

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

Date and Time: Monday 12th March 2012 – 7.30pm

Place: Willis Hall, Sandy Lane, Church Crookham

Present:

Councillors: John Bennison (JB) (chairman), Gill Butler (GB), Helen Butler (HB), Pat Lowe (PL), Michael Burford (MJB)

Also present: Jayne Hawkins (clerk)

There were no members of the public present

Action

29/12 Apologies for Absence

Apologies for absence were received from Councillor Shambrook who was detained at work.

Councillor Burford left the meeting at 7.32pm

30/12 To Approve the minutes

The minutes of the meetings held on 27th February were approved.

31/12 Declarations of Interest in any item on the agenda

Councillor Butler declared a personal interest in 12/00289/HOU and 12/00351/HOU as she knew the residents but not well. Councillor Lowe declared a personal interest in 12/00289/HOU as she lives further down Moore Road.

32/12 Chairman's announcements

The chairman requested that any apologies for absence are sent to the Clerk and the Chairman prior to the meeting.

33/12 Public Session

There were no comments from members of the public.

34/12 To Review Current Planning Applications

Councillor Burford returned at 7.37pm

Reference:	12/00289/HOU
Address:	1 Moore Road Church Crookham Fleet Hampshire GU52 6JB
Proposal:	Erection of a single storey side extension
Decision:	No objection: 3 in favour, 2 abstentions

Reference:	12/00351/HOU
Address:	2 Tudor Way Church Crookham Fleet Hampshire GU52 6LX

Proposal:	Erection of a 1.8m fence to enclose additional land into the rear garden following demolition of an existing wall
Decision:	Objection: for consistency with the existing street scene the Parish Council would like to see a 60cm planting strip between the fence and the road. If the application is approved the Parish Council would like the tree officer to make an assessment of the trees that would need to be removed.

Reference:	12/00415/HOU
Address:	32 Aldershot Road Church Crookham Fleet Hampshire Gu52 8LG
Proposal:	Erection of a single storey side porch extension and a one and a half storey side extension with dormers, loft conversion, replacement boundary walls and repositioning of vehicular entrance. New pergola and decking
Decision:	Objection: the Parish Council objected to the height, size and massing of the extension and felt it was disproportionate to the existing house and would be over bearing on neighbouring properties. A full bat survey should be included in the application.

Reference:	12/00236/MAJOR
Address:	Queen Elizabeth Barracks Sandy Lane Church Crookham Fleet Hampshire GU13 OBF
Proposal:	Application for approval of reserved matters in respect of siting, design, external appearance and landscaping in respect of phase 2 of 556 residential units a, pursuant to hybrid planning permission 11/00001/MAJOR for the residentially led redevelopment of the site.
Decision:	<p>The Parish Council would like to see the following matters addressed before the reserved matters planning application for areas 2E, 2F, 2G,2H is approved:</p> <ul style="list-style-type: none"> - Play Areas – locations of laps, leaps and neaps need to be confirmed, Parish Council would like to see barriers on edges of roads close to play areas to prevent children running out on to roads and mixed age ranges in play areas - Allotments – location of water and electricity meters and water points need to be shown on the plans the Parish Council would like to see provision of guttering and water butts on sheds , the plans should show half plots (125 sq meters) not full plots and 1 tonne builders bags for disabled plots. Fruit trees are shown in the Orchard, this may not be a good idea as they may shade vegetable plots. <p>The Parish Council would expect a condition of the planning application to be thorough contamination checks on the completed allotments to confirm that the land is within appropriate residential levels with update. Tests should cover as a minimum asbestos, PAH (Naphthalene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, indeno(123cd)pyrene, Dibenz(a,h)anthracene,</p>

	<p>Benzo(ghi)perylene, Acenaphthylene, Acenaphthene, Fluorine, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benz(a)anthracene), metals (As, Cd, Cr, Cu, Ni, Pb, Zn, Hg) and soil organic matter(SOM) and pH at 10cm, 30cms, 50cms, 1m and 1.5m taken in a regular grid pattern across the allotment site this requirement is based on the history of the site and the future use of the land for food production. The existing concrete should be removed together with any contaminated land and fresh clean top soil put in its place suitable for use as an allotment.</p> <p>The fencing around the allotments should be deer and rabbit proof as agreed in the S106.</p> <p>The plans for the allotments show bike racks next to the double door entrance to the allotments, these should be repositioned so that the doors can be used for bulk deliveries.</p> <p>Exclude blackthorn from the planting list around the allotments.</p> <ul style="list-style-type: none"> - Car park - there should be a formal agreement to allow the Local Centre car-park to be used by parents of school children. - Firing Ranges – The Parish Council would like to see the two firing range walls retained on the site, however where the firing ranges are located tests have detected elevated levels of metals. The Parish Council would expect the soil to be removed from these areas and capped with clean soil so that the area could be used for sports activities. - Underground Voids - There are underground shelters at TP 11 and TP 14 and some underground fuel tanks TP 16 and water tanks at TP 3 and TP 14 – the Parish Council would expect these areas to be made safe by removing the tanks and shelters and filling in any voids. - Public Art – Location of the public art seems to have changed, the Parish Council would like this to be near to the Local Centre. - Planting schemes: The Parish Council have requested that the developer uses native species and not to include too many shrub beds. There is a general planting list which includes native species, but it also includes many trees, shrubs and herbaceous plants that need special care, training and pruning. Fabrik pages 63-66 Clover is being added to the amenity grass seed to add nitrogen, could common daisy added as well. - Security - Details on how all Parish Council Land will be secured against unwanted vehicle access should be provided. - Contamination checks: Due to the history of the site the Parish Council may not be prepared to take on any of the public open spaces until contamination checks have been carried out in the top 20cms, in the play area and the allotments they would expect
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	<p>more thorough checks to deeper depths. Land should be suitable for residential use with uptake.</p> <p>Additional Comments:</p> <p>Crossings & access:</p> <ul style="list-style-type: none"> - School access - to facilitate safe school access there should be a clear safe controlled crossing across the main spine road, which runs through the new estate, between the Local Centre car-park and the school entrance gate. - A safe formal crossing on Sandy Lane between the infant and junior school sites is required, and should be placed to facilitate the pedestrian link between the infant and junior school - A safe crossing should be installed near the Community Centre on Quetta Park, to provide safe crossing on what will be a primary school access route. - Foot access - there should be identified provision for safe foot access between Humphries Park and Crookham Park - Plans should be updated to show the School grounds including school site A and B - A clear and safe cycle route should be identified between Crookham Park and the Calthorpe Park School
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Reference:	12/00234/MAJOR
Address:	Queen Elizabeth Barracks Sandy Lane Church Crookham Fleet Hampshire GU13 0BF
Proposal:	Redevelopment (to include any associated demolition and site clearance) of site to deliver 100 new residential units with associated parking, access and landscaping (to replace Phase 3 of hybrid planning permission 11/00001/MAJOR, ie 7,500 square metres of office development)
Decision:	<p><u>12/00234/MAJOR – Redevelopment to deliver 100 new residential units with associated housing to replace the 7.500 sq metres of office development</u></p> <p>Objection: The Parish Council object to losing provision of any employment land in the development. The Parish Council would like to make the following comments:</p> <ul style="list-style-type: none"> - Councillors felt that this was a big change in policy and that small workshops rather than offices would be beneficial to the local community and should be retained. Census data indicates that in Church Crookham East 11% of residents work within 2km of home in Hart 16% work within 2Km of home suggesting that a sustainable development should be providing 10 - 15% local employment opportunities. This excluded those people working at home. - Councillors question whether the new school (i.e. the school hall) can be expanded to accommodate the increased number of children - If the 100 houses were to be approved it was felt that there should be additional S106 contributions for leisure possibly to

	<p>maintain the community centre and to provide a skate park and additional Highways contributions possibly for a cycle path from Leipzig Road to the Vertu roundabout and for a bus shelter on Sandy Lane and Quetta Park. Other Highways contributions could provide a table to slow traffic half way up the Verne.</p> <ul style="list-style-type: none"> - Councillors would expect that if this was granted 40% of affordable housing should be included. - Planning condition should be applied for the provision of bus shelters along Sandy Lane. - This additional development is likely to lead to a shortage of senior school places. - The Parish Council feel that insufficient attention has been made to the implications to local traffic. It will be particularly important to consider the extra volume of traffic using Crookham Crossroads and Reading Road South. The Parish Council would expect a new review of the junctions between Sandy Lane and Aldershot Road, and the Crookham Crossroads roundabout - Councillors are concerned about the proposed traffic calming on Sandy Lane, they would prefer well-built tables to build outs
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35/12 Review of information from weekly lists

Decisions

None

TPOs

Reference: 12/00247/TPO

Address: 17 Hall Drive Fleet Hampshire GU52 6LD

Proposal: PROPOSAL TO CARRY OUT WORK TO PROTECTED TREE 1. Silver Birch: garden is quite small and gets no sun, a lot of debris falls from the tree and blocks guttering and it's mossy everywhere. With the tree down we think it would make a great difference.

Status: GrantPermission

Appeals

None

Enforcements

None

There being no further business, the meeting closed at 8.30 pm

Signed.....

Date.....