



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

**Date and Time:** Monday 20<sup>th</sup> May 2013 – 7.34pm

**Place:** Willis Hall, Sandy Lane

**Present:**

Councillors: Chairman Michael Burford (MB), Nick Harris (NH), Pat Lowe (PL), Gill Butler (GB), Bill Shambrook (BS)

Also present: Jayne Hawkins (Clerk)  
Jenny Radley (HDC)  
Cllr A Ong  
Cllr G Butler

There were no members of the public present

**85/13 To appoint a Chairman and vice Chairman of the planning committee**

It was agreed that this items should be postponed to the next planning committee meeting, after the committees have been agreed.

**86/13 Apologies for Absence**

Apologies have been received from Cllr Kate Grant

**87/13 To Approve the minutes**

The minutes of the previous meeting held on the 13<sup>th</sup> May, 2013 were agreed and then signed as a true reflection of the meeting.

**88/13 Dispensations – To receive any written requests for disclosable pecuniary interest dispensations from members**

No requests for dispensations were received.

**89/13 Declarations of Interest in any item on the agenda**

There were no declarations of interest.

**90/13 Chairman's announcements:**

The Chairman made the following announcement: 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 is suggested that the Parish Council request a figure between £60,000 and £80,000 based on the cost of an annual inspection and the cost of replacement of the equipment. The Clerk is waiting for replacement costs from Timberplay. This decision will be made at the next Planning Committee meeting.

The above proposal was agreed in principle but will need to be agreed at the next planning Clerk committee meeting.

**91/13 Public Session**

This is an opportunity for members of the public to bring matters to the attention of the Planning Committee.

92/13 Consideration of current Planning Applications:

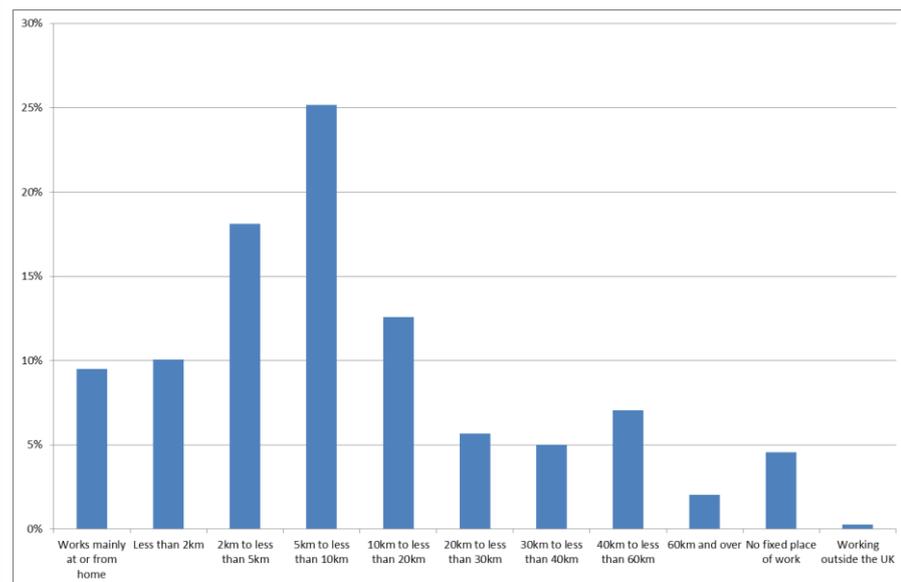
<b>Reference:</b>	13/00915/HOU
<b>Address:</b>	8 Park Place Church Crookham GU52 6PP
<b>Proposal:</b>	Erection of a two storey side and rear extension
<b>Decision:</b>	<b>No objection</b> Comment: the Parish Council would like the planning officer to check that adequate parking is being provided. PL/NH all in favour

<b>Reference:</b>	13/00863/HOU
<b>Address:</b>	1 Thirlmere Crescent Church Crookham GU52 6RT
<b>Proposal:</b>	Erection of a single detached garage
<b>Decision:</b>	<b>No Objection.</b> BS/MB all in favour

<b>Reference:</b>	13/00795/MAJOR
<b>Address:</b>	Queen Elizabeth Barracks Sandy Lane Church Crookham Fleet Hampshire GU13 0BF
<b>Proposal:</b>	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, i.e. 7,500 square metres of office development)
<b>Decision:</b>	<b>Objection:</b> NH/MB all in favour <b>Sustainable Development</b> The Church Crookham Parish Council objects to the proposal to deliver an additional 100 residential units in Crookham Park. This proposal makes a fundamental change to the original Crookham Park plan. The original Crookham Park plan addressed issues raised in the previous appeal, and offered - in terms of employment - a development that was sustainable and consistent with the existing community. This planning application is not just a request for an additional 100 houses. It makes a basic change to the nature of the Crookham Park development as a whole. It moves it from being a balanced sustainable development to a housing estate that ignores the broader needs of the community and government. Sustainability is at the heart of the National Policy Framework. Greg Clark quoted "Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations". We interpret this to mean that major developments should not just be in providing houses; they should also ensure there are appropriate opportunities for employment and economic development.



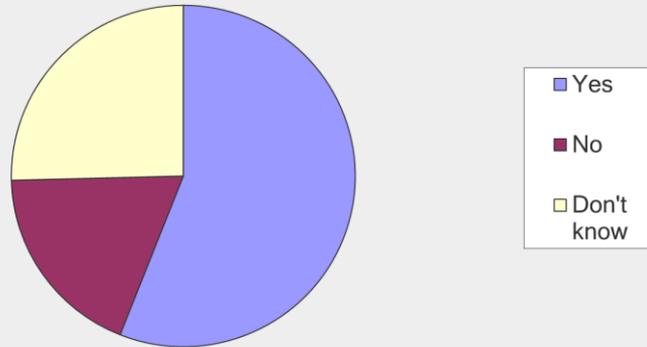
What does sustainable development (in terms of employment) mean for Church Crookham? Government statistics show that about 10% of the local population lives within 2 km of their place of work (this is separate from those working from home). Any new development, if it is going to be sustainable should offer at least 10% employment opportunities if it is not going to make the current situation worse. Ideally the Parish Council would like to see a figure greater than 10% (given that existing Parish figures are lower than District or National averages).



**Office for National Statistics: Distance travelled to work - Church Crookham**

The demand for more employment land is not just a Parish Council view. It aligns with one of the key conditions for the development at Crookham Park - as previously tested twice in front of an appeal inspector.

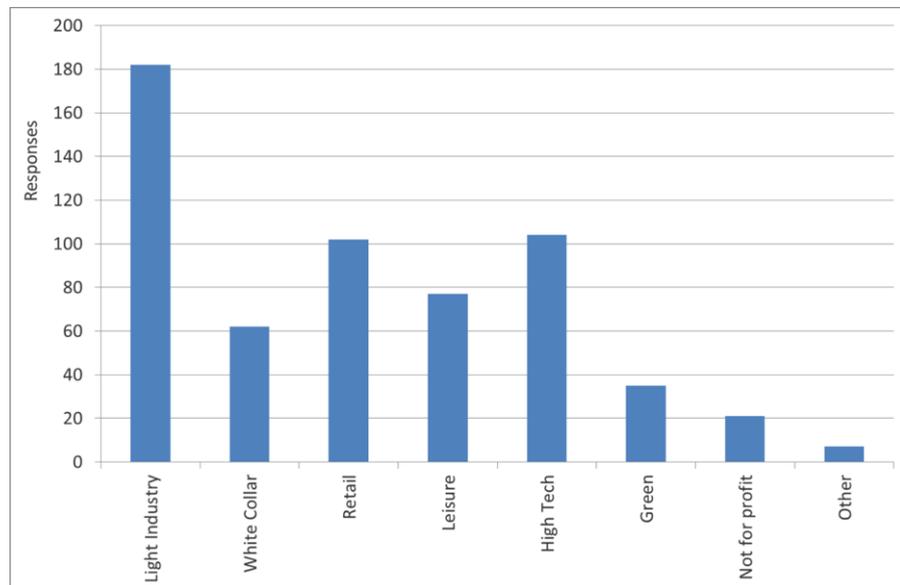
In addition the Parish Council view for the additional local employment is also representative of the view of the residents of Church Crookham. This is highlighted by a recent parish survey that demonstrated that a majority of the population of Church Crookham want more local employment. The results of this survey benefited from a 25% response from the population of Church Crookham so we can say with statistical confidence that this is the view of Church Crookham.



#### Proportion of Church Crookham population wanting more local employment

In addition to confirmation for the local desire for more local employment the demand for light industrial/ starter units was also highlighted.

This planning application is against policy DEV2 in the local plan which states that housing on this site should be an average density of 40 dwellings per hectare; this application is for 50 houses per hectare.



#### Types of employments wanted by Church Crookham residents

It is also worth stressing the difference between employment land and office spaces. There is no shortage of local office space. However, there is a requirement for small workshops and work spaces. The latter is what the Parish Council believes should be the focus of the development.

#### Viability Assessment



The Parish Council also noted with interest the Vail Williams viability assessment provide by Taylor Wimpey, and were pleased to see that the viability assessment did not counter the Parish Council's assertion for the need for small industrial units. Indeed it does reinforce the Parish Council's assertion in pointing out that the Potters development is being maintained to address a local need – despite it being 'the poorest in Hart'.

The viability report does quote repeatedly the relatively poor suitability of the Crookham Park site for employment land. Here it should be noted that the criteria used for this assessment do not apply for small industrial units, and in this context should be viewed appropriately.

The argument provided against the construction of small business units is solely that of insufficient profit. The annex provides an assessment of financial viability although there is not enough information provided to test the robustness of the conclusions. Indeed it looks likely that assumptions relating to sales time and discounts appropriate to that of offices or large industrial units have been applied. These will be totally inappropriate for small business units where we believe there is a current demand.

The viability assessment does also quote results from modelling and databases that are not in the public domain. In the light of the on-going McPherson review the Parish Council would not expect to see to see these used to underpin a public decision without reference to the appropriate Validation and Verification standards.

It is also worth noting the viability assessment is based on the employment land in isolation. This is totally different to the original Crookham Park viability assessment – offered as appendix 3 to the affordable housing statement. In this document no income was assumed from the employment land, and viability was based totally on the 'residential component of the scheme'.

#### **Other Comments**

Other specific comments include:

- The Council questions whether the new infant and modified junior schools could be expanded to accommodate the increased number of children. Concerns are already being raised over the existing developments in terms of their ability to meet existing demands.
- If the 100 houses were to be approved it was felt that there should be additional S106 contributions for leisure possibly to 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 along The Verne.

- If the development is to go ahead, the Parish Council also believes that an S106 contribution is required to mitigate the impact on sports, recreational, and social requirements. The scale of this contribution is reported separately.
- Planning condition should be applied for the provision of bus shelters along Sandy Lane.
- This additional development is likely to lead to a further 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. Replacing the employment land with more houses will have a double impact on the already congested rush hour vehicle flow. Not only will be the outward and inward rush hour traffic be increased by the 100 extra houses the local residents will lose the opportunity to work in the area previously allocated to employment. The impact of the extra vehicles caused by the extra housing would certainly be worse than the extra traffic caused by the traffic from light industrial units.
- Councillors are concerned about the proposed traffic calming on Sandy Lane; they would prefer well-built speed ramp/tables to build outs.

#### **Conclusion**

In conclusion this application is contrary to the development plan. It is an over development of the site with 50 dwellings per hectare rather than 40. Current Government policy requires sustainable development. National statistics show that in order to retain the existing situation for local employment any significant development would be expected to offer >10% local employment opportunities. Taking away the employment land would mean that this would not be achieved.

**The deputy clerk was asked to send the above objection to the Hart District Council**



planning committee members on 4<sup>th</sup> June

93/13 **Weekly List 20<sup>th</sup> May, 2013**

**Decisions:**

<b>Reference</b>	13/00560/HOU
<b>Address</b>	203C Aldershot Road Church Crookham Fleet GU52 8EH
<b>Proposal</b>	Single storey rear extension following demolition of existing conservatory
<b>Status</b>	GrantPermission
<b>CCPC comment</b>	No objection

**TPOs:**

None

**Appeals:**

None

**Enforcements:**

No longer available to view on Hart DC website.

94/13 **Dates of next Hart DC planning meeting: 12<sup>th</sup> June, 2013**

95/13 **Date of next meeting: 10<sup>th</sup> June, 2013**

There being no further business the meeting closed at 7.45 pm.

Signed.....

Date.....