.

Policy BE02 of the Crookham Village Neighbourhood Plan states that development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing, separation, layout, materials and access, and shall reflect high quality local design references in both the natural and built environment and reflect and

reinforce local distinctiveness. It also states that development shall seek to retain existing mature hedging and established trees and to enhance landscaping to provide for biodiversity.

The proposed works will require planning permission.

The proposed wall would form a discordant urbanising feature that would be out of keeping with boundary treatment characteristic of the area. It would result in an adverse visual relationship between the application site and the surrounding area. The proposal therefore conflicts with Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032, and Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006. It also would conflict with Policy BE02 of the Crookham Village Neighbourhood Plan. It is noted that vegetation is intended to be planted in front of the wall, but this is unlikely to soften the impact of the wall due to the limited area available for planting. You are advised the wall is likely to constitute permitted development if it is no more than 1 metre high, although the use of land may still require clarification.

The meeting closed at 19.29 PM