

CHURCH CROOKHAM PARISH COUNCIL

Initial:

Date:

Minutes of the Meeting of the Planning Committee

Date and Time: Monday 25th March 2019 7.30pm

Place: Acorn Hall, Church Crookham Community Centre

Present:

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

Clerk: Claire Inglis

Also:

There were no members of the public present

053/19	Apologies for absence Apologies had been received from Cllr Radley	
054/19	To approve the minutes of the meeting held on Monday 11th March 2019 The minutes were approved and signed as a true record of the meeting. Proposed RM, seconded GSa 4 in favour 1 abstention	
055/19	Dispensations To receive any written requests for disclosable pecuniary interest dispensations from members. No dispensations had been received	
056/19	Declaration of interest relating to any item on the agenda. To receive any declarations of interest from members. Cllr Martin declared an interest in 16 Allamand Close as the applicants are known to him.	
057/19	Chairman's announcements: <ul style="list-style-type: none">The Rushmoor Local Plan has been approved as sound by the Planning Inspector and has been adopted by Rushmoor Borough Council from 21st February. Details have been circulated to councillors.	
058/19	Public Session - this is an opportunity for members of the public to bring matters to the attention of the Planning Committee.	
059/19	Pre planning consultation Calthorpe Park School To decide whether to respond to the consultation regarding the enlargement of Calthorpe Park School and if so, what the response should be. http://consultations.hants.gov.uk/ Closing date 1 st April. It was resolved to submit the following response: Proposed GSa, seconded MB all in favour In the opinion of Church Crookham Parish Council the proposal for a further expansion to Calthorpe Park School is significantly lacking in a realistic transport plan. Transport and road safety will require considerably more attention when this proposal proceeds to a formal application for planning. The transport plan should- <ul style="list-style-type: none">Explore a formal agreement with the leisure centre to allow parents to pull into the leisure centre car park for dropping off and collecting students subject to installation of an appropriate crossing;Continue to explore cycleway options;	

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	<ul style="list-style-type: none"> ○ Give consideration to a reduction in the existing speed limit <p>The parish council therefore expects that the formal planning application would include a realistic traffic plan and a commitment from Hants CC to protect student welfare and safety.</p>																																	
060/19	<p>Consideration of current Planning Applications:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Reference:</td> <td>19/00428/REM</td> </tr> <tr> <td>Address:</td> <td>Land On The East Side Of Beacon Hill Road Ewshot Farnham Surrey</td> </tr> <tr> <td>Proposal:</td> <td><u>Application for Approval of Reserved Matters relating to appearance, landscaping, layout and scale pursuant to outline Planning Permission 16/00564/OUT for commercial B1, B2, B8 development comprising 10 industrial units.</u></td> </tr> <tr> <td>Expiry date:</td> <td>28th March 2019</td> </tr> <tr> <td>Decision:</td> <td>NO OBJECTION Proposed RM, seconded MB, 3 in favour 2 abstentions.</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Reference:</td> <td>19/00404/HOU</td> </tr> <tr> <td>Address:</td> <td>22 Cranford Avenue Church Crookham Fleet GU52 6QU</td> </tr> <tr> <td>Proposal:</td> <td><u>Erection of single storey rear extension with new habitable space in roof, new detached garage and office.</u></td> </tr> <tr> <td>Expiry date:</td> <td>29th March 2019</td> </tr> <tr> <td>Decision:</td> <td>NO OBJECTION Proposed MB, seconded HB all in favour</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Reference:</td> <td>19/00468/HOU</td> </tr> <tr> <td>Address:</td> <td>3 Sandy Lane Church Crookham Fleet Hampshire GU52 8LA</td> </tr> <tr> <td>Proposal:</td> <td><u>Conversion of existing garage to form family room and shower room.</u> <u>Erection of new detached garage with hobbies room over.</u></td> </tr> <tr> <td>Expiry date:</td> <td>3rd April 2019</td> </tr> <tr> <td>Decision:</td> <td>OBJECTION Proposed HB, seconded MB all in favour</td> </tr> <tr> <td></td> <td> <p>The Parish Council objects to this application as it is not in keeping with the street scene, the proposed garage is forward of the existing building line, and its height and scale are inappropriate.</p> <p>Should the planning application be approved the Parish Council would expect that conditions would be applied to prevent both the construction process and the construction traffic from disrupting the school drop-off and collection time. The planning officer should also ensure that the detached garage is ancillary to the main building.</p> </td> </tr> </table>	Reference:	19/00428/REM	Address:	Land On The East Side Of Beacon Hill Road Ewshot Farnham Surrey	Proposal:	<u>Application for Approval of Reserved Matters relating to appearance, landscaping, layout and scale pursuant to outline Planning Permission 16/00564/OUT for commercial B1, B2, B8 development comprising 10 industrial units.</u>	Expiry date:	28 th March 2019	Decision:	NO OBJECTION Proposed RM, seconded MB, 3 in favour 2 abstentions.	Reference:	19/00404/HOU	Address:	22 Cranford Avenue Church Crookham Fleet GU52 6QU	Proposal:	<u>Erection of single storey rear extension with new habitable space in roof, new detached garage and office.</u>	Expiry date:	29 th March 2019	Decision:	NO OBJECTION Proposed MB, seconded HB all in favour	Reference:	19/00468/HOU	Address:	3 Sandy Lane Church Crookham Fleet Hampshire GU52 8LA	Proposal:	<u>Conversion of existing garage to form family room and shower room.</u> <u>Erection of new detached garage with hobbies room over.</u>	Expiry date:	3 rd April 2019	Decision:	OBJECTION Proposed HB, seconded MB all in favour		<p>The Parish Council objects to this application as it is not in keeping with the street scene, the proposed garage is forward of the existing building line, and its height and scale are inappropriate.</p> <p>Should the planning application be approved the Parish Council would expect that conditions would be applied to prevent both the construction process and the construction traffic from disrupting the school drop-off and collection time. The planning officer should also ensure that the detached garage is ancillary to the main building.</p>	
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Reference:	19/00472/HOU
Address:	<u>Two storey side extension with undercroft parking at ground floor and alterations to fenestration</u>
Proposal:	167 Aldershot Road Church Crookham Fleet GU52 8JS
Expiry date:	5 th April 2019
Decision:	<p>NO OBJECTION Proposed GSa, seconded MB all in favour</p> <p>The parish council expresses concern over reference to the Velux window in relation to loft space wishing to ensure that this does not become a habitable space which would then impact on relevant number of parking spaces to meet requirements.</p>

Reference:	19/00505/HOU
Address:	7 Sandy Lane Church Crookham Fleet GU52 8LA
Proposal:	<u>Proposed single storey ground floor side/rear extension.</u>
Expiry date:	11 th April 2019
Decision:	<p>NO OBJECTION Proposed GSa, seconded HB all in favour</p> <p>Should this planning application be approved the Parish Council would expect that conditions would be applied to prevent both the construction process and the construction traffic from disrupting the school drop-off and collection time.</p>

Reference:	19/00548/HOU
Address:	16 Allamand Close Church Crookham Fleet GU52 8AR
Proposal:	<u>Erection of a ground floor rear extension and open style front porch</u>
Expiry date:	12 th April 2019
Decision:	<p>NO OBJECTION Proposed MB, seconded GSa 4 in favour 1 abstention</p>

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061/19	Review of information from weekly lists	All
Decisions:		
Reference	19/00055/HOU	
Address	27 Portland Drive Church Crookham Fleet GU52 6PQ	
Proposal	Single storey rear and first floor side extension. Replacement front porch and alterations to fenestration	
Decision	Grant	
Reference	18/02829/HOU	
Address	10 Carlton Crescent Church Crookham Fleet GU52 6AP	
Proposal	Erection of 2 two storey side extensions to include single attached garage, conversion of existing garage to habitable accommodation and a single storey rear extension	
Decision	<p>Refuse - The Planning Authority REFUSES Planning Permission for the following reason(s):</p> <p>1 The size and bulk of the proposed two storey extensions would result in overdevelopment of the original house, to the detriment of the appearance of the to the host property. The resultant size and appearance of the property would have a detrimental impact on the character of the area. As such the proposal is contrary to saved policies GEN1, GEN4 and URN16 of the Hart District Local Plan (Replacement) 1996-2006 and guidance within the NPPF.</p> <p>2 The design of the two storey extensions would bookend the original house and would fail to be subservient to it. They would create an unbalanced front elevation and consequently would not sit comfortably against the host property, appearing incongruous.</p> <p>As such the proposal is contrary to saved policies GEN1, GEN4 and URN16 of the Hart District Local Plan (Replacement) 1996-2006 and guidance within the NPPF.</p>	
Reference	18/02613/HOU	
Address	47 Sandy Lane Church Crookham Fleet GU52 8BX	
Proposal	Erection of single storey side and rear extensions and insertion of dormer windows to front and rear roof slopes of already converted loft space	
Decision	Withdrawn	
Reference	19/00091/HOU	
Address	153 Aldershot Road Church Crookham Fleet GU52 8JS	
Proposal	Construction of a single storey and two storey extension following demolition of the existing conservatory. New window in side elevation and soil pipe	
Decision	Grant	
TPOs:		
Reference	19/00350/TPO	
Address	108 Beaufort Road Church Crookham Fleet GU52 6AY	
Proposal	Scots Pine - fell following extensive snow damage. Significant proportion of tree is now missing, and remainder is damaged and unbalanced resulting in limited amenity value. Replace with silver birch in similar location.	
Decision	Grant	
Reference	19/00335/TPO	

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Address	Malham 1 Cedar View Church Crookham Fleet GU52 6AD	
Proposal	Tree 1 - Sycamore tree - Reduce crown height and lateral growth by 1.5m back to suitable growth points. Outgrown the confines of the garden and is deforming a more attractive horse chestnut. The branches are now also very close to the roof of the house and wires. No evidence of any maintenance and this has resulted in the crown of the tree obstructing the horse chestnut and now being very close to the house. Tree 2 - Horse Chestnut tree - Crown thin by 10%. No evidence of any maintenance. tree 3 - Sycamore Tree - Sycamore tree - Reduce crown height and lateral growth by 1.5m back to suitable growth points and prune back any secondary branches to allow 1m clearance from the neighbouring garage. The branches are now also very close to the roof of the house and over neighbour's garage. No evidence of any maintenance and this has now caused excessive shading.	
Decision	Grant	
Reference	19/00192/TPO	
Address	25 Burns Avenue Church Crookham Fleet Hampshire GU52 6BN	
Proposal	T1 - Oak. Reduce by up to 2m property side to balance crown. Remove deadwood and corrective prune old cuts. Excessive shading.	
Decision	Refuse - The Planning Authority REFUSES consent for tree works for the following reason(s): 1 The reason for the works are due to excessive shading, the tree is situated in the north west corner of the rear garden and therefore casts minimal shading on the property due to the sun's trajectory. A reduction of the south east section of canopy will have little impact on the volume of light penetrating the garden as the house blocks the sun throughout the majority of the day. 2 The proposed reduction of 2m on the property side to balance the crown would not be in accordance with BS3998:2012 as the crown should be reduced in proportion to its original shape to avoid altering the balance of the tree as a whole. The objective should not be to achieve symmetry for its own sake. Therefore the proposed works are of no benefit and will have a detrimental impact on the trees symmetry and dynamics.	
Appeals:	None	
Enforcements:		
Weekly List of Enforcement Cases Received Between 20 February 2019 and 26 February 2019		
Case Number	19/00045/XPLAN3	
Address	40 Florence Road Fleet Hampshire GU52 6LQ	
Complaint	Alleged development not in accordance with approved plans (rooms and rooflights in roof)	
062/19	Dates of next Hart DC planning meeting: Wednesday 10th April 2019	All
063/19	Date of next meeting: Monday 8th April 2019 7.30pm	All

The meeting closed at 20:03

Signed:

Date: