

# CHURCH CROOKHAM PARISH COUNCIL

Initial:

Date:

## Minutes of the Meeting of the Planning Committee

**Date and Time:** Monday 10<sup>th</sup> June 2019 7.30pm

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

**Present:**

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

**Clerk:** Claire Inglis

There were 7 members of the public present

105/19	<b>Apologies for absence</b>  Apologies were received from Cllr Radley and HDC Cllr Butler	
106/19	<b>To approve the minutes of the meeting held on Monday 20<sup>th</sup> May 2019</b>  The minutes were signed as a true record of the meeting Proposed RM, seconded MT, all in favour.	
107/19	<b>Dispensations</b> To receive any written requests for disclosable pecuniary interest dispensations from members. No dispensations had been received	
108/19	<b>Declaration of interest relating to any item on the agenda.</b> To receive any declarations of interest from members. No declarations were made	
109/19	<b>Chairman's announcements:</b> The Chair made the following announcement: Due to a short consultee response time the following comment was submitted following email responses from planning committee regarding 19/00910/PRIOR Nokia site, Beacon Hill Road <i>Church Crookham Parish Council has no objections to this application but would like to make the comment that in the Method Statement there is no reference to a hazardous materials survey in paragraph 12.</i> <i>The parish council would like assurance that the planning authority is confident that there are no hazardous materials present before demolition begins (i.e. asbestos). Paragraphs 4 and 30 mention that water is being sprayed as a dust suppression but paragraph 32 says no water courses will be affected. If there are no hazardous materials survey how can the planning authority be certain that no water courses are at risk of being affected?</i>	
110/19	<b>Public Session</b> - this is an opportunity for members of the public to bring matters to the attention of the Planning Committee.  The Chair explained the remit of the Planning committee in advance of the public session. CCPC acts as a statutory consultee. The Planning committee would not determine whether a planning application submitted	

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	<p>by CCPC is to be withdrawn as this would be referred to Full Council.</p> <p>A resident spoke on behalf of 21 households on Gurung Way against Plan application 19/01099/FUL and is aware that there have been discussions on social media with Councillors.</p> <p>Numbers present at meeting does not reflect the level of objections to the application. Currently there are 28 comments against the application and 1 in support.</p> <p>It was commented that CCPC are considered on the whole to do an excellent job and it is appreciated that Councillors are volunteers and give up time.</p> <p>Residents feel on this occasion the council have got it wrong.</p> <p>Objections and comments included:</p> <ul style="list-style-type: none"> <li>• Design – location is a lazy choice i.e. where a drop kerb exists</li> <li>• Misleading title to application as compound was removed before application was submitted</li> <li>• Grass area was promised as part of the original plans for the development and as residents have been looking forward to this</li> <li>• Plans contradict each other and they are considered inaccurate as parking spaces as denoted would not fit</li> <li>• Concrete surface is not suitable and therefore loss of green space</li> <li>• Hedges not considered to disguise the car park and would not hide headlights upon departure from the car park</li> <li>• No matter the colour of the barrier entrance this is unsightly to overlook</li> <li>• Residents are in discussion with Taylor Wimpey about access to Gurung Way being blocked off adjacent to the centre as this is not designed for 2-way traffic and should be low speed for pedestrians as there are no pavements between the houses.</li> </ul> <p>Public Session was completed before all comments were received and these were to be forwarded separately to the Parish office by the resident which will provide full information in that submission.</p>									
111/19	<p><b>Rushmoor Borough Council Local Plan Consultation</b></p> <p>To decide whether to respond, and what the response should be, to the Rushmoor Local Plan consultation on the following planning policy documents:</p> <ul style="list-style-type: none"> <li>• Draft Affordable Housing Supplementary Planning Document</li> <li>• Draft Statement of Community Involvement (2019).</li> </ul> <p>Closing date 15<sup>th</sup> July 2019</p> <p><b>This agenda item was deferred to the next meeting due to be held 24<sup>th</sup> June.</b></p>									
112/19	<p><b>Consideration of current Planning Applications:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;"><b>Reference:</b></td> <td>19/01099/FUL</td> </tr> <tr> <td><b>Address:</b></td> <td>Church Crookham Community Centre Boyce Road Church Crookham Fleet Hampshire GU52 8AQ</td> </tr> <tr> <td><b>Proposal:</b></td> <td><b><u>Proposed overflow car park for community centre</u></b></td> </tr> <tr> <td><b>Expiry date:</b></td> <td>18<sup>th</sup> June 2019</td> </tr> </table>	<b>Reference:</b>	19/01099/FUL	<b>Address:</b>	Church Crookham Community Centre Boyce Road Church Crookham Fleet Hampshire GU52 8AQ	<b>Proposal:</b>	<b><u>Proposed overflow car park for community centre</u></b>	<b>Expiry date:</b>	18 <sup>th</sup> June 2019	
<b>Reference:</b>	19/01099/FUL									
<b>Address:</b>	Church Crookham Community Centre Boyce Road Church Crookham Fleet Hampshire GU52 8AQ									
<b>Proposal:</b>	<b><u>Proposed overflow car park for community centre</u></b>									
<b>Expiry date:</b>	18 <sup>th</sup> June 2019									

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<b>Decision:</b>	<p><b>No Comment to be submitted</b>  <b>Proposed RM, Seconded MT, all in favour.</b></p> <p>As the planning application would result in an asset under the control of the Parish Council it is not appropriate to comment on this planning application.</p> <p>This does not discount the views of the public heard.</p> <p>It is not the remit of the planning committee to decide to withdraw the application.</p> <p>Any actions regarding implementation of any consent, if granted, would be considered by Full Council.</p>
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<b>Reference:</b>	19/00468/HOU
<b>Address:</b>	3 Sandy Lane Church Crookham Fleet Hampshire GU52 8LA
<b>Proposal:</b>	Conversion of existing garage to form family room and shower room. Erection of new detached garage.
<b>Expiry date:</b>	14 <sup>th</sup> June 2019
<b>Decision:</b>	<p><b>NO OBJECTION</b>  <b>Proposed RM, Seconded MT, all in favour.</b></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.</p>

<b>Reference:</b>	19/01058/HOU
<b>Address:</b>	104 Beaufort Road Church Crookham Fleet GU52 6AY
<b>Proposal:</b>	Erection of a first floor to convert bungalow to two storey dwelling, erection of a single storey rear extension and alterations to fenestration
<b>Expiry date:</b>	17 <sup>th</sup> June 2019
<b>Decision:</b>	<p><b>NO OBJECTION</b>  <b>Proposed MB, Seconded RM, all in favour</b></p>

<b>Reference:</b>	19/01102/HOU
<b>Address:</b>	46 Beaufort Road Church Crookham Fleet GU52 6AZ
<b>Proposal:</b>	Erection of a first floor side extension over garage.
<b>Expiry date:</b>	18 <sup>th</sup> June 2019
<b>Decision:</b>	<p><b>NO OBJECTION</b>  <b>Proposed HB, Seconded MT, all in favour</b></p>

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<b>Reference:</b>	19/00937/LDC
<b>Address:</b>	21 Compton Road Church Crookham Fleet GU52 6JF
<b>Proposal:</b>	Application for a Lawful Development Certificate for an Existing side extension and partial garage conversion.
<b>Expiry date:</b>	21 <sup>st</sup> June 2019
<b>Decision:</b>	<b>NO OBJECTION</b> <b>Proposed MB, Seconded GSa, all in favour</b>

<b>Reference:</b>	19/01059/HOU
<b>Address:</b>	12 Silver Birch Close Church Crookham Fleet GU52 6LL
<b>Proposal:</b>	Demolition of existing detached garage and erection of single storey side extension and alterations to fenestration. New dormers to the front, side and rear to facilitate the conversion of loft into a habitable accommodation
<b>Expiry date:</b>	27 <sup>th</sup> June 2019
<b>Decision:</b>	<b>NO OBJECTION</b> <b>Proposed MT, Seconded MB, all in favour</b>

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113/19	Review of information from weekly lists	
<b>Decisions:</b>		
<b>Reference</b>	19/00405/HOU	
<b>Address</b>	44 Gally Hill Road Church Crookham Fleet GU52 6QE	
<b>Proposal</b>	Erection of timber framed detached garage outbuilding and 1.8m high close-boarded timber fence on concrete posts to main entrance return and highway boundary	
<b>Decision</b>	Withdrawn	
<b>CCPC comment</b>	No objection	
<b>Reference</b>	19/00645/HOU	
<b>Address</b>	153 Aldershot Road Church Crookham Fleet GU52 8JS	
<b>Proposal</b>	Construction of a vehicle crossover onto Aldershot Road	
<b>Decision</b>	Grant	
<b>CCPC comment</b>	No objection	
<b>Reference</b>	19/00868/HOU	
<b>Address</b>	80 Gally Hill Road Church Crookham Fleet GU52 6RU	
<b>Proposal</b>	Erection of a single storey rear extension, reduce size of front window, new door and window to side and replace side door and window with new window.	
<b>Decision</b>	Grant	
<b>CCPC comment</b>	No objection	
<b>Reference</b>	19/00790/HOU	
<b>Address</b>	55 Award Road Church Crookham Fleet GU52 6HQ	
<b>Proposal</b>	Erection of a part single, part two storey rear extension following demolition of existing rear projection, insertion of a door in the side elevation and erection of a first-floor side extension	
<b>Decision</b>	Grant	
<b>CCPC comment</b>	No objection	
<b>Reference</b>	19/00508/HOU	
<b>Address</b>	2 Chesilton Crescent Church Crookham Fleet GU52 6NZ	
<b>Proposal</b>	Single storey rear extension, open front porch with pitched roof to replace existing porch and alterations to fenestration	
<b>Decision</b>	Grant	
<b>CCPC comment</b>	No objection	
<b>Reference</b>	19/00991/PREAPP	
<b>Address</b>	26 Ryelaw Road Church Crookham Fleet Hampshire GU52 6HX	
<b>Proposal</b>	change existing outdoor porch with side window and flat roof. The new porch will be slightly longer with new window, new front door and pitched roof. The proposal will not exceed the ground area measurement of 3sqm, the highest part of the porch (pitched roof) will not exceed 3m and it's more than 2m away from the boundary that fronts the main road. The proposal will match existing materials.	
<b>Decision</b>	Opinion issued – planning application not required	
<b>Reference</b>	19/00714/HOU	

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<b>Address</b>	35 Portland Drive Church Crookham Fleet GU52 6PJ
<b>Proposal</b>	Erection of a part single storey part two storey side extension following demolition of garage, creation of a pitched roof over porch and single storey element of extension and alterations to fenestration
<b>Decision</b>	Refuse
<b>CCPC comment</b>	No objection
<b>Reference</b>	19/00692/HOU
<b>Address</b>	10 Carlton Crescent Church Crookham Fleet GU52 6AP
<b>Proposal</b>	Erection of 2 two storey side extensions to include single attached garage, conversion of existing garage to habitable accommodation, single storey rear extension and demolition of existing conservatory
<b>Decision</b>	Refuse
<b>CCPC comment</b>	Objection
<b>Reference</b>	19/00695/HOU
<b>Address</b>	36 Compton Road Church Crookham Fleet GU52 6JG
<b>Proposal</b>	Erection of a front porch and creation of a front door, reduction of ground floor front bay window, erection of a single storey rear extension following demolition of existing conservatory, replacement of ground floor side door with window, insertion of two rooflights in front roof slope and removal of two chimneys
<b>Decision</b>	Grant
<b>CCPC comment</b>	No objection
<b>Reference</b>	19/00202/PREAPP
<b>Address</b>	The Former Queen Elizabeth II Barracks Sandy Lane Church Crookham Fleet Hampshire
<b>Proposal</b>	Proposed relocation of Local Area of Play 7 (LAP 7)
<b>Decision</b>	Opinion issued
<b>Reference</b>	19/00428/REM
<b>Address</b>	Land On The East Side Of Beacon Hill Road Ewshot Farnham Surrey
<b>Proposal</b>	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.
<b>Decision</b>	Grant
<b>CCPC comment</b>	No objection
<b>TPOs:</b>	
<b>Reference</b>	19/00694/TPO
<b>Address</b>	16 Wynne Gardens Church Crookham Fleet GU52 8EQ
<b>Proposal</b>	Trees are blocking sunlight to the house and are causing excessive amount of leaves to fall. Proposed works are: English Oak in rear garden (Tree number 13557 on TPO), Reduce height by 3-4m and thin by 20% Scots Pine in rear garden (Tree number 13558 on TPO), Reduce height by 3-4m and thin by 20%
<b>Decision</b>	Refuse
<b>Reference</b>	19/00844/TPO

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<b>Address</b>	70 Coxmoor Close Church Crookham Fleet GU52 6ET
<b>Proposal</b>	1) Remove one large low limb towards house (on south west side) and shorten back second low drooping limb (on south east side) to approximately 0.5 metre from main trunk to suitable secondary live growth. Remove dead wood down to approximately 25mm and split and damaged branches from one mature Scots Pine ( <i>Pinus sylvestris</i> )
<b>Decision</b>	<p>Split decision:                      The Council has issued a split decision and REFUSES PERMISSION for the following work:                      - Scots Pine - Remove one large low limb towards house (on south west side) and shorten back second low drooping limb (on south east side) to approximately 0.5 metre from main trunk to suitable secondary live growth. Remove split branches and dead wood.</p> <p>REASONS FOR REFUSAL</p> <p>1. The proposed removal of the lowest primary scaffold limb back to the main stem would not be in accordance with BS3998:2010. It is not recommended to remove large, primary branches back to the main stem. Instead, it is recommended to remove secondary branches if this would give a desired height clearance. In this instance, the removal of a large branch from a mature tree of this species would foreseeably result in the resulting wound becoming colonised by decay fungi, leading to progressive decay and hollowing.</p> <p>2. No reasons have been submitted for the works. Where trees are protected by a Tree Preservation Order the applicant must provide reasons for the work.</p> <p>The Council GRANTS PERMISSION for the following works:                      - Scots Pine - A selective lower lateral branch (south west facing) reduction of up to 1.5m back to suitable growth points. Removal of split branches.</p>
<b>Reference</b>	19/00853/TPO
<b>Address</b>	72 Coxmoor Close Church Crookham Fleet Hampshire GU52 6ET
<b>Proposal</b>	2) Remove low limb over clients garden from neighbours English Oak ( <i>Quercus robur</i> ) and rubbing branch touching limb to be removed
<b>Decision</b>	<p>Split decision:                      The Council has issued a split decision and REFUSES PERMISSION for the following work:                      - Oak - Remove low limb over clients garden from neighbours English Oak (<i>Quercus robur</i>) and remove rubbing branch touching limb to be removed.</p> <p>REASONS FOR REFUSAL</p> <p>1. The proposed removal of the lowest primary scaffold limb back to the main stem would not be in accordance with BS3998:2010. It is not recommended to remove large, primary branches back to the main stem. Instead, it is recommended to remove secondary branches if this would give a desired height clearance. In this instance, the removal of a large branch from a mature tree of this species would foreseeably result in the resulting wound becoming colonised by decay fungi, leading to progressive decay and hollowing.</p> <p>2. No reasons have been submitted for the works. Where trees are protected by a Tree Preservation Order the applicant must provide reasons for the work.</p> <p>The Council GRANTS PERMISSION for the following works:                      - Oak - A crown lift of 5m by the removal of the secondary branches only with the resulting pruning cuts not exceeding 50mm in diameter</p>
<b>Reference</b>	19/00835/TPO
<b>Address</b>	19 Coxheath Road Church Crookham Fleet GU52 6QQ
<b>Proposal</b>	T1, 2, 3, 4, 5 - Pines - Fell T6 - Pine - Remove lowest over extend limb to relieve some stress on this very unbalanced tree
<b>Decision</b>	<p>Split decision:                      The Council has issued a split decision and REFUSES PERMISSION for the following works:                      -T1 Scots Pine - Fell. -T2 Scots Pine - Fell. -T3 Scots Pine - Fell. -T4 Scots Pine - Fell. -T5 Scots Pine - Fell. -T6 Scots Pine - Remove lowest over extend limb.</p> <p>REASON FOR REFUSAL:</p>

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	<p>1. The Scots Pine trees (T1-T5) are in good physiological health with no significant defects. They offer significant benefits in terms of public amenity and the reasons put forward to fell such a tree must be compelling. The council considers that shading to such a small area of the garden is not justification for removal and would be harmful in terms of public amenity.</p> <p>2. The proposed removal of the lowest lateral branch on the Scots Pine (T6) would remove a primary scaffold limb. This would not be in accordance with BS3998:2010 as it is not recommended to remove large, primary branches back to the main stem. Instead, it is recommended to remove or reduce secondary branches to achieve the desired outcome. In this instance, the removal of a large branch from a mature tree of this species would foreseeably result in the tree becoming colonised by decay fungi, leading to progressive decay and hollowing. It appears to the council that lesser works could be carried out to mitigate the potential for branch failure. This work is specified below.</p> <p>The Council GRANTS PERMISSION for the following works:                  -T6 Scots Pine - Reduce over extended lower lateral branch over no.19 Coxheath Road by up to 2m to a suitable growth point. The resulting pruning wound must not exceed 80mm in diameter.</p>	
	<b>Reference</b>	19/00696/TPO
	<b>Address</b>	8 Kenmore Close Church Crookham Fleet Hampshire GU52 6JJ
	<b>Proposal</b>	Reduce the height of the eucalyptus tree Z38 by approximately 2.5m, to the previous reduction points and retaining smaller growth at reduction points for shape
	<b>Decision</b>	Grant
	<b>Appeals:</b>	None
	<b>Enforcements: Weekly List of Enforcement Cases Received Between 08 May 2019 and 15 May 2019</b>	
	<b>Case Number</b>	19/00127/COND3
	<b>Address</b>	17 Azalea Gardens Church Crookham Fleet Hampshire GU52 8UY
	<b>Complaint</b>	Breach of condition 5 of planning permission 16/01364/HOU - installation of side hung window in bathroom
	<b>Weekly List of Enforcement Cases Received Between 29 May 2019 and 04 June 2019</b>	
	<b>Case Number</b>	19/00144/COND3
	<b>Address</b>	STREET RECORD Gurung Way Church Crookham Fleet Hampshire
	<b>Complaint</b>	Compound area vacated but not treated in accordance with approved plans
114/19	Dates of next Hart DC planning meeting: <b>Wednesday 12<sup>th</sup> June 2019</b>	
115/19	Date of next meeting: <b>Monday 24<sup>th</sup> June 2019 7.30pm</b>	

The meeting closed at 20.04pm

Signed:

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