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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 March 2026. Please refer to the Planning Committee Minutes of the next meeting for any corrections.

Present:

Cllr. David Jackson (Chairman)

Cllr Julia Ambler

Cllr Simon Ambler

Cllr Andrew Friend

Anna Wierzbinska (Deputy Clerk)

2 Members of public

1. Apologies for Absence.

None.

2. Chairman's Announcements

None.

3. Minutes of the Planning Meeting of 16 February 2026

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).

MoP took part in the discussion and expressed his concerns about different parts of the Cross Farm application.

7. Application Reference: Planning Application 26/00256/HOU

Demolition of orangery and erection of a single storey rear extension and partial garage conversion to form additional habitable accommodation.

At: 20 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

RESOLVED: No objections.

8. Review of 25/01661/FUL Cross Farm SANG/BNG application.

CVPC offers the following further comments on 25/01661/FUL in light of changes since the original consultation:

It remains unclear whether there is sufficient demand for this site to be designated as SANG and whether or not management and financial elements of SANG use have been fully resolved. It is also not clear how maintenance vehicles would access the site across the very boggy area near Crondall Road without affecting user access.

The visual intrusion of the proposed car park remains a major concern both for the street scene and for the very adverse effect on protected View 10 in the Crookham Village Conservation Area. There will, no doubt, also be a need for a visually-intrusive height barrier to protect against unwanted use of the car park. This, plus the proposed plantings around the car park, would effectively destroy protected View 10.

It is not clear from the supplied documentation exactly what works would be required to provide the specified visibility splays onto Crondall Road. Furthermore, the mature oak proposed for removal is listed as a significant tree in the Conservation Area document, loss of which would cause major damage to the rural street setting in the Conservation Area.

Flooding and boggy ground remain key concerns. The Council is not convinced that the current appraisal of the water table and watercourses has fully exposed the changed risk and extent of flooding. The proposed groundworks and infrastructure changes would alter flooding risks to adjacent and downstream properties whilst access to the main area of the site during wet weather via the proposed pathway from the car park would also be affected.

This uncertainty must be fully resolved before any approval can be considered and not deferred to condition because it is far from certain that an acceptable scheme can be implemented.

Although some changes to paths along the edge of the site have been suggested, there remains more that could be done to minimise unwelcome intrusion into the privacy and security of established properties around the periphery of the site.

Many stretches of Crondall Road lack pedestrian footways or sanctuaries for pedestrians. Consideration should be given to seeking a s106 contribution for improvements to pedestrian safety along Crondall Road, not least to compensate for the extra foot and vehicular traffic that would be generated by the siting of the SANG access.

Meeting finished at 19.52pm.