

CHURCH CROOKHAM PARISH COUNCIL

Minutes of the Meeting of the Planning Committee

Date and Time: Monday 23rd October – 7.30pm

Place: Acorn Hall, Church Crookham Community Centre

Present:

Councillors: Michael Burford (MB) (Chair), Helen Butler (HB), Richard Martin (RM), Cristina Harris (CH), Peter Collings (PC), Jeremy Silvester (JS).

Also: Claire Inglis (Clerk)
 Cllr. John Bennison (HCC)
 Cllr. Gill Chatfield (CCPC)

There was 1 other member of the public present.

201/17	<p>Apologies for absence Apologies have been received from Debbie Moss, Gill Scott and Gill Butler.</p>	
202/17	<p>To approve the minutes of the meeting held on Monday 9th October 2017 The minutes of the meeting subject to a minor change held on Monday 9th October 2017 were signed as a true record of the meeting</p>	
203/17	<p>Dispensations – To receive any written requests for disclosable pecuniary interest dispensations from members None received</p>	
204/17	<p>Declaration of interest relating to any item on the agenda. HB is known to the applicant and neighbour of 11 Ryelaw Road</p>	
205/17	<p>Chairman’s announcements: None</p>	
206/17	<p>Public Session - this is an opportunity for members of the public to bring matters to the attention of the Planning Committee. Representation made by the Applicant of 11 Ryelaw Road – The applicant believes that the current plans should not be considered as overdevelopment of the site. In comparison to neighbouring properties on the odd numbered properties of Ryelaw Rd, other extensions have taken place to extend from 2-4 bedroom properties and there is generally no consistency along the road. On the even numbered side properties are of different shapes and sizes. The applicant believes that current plans will not overshadow neighbouring properties and the movement of the sun will not impact shading to other properties. There is still parking for 3 and up to 4 vehicles. The resident requested that CCPC review the plans objectively.</p>	

CHURCH CROOKHAM PARISH COUNCIL

207/17	<p>Street Trading consent 17/00871/STREET</p> <p>To consider an application for a license to sell Christmas trees and wreaths from The Tweseldown Inn between 25th November to 24th December 2017.</p> <p>It was resolved to submit No Objection for Street Trading Consent as per 17/00871/STREET with the request that sight lines are not restricted by the signage used at the site and the stock of trees and wreaths does not encroach the pavement.</p>													
208/17	<p>Consideration of current Planning Applications:</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 20%;">Reference:</td> <td>17/02365/HOU</td> </tr> <tr> <td>Address:</td> <td>11 Ryelaw Road Church Crookham Fleet Hampshire GU52 6HZ</td> </tr> <tr> <td>Proposal:</td> <td>Revisions to approved application 15/03003/HOU Erection of single and first storey extensions</td> </tr> <tr> <td>Expiry Date:</td> <td>3rd November 2017</td> </tr> <tr> <td>Discussion:</td> <td>Councillors discussed the concerns this application raises in relation to the objection points to be submitted (See below). When expressing concerns over the build height exceeding the extant permission by 50mm the applicant corrected stating this was only to the extent of 30-35mm. Councillors were concerned that even though the footprint remains unchanged overshadowing of the neighbouring property is an issue.</td> </tr> <tr> <td>Decision:</td> <td> <p>Objection While acknowledging that the footprint is unchanged from the extant approval, CCPC <u>OBJECTS</u> to the current application on the basis that:</p> <ul style="list-style-type: none"> -The increased height of the single storey extension worsens overshadowing to neighbouring properties (particularly 9 Ryelaw Road); -The size and position of the flue detracts from the visual amenity to properties in the immediate vicinity of the property; <p>If HDC are minded to grant permission for any part of the revised plans, CCPC recommends that conditions are added requiring that:</p> <ul style="list-style-type: none"> -The height of the single storey extension should not be increased from the plans intended in 15/03003; -The windows to the upper floor rear elevations should be of traditional half height, with solid walls below to ensure that access to the roof is prevented except for emergency egress; -The design of the flue should be revised to ensure that it is more in keeping with neighbouring properties. <p>CCPC notes observations made in objections by neighbouring residents in relation to non-compliance with the existing permission and possible misrepresentations in the current application. CCPC further notes that the applicant acknowledged in their comments to the Council's Planning Committee that structural works have already been completed on the assumption that the current application will be approved. This application should therefore be one seeking retrospective consent.</p> <p>CCPC calls upon HDC to fully investigate these non-compliance issues and take the necessary enforcement action if these observations are found to have foundation and are not remedied by HDC's determination of this application.</p> <p>Proposed: RM, Seconded: PC, 4 in favour, 1 against and 1 abstention.</p> </td> </tr> </table>	Reference:	17/02365/HOU	Address:	11 Ryelaw Road Church Crookham Fleet Hampshire GU52 6HZ	Proposal:	Revisions to approved application 15/03003/HOU Erection of single and first storey extensions	Expiry Date:	3 rd November 2017	Discussion:	Councillors discussed the concerns this application raises in relation to the objection points to be submitted (See below). 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CHURCH CROOKHAM PARISH COUNCIL

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209/17	<p>Review of information from weekly lists</p> <p>Decisions:</p> <p>Reference 17/02098/HOU Address 10 Coniston Way Fleet Hampshire GU52 6RS Proposal Garage conversion and a single storey front extension Decision Grant CCPC comment No objection</p> <p>Reference 17/01939/HOU Address 44 Rounton Road Church Crookham Fleet Hampshire GU52 6JH Proposal Single storey rear extension, following demolition of existing conservatory Decision Grant CCPC comment No objection</p> <p>Reference 17/01483/HOU Address 10 Andrews Close Church Crookham Fleet GU52 6HF Proposal Single storey side and front extension. Conversion of loft to habitable accommodation, with ridge height extended by 100mm to facilitate. Flat roof rear dormer and pitched roof front dormers Decision Refuse -The Planning Authority REFUSES Planning Permission for the following reason(s): 1 The size, height and design of the two-storey side extension would be an incongruous feature in the street scene, harmful to the character of the area. As such this would be contrary to saved policies GEN1, GEN4 and URB16 of the Hart District Local Plan and advice in the NPPF. 2 The height, length and proximity of the two-storey side extension would result in a material loss of amenity to the adjacent neighbour by virtue of loss of light and an</p>													

CHURCH CROOKHAM PARISH COUNCIL

	<p>overbearing and intrusive impact. As such this would be contrary to saved policies GEN1 and URB16 of the Hart District Local Plan and advice in the NPPF. CCPC comment Objection</p> <p>TPOs: None</p> <p>Appeals: None</p> <p>Enforcements: Weekly List of Enforcement Cases Received Between 27 September 2017 and 03 October 2017</p> <p>Reference 17/00238/XPLAN3 Address STREET RECORD Kukri Gardens Church Crookham Fleet Hampshire Complaint Alleged installation of street furniture - not in accordance with approved plans</p> <p>Weekly List of Enforcement Cases Closed Between 27 September 2017 and 03 October 2017 Reference 17/00115/COU3 Address 84 Aldershot Road Church Crookham Fleet Hampshire GU52 8JX Complaint Alleged development to create HMO Conclusion Not a breach of planning control</p>	
210/17	Dates of next Hart DC planning meeting: Wednesday 8 th November 2017	
211/17	Date of next meeting: Monday 13 th November 2017 Meeting Closed at 8pm	

Signed

Dated