

# CHURCH CROOKHAM PARISH COUNCIL

Initial:

Date:

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## Minutes of the Meeting of the Planning Committee

**Date and Time:** Monday 14<sup>th</sup> January 2019 7.30pm

**Place:** Acorn Hall, Church Crookham Community Centre

**Present:**

Councillors: Richard Martin (RM) (Chair), Helen Butler (HB), Gareth Saunders (GSa), Jenny Radley (JR), Michael Burford (MB), Gill Butler (GB) (HDC)

Clerk: Sally du Gay

Also present:

There were no members of the public present

001/19	<b>Apologies for absence</b> Apologies for absence had been received from Cllr Thorne	
002/19	<b>To approve the minutes of the meeting held on Monday 10<sup>th</sup> December 2018</b> The minutes were approved as a true record of the meeting <b>Proposed RM, seconded GSa all in favour</b>	
003/19	<b>Dispensations</b> To receive any written requests for disclosable pecuniary interest dispensations from members.  No dispensations had been received	
004/19	<b>Declaration of interest relating to any item on the agenda.</b> To receive any declarations of interest from members.  No declarations of interest were made	
005/19	<b>Chairman's announcements:</b>  The Chair announced that Hart DC have decided that the it would not be expedient to take action regarding the siting of the Men's Shed container at the allotments' car park.	
006/19	<b>Public Session</b> - 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 to comment	

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007/19	<b>Consideration of current Planning Applications:</b>	
<b>Reference:</b>	18/02388/ADV	
<b>Address:</b>	Tesco Express 235 Reading Road South Fleet Hampshire GU52 6AB	
<b>Proposal:</b>	Replacement of 3no. fascia signs with externally illuminated fascia signs. Installation of 1no. internally illuminated MID pole sign.	
<b>Expiry date:</b>	15 <sup>th</sup> January 2019	
<b>Decision:</b>	<p><b>OBJECTION</b>  <b>Proposed RM, seconded GSa all in favour</b></p> <p>The Parish Council objects to this proposal due to the issue of light pollution affecting neighbouring properties, and whilst welcoming the narrowing of the MID pole sign, the Council would prefer to see this moved and sited towards the north end of the site to improve car drivers' visibility of pedestrians approaching the zebra crossing.</p>	
<b>Reference:</b>	18/02715/HOU	
<b>Address:</b>	25 Heron Close Church Crookham Fleet GU52 6EF	
<b>Proposal:</b>	Single storey ground floor front extension.	
<b>Expiry date:</b>	15 <sup>th</sup> January 2019	
<b>Decision:</b>	<p><b>NO OBJECTION</b>  <b>Proposed MB, seconded GSa all in favour</b></p>	
<b>Reference:</b>	18/02681/HOU	
<b>Address:</b>	46 Grant Drive Church Crookham Fleet GU52 8AL	
<b>Proposal:</b>	Double storey side extension to relocate garage and add bedroom to first floor following demolition of existing double garage in garden. Single storey ground floor rear extension to enhance existing dining area. Single storey ground floor rear extension to enhance existing kitchen area.	
<b>Expiry date:</b>	17 <sup>th</sup> January 2019	
<b>Decision:</b>	<p><b>OBJECTION</b>  <b>Proposed HB, seconded JR 4 in favour 1 abstention</b></p> <p>The Parish Council objects to this application as it is over-development of the site, detrimental to the street scene and insufficient parking provision.</p>	
<b>Reference:</b>	18/02851/AMCON	
<b>Address:</b>	Tesco Express 235 Reading Road South Fleet Hampshire GU52 6AB	
<b>Proposal:</b>	Variation of Condition 7 attached to Planning Permission 18/02387/FUL dated 05/12/2018 to alter wording regarding the timescale for submitting a verification report for approval from 'no use of each phase of development shall take place' to 'within 3 months of re-opening the petrol filling station'	
<b>Expiry date:</b>	25 <sup>th</sup> January 2019	

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<b>Reference</b>	18/02390/HOU
<b>Address</b>	20 Coxheath Road Church Crookham Fleet Hampshire GU52 6QJ
<b>Proposal</b>	Demolition of existing conservatory and replacement with new oak framed garden room extension to rear
<b>Decision</b>	Grant
<b>CCPC comment</b>	No objection
<b>Reference</b>	18/02547/HOU
<b>Address</b>	28 Corringway Church Crookham Fleet GU52 6AW
<b>Proposal</b>	Proposed outbuilding following partial demolition of existing garage
<b>Decision</b>	Grant
<b>CCPC comment</b>	No objection
<b>Reference</b>	18/02294/HOU
<b>Address</b>	3 Wakefords Copse Church Crookham Fleet GU52 8DP
<b>Proposal</b>	Erection of a two storey side extension including garage, dropped kerb and new access and single storey rear extension following demolition of existing garage
<b>Decision</b>	Grant
<b>CCPC comment</b>	No objection
<b>Reference</b>	18/02099/FUL
<b>Address</b>	Car Park To The Rear Of Ridgeway Parade The Verne Church Crookham Fleet Hampshire
<b>Proposal</b>	Construction of part three storey (plus roof accommodation), part two storey building comprising 9 no. self- contained units (5 no. one bed and 4 no. two bed flats), associated access, undercroft parking and landscaping.
<b>Decision</b>	<p>Refuse</p> <p>The Planning Authority REFUSES Planning Permission for the following reason(s):</p> <p>1 The proposed development would result in detriment to the character and visual amenity of the locality as a result of its prominent siting, visible scale and obtrusive design features at roof level, contrary to saved policies GEN 1, GEN 4, and URB12 of the Hart District Local Plan and the National Planning Policy Framework</p> <p>2 The proposed development by reason of its scale/proportions, siting and close proximity to maisonettes nos. 8, 15, 16 and 17 Ridgeway Parade and no. 94 Ferndale Road would result loss of residential amenity to these adjoining occupiers, contrary to saved policies GEN1 and URB12 of Hart District Local Plan and National Planning Policy Framework.</p> <p>3 The site is located within 5km of the Bourley and Long Valley Site of Special Scientific Interest (SSSI) which forms part of the Thames Basin Heaths Special Protection Area (SPA). In the absence of any evidence that the test of no alternatives under the Conservation of Habitats and Species Regulations 2017 can be satisfied, or evidence that there are grounds of overriding public interest, the proposed development, either alone or in combination with other plans or projects, would be likely to have a significant adverse effect on the SPA. As such the proposal is contrary to saved policies CON1 and CON2 of Hart</p>

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	<p>District Local Plan, and policy NRM6 in the South East Plan.</p> <p>4 The proposed development would result in detrimental impacts to public highway and safety of highway users as a result of displacement of car parking and servicing onto local roads, loss of car parking on site, reduced access, manoeuvrability and capacity for servicing vehicles to ingress/egress the site/car park, conflict along the access way between vehicles accessing, servicing and exiting the site and undercroft parking susceptible to flooding which would render it unusable, as such the proposal is contrary to policies GEN1, GEN 11 and T14 of Hart District Local Plan and the National Planning Policy Framework.</p> <p>5 Inadequate information has been submitted to establish whether the undercroft parking area and adjoining neighbouring properties would not be at risk of surface water flooding, as such the proposal is considered detrimental to the living conditions of prospective occupiers and neighbouring properties, contrary to saved policies GEN1, GEN11 and URB12 of Hart District Local Plan and the National Planning Policy Framework</p>	
	<b>CCPC comment</b> Objection	
	<b>Reference</b> 18/02572/HOU	
	<b>Address</b> Greengables Gables Road Church Crookham Fleet GU52 6QZ	
	<b>Proposal</b> Proposed ground floor front, side and rear extensions to include new garage/storage area, fenestration alterations and proposed rendering and cladding of external surfaces following demolition of existing garages	
	<b>Decision</b> Grant	
	<b>CCPC comment</b> No objection	
	<b>TPOs:</b>	
	<b>Reference</b> 18/02541/TPO	
	<b>Address</b> 7 Bowenhurst Gardens Church Crookham Fleet GU52 6NB	
	<b>Proposal</b> T1 - Twinned Stem Sweet Chestnut (In garden of 24 The Verne) - Fell stem overhanging driveway of 7 Bowenhurst Gardens due to debris dropping onto cars. T2- Sweet Chestnut - Crown lift to 6-7m and remove one low west facing lateral branch due to shading	
	<b>Decision</b> Grant	
	<b>Appeals:</b> None	
	<b>Enforcements:</b> None	
009/19	Dates of next Hart DC planning meeting: Wednesday 13 <sup>th</sup> February 2019	
010/19	Date of next meeting: Monday 28 <sup>th</sup> January 2019 7.30pm	

The meeting closed at 20:15

Signed:

Date: