



**Minutes of the Meeting of
CHURCH CROOKHAM PARISH COUNCIL
PLANNING COMMITTEE**

Date and Time: Monday 10th June 2013 – 7.34pm

Place: Willis Hall, Sandy Lane

Present:

Councillors: Helen Butler(HB), Pat Lowe (PL), Andrea Ong (AO), Jenny Radley (JR)

Also present: Jayne Hawkins (Clerk)

There were no members of the public present

- 96/13 To appoint a Chairman and vice Chairman of the planning committee**
Michael Burford was appointed Chairman, Helen Butler was appointed vice Chairman
- 97/13 Apologies for Absence**
Apologies have been received from Cllr Michael Burford, Cllr Bill Shambrook and Cllr Gill Butler (HDC).
- 98/13 To Approve the minutes**
The minutes of the previous meeting held on the 20th May, 2013 were agreed and then signed as a true reflection of the meeting.
- 99/13 Dispensations – To receive any written requests for disclosable pecuniary interest dispensations from members**
No requests for dispensations were received.
- 100/13 Declarations of Interest in any item on the agenda**
There were no declarations of interest.
- 101/13 Chairman’s announcements:** During May the Government announced changes to permitted development rights, which have been circulated to Councillors by email. These changes include allowing offices to change to residential use without planning permission, and increased limits for householder extensions. Developers seeking to use new permitted development rights will be expected to apply to the council to determine whether prior approval is needed. For home extensions the prior approval process only applies to single storey rear extensions of between 4 – 8 metres, where the property is not within a Conservation Area. Objections to such an extension are only valid from adjoining neighbours, and the council may only intervene on receipt of such an objection. Parish councils will not be notified of householder prior approval applications.
- 102/13 Public Session**
This is an opportunity for members of the public to bring matters to the attention of the Planning Committee.
No members of the public were present.



103/13 Consideration of current Planning Applications:

Reference:	13/00882/HOU
Address:	3 New Road Church Crookham Fleet Hampshire GU52 6BH
Proposal:	Erection of two storey side and single storey rear extension
Decision:	Postponed to next planning meeting due to lack of available plans

Reference:	13/00575/HOU
Address:	89 Aldershot Road Church Crookham Fleet GU52 8JY
Proposal:	Erection of a fence, two brick piers and wrought iron gates along the front and side boundaries to replace existing fence and hedge
Decision:	No objection Proposed AO, seconded PL, all in favour. The Parish Council would like: <ol style="list-style-type: none"> 1. the officer to ensure that the powered gates are installed in accordance with the European Machinery Directive; 2. an exterior post-box to be installed.

Reference:	13/01077/HOU
Address:	3 Weldon Close Church Crookham Fleet Hampshire GU52 6BG
Proposal:	Erection of a two storey side and single storey rear extensions.
Decision:	No objection Proposed HB, seconded PL, all in favour.

Reference:	13/01056/HOU
Address:	11 Northfield Road Church Crookham Fleet Hampshire GU52 6EA
Proposal:	Erection of a single storey rear extension.
Decision:	No objection Proposed AO, seconded JR, all in favour.

Reference:	13/01011/COU
Address:	1 Walker Close Church Crookham Fleet Hampshire GU52 8AE
Proposal:	Change of use of land to land incidental to the occupation of dwelling house together with partial removal and re-alignment of brick boundary wall.
Decision:	Objection Proposed PL, seconded JR. 3 in favour, 1 abstention. The Parish Council are concerned that this would lessen the amenity space and would reduce the green effect of the development.

104/13 To agree the Parish Council's response to the CIL consultation.

Details of the consultation had been previously circulated some councillors made the following comments:

- The report says that some of the CIL contribution 'may' be handed to local community representatives. It should be 'will' (15%-25%).
- Zero CIL on small retail development, industrial, and leisure seems sensible.
- Concerns on whether developers start to build 100m2 developments and then offer extensions?



- There is a need to explain the method and constraints in handing the CIL across to community representatives
- How will infrastructure priorities be decided?
- The district is supposed to identify major schemes in parallel of setting the CIL levels. It is not unusual to have unexpected impacts from development, would expect that there will be scope for new schemes to be considered too.
- Most new development will bring about extra impact on roads and schools yet it seems that several types of development including affordable housing will be exempt from CIL.
- It appears major schemes will need to be delivered within 5 years of the CIL being provided but it is possible that higher authorities may be overwhelmed by demand for improvements to infrastructure.
- It may become difficult to claim the CIL for local mitigation if there are larger schemes that are required elsewhere.

It was agreed to send the following response:

The Parish Council would expect confirmation of:

- the amount to be received by the Parish Council;
- the procedures to source the funding, the time scales involved and what happens if the money is not spent by the Parish Council;
- the higher authorities' abilities to cope with the demands for improved infrastructure, due to the obligation to use the CIL funds within five years;
- how the infrastructure priorities will be made, including provision for new schemes?

The Parish Council would also like to note that the amount charged will reflect inflation by being index linked to the RICS Building Cost Information Service "All In Tender Price" index, this information is not readily available to local authorities. This would make calculation of future CIL amounts very difficult.

Clerk

Comments to be submitted

105/13 To agree the Parish Council's response to the proposed road humps on Tweseldown Road.

The Parish Council are happy with the proposal but would like to see the shape and height designs of the road humps. The Parish Council would like the table reference: 481727,151749 to be a controlled/un-controlled crossing point. The Parish Council would also like to see road signs informing motorists of the speed humps especially at the entrance to Tweseldown Road from Beacon Hill Road.

The clerk was requested to submit these comments

Clerk

106/13 To decide what S106 contributions the Parish Council should request for maintenance of the additional LEAP in planning application 13/00799/FUL.

The Parish Council needs to request S106 funds for application 13/00799/FUL - Construction of Local Equipped Area of Play (LEAP) to serve the residents of the proposed Phase 3 residential development.



It was agreed that the Parish Council should request a S106 contribution of £86,200

- Annual inspection costs for 20 years - £1200
- Replacement costs (10 year guaranteed life span) - £45,000
- On-going maintenance £1500 per annum (weekly inspections, strim and litter pick): £30,000
- The area is thought to be a stage 1 flood risk area, wood may not be the most appropriate material for play equipment, upgrade to more durable equipment - £10,000

This was proposed by Cllr Radley, seconded by Cllr Ong, agreed by all.

Clerk

107/13 To decide whether the Parish Council will send a representative to Hart DC planning committee with regard to 13/00915/HOU 8 Park Place.

It was decided that a representative would not attend the Hart DC planning committee meeting.

108/13 Review of information from weekly lists:

Decisions:

Reference 13/00490/MAJOR
Address Queen Elizabeth Barracks Sandy Lane Church Crookham Fleet Hampshire GU13 0BF
Proposal Application for approval of the Reserved Matters within phase 2 (7.6ha of formal open space and 28 No. allotments, informal open spaces, layout of community building.
Status Application Withdrawn

Reference 13/00809/HOU
Address 24 Oakwood Church Crookham Fleet Hampshire GU52 8BY
Proposal Erection of single storey rear extension & single storey front extension.
Status GrantPermission
CCPC comment No objection

Reference 13/00753/HOU
Address 24 Aldershot Road Church Crookham Fleet Hampshire GU52 8LG
Proposal Erection of a single storey rear/side extension
Status GrantPermission
CCPC comment No objection

TPOs:

Reference 13/00920/TPO
Address 23 Earlsbourne Church Crookham Fleet GU52 8XG
Proposal T1: Hazel Fell tree to a point as close to ground level as is reasonably practicable to leave a stump. T2: Hazel - Reduce to height of T4. T3: Conifer Reduce to Height of T4. T4: Conifer - Reduce to previous points.



T5: Sycamore Reduce to height of T4. T6: Conifer Reduce to height of T4. T7: Cherry Fell tree to a point as close to ground level as is reasonably practicable to leave a stump. T10: Cherry Remove back stem over neighbours. T12: 6 C Conifers - Reduce by 2ft & follow height along. Trim to tidy T15: Cherry 0 Reduce by 15% & re-shape Reasons for works - To allow light into the garden and alleviate overcrowding

Status GrantPermission

Reference 13/00875/TPO

Address 7 Lingmala Grove Church Crookham Fleet Hampshire GU52 6JW

Proposal APPLICATION TO DO WORKS TO TREES COVERED BY A TREE PRESERVATION ORDER T1) Maturing Tilia Europea, crown lift by 15%, crown thin from ground level to a height of 4 metres T2) Semi mature Silver Birch, crown thin by 15%, crown lift to 4 metres T3) Maturing Scotts Pine, crown lift to 5 metres by removal of smaller branches only

Status GrantPermission

Reference 13/00853/TPO

Address 7 Christchurch Close Church Crookham Fleet Hampshire GU52 0PY

Proposal APPLICATION FOR WORKS TO TREES SUBJECT TO A TREE PRESERVATION ORDER T1. Oak tree to have a light crown lift by removing sub-growth to clear the phone lines T2. Oak tree to have over-extended lateral branches on the house side reduced back to suitable growth by 1.5 m (approx. 25% of its foliage capacity) T 3. Oak tree to have its canopy thinned by no more than 25% to provide light in an excessively shaded garden. T 4. Oak tree to have its canopy thinned by no more than 25% to provide light in an excessively shaded garden. Additional Information T1. Oak tree to have a light crown lift by removing sub-growth, to a height of approximately 4.5m, to clear the phone lines.

Status GrantPermission

Reference 13/00740/TPO

Address Queen Elizabeth Barracks Sandy Lane Church Crookham Fleet Hampshire GU13 0BF

Proposal Sycamore (T2459) fell to ground level and provide 2 replacement trees such as Acer Camestres "Elegant" or Elsrijk" Extensive pruning required during approved development and on going pruning to maintain separation from dwellings . Initial extent of pruning is in excess of current best practice and BS3998:2010 Fell 2 Horse Chestnuts (T2447 and T2448) to allow installation of water main. Two high quality plantings of species such as Quercus robur could be planted.

Status GrantPermission

Appeals:

None



Enforcements:

Case 13/00090/OPERAT

Address 37 Elizabeth Drive Church Crookham Fleet Hampshire GU52 6HW

Complaint: Extension being built.

Conclusion: Not a breach of planning control

Date Closed 28/05/2013

Case No: 13/00123/XPLAN

Received: 24/05/2013 Complainant PUBLIC

Address: Queen Elizabeth Barracks Sandy Lane Church Crookham Fleet
Hampshire GU13 0BF

Complaint: not in accordance with approved plans 11/00001/MAJOR

109/13 Dates of next Hart DC planning meeting: 12th June, 2013

110/13 Date of next meeting: 24th June, 2013

There being no further business the meeting closed at 8.07pm.

Signed.....

Date.....