

CHURCH CROOKHAM PARISH COUNCIL

Initial:

Date:

Minutes of the Meeting of the Planning Committee

Date and Time: Monday 12th August 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), Jenny Radley (JR)

Clerk: Sally du Gay
Chris Axaam (HDC)

There were 2 members of the public present

138/19	Apologies for absence Apologies had been received from Cllr G Butler (HDC)	
139/19	To approve the minutes of the meeting held on Monday 22nd July 2019 The minutes were approved and signed as a true record of the meeting Proposed RM, seconded GSa all in favour	

19:32 Cllr M Thorne arrived

140/19	Dispensations To receive any written requests for disclosable pecuniary interest dispensations from members. No dispensations had been received	
141/19	Declaration of interest relating to any item on the agenda. To receive any declarations of interest from members. No declarations were made.	
142/19	Chairman's announcements: The Chair had no announcements to make	
143/19	Public Session - this is an opportunity for members of the public to bring matters to the attention of the Planning Committee. Cllr Axaam (HDC) spoke on behalf of the neighbours to 36 Compton Road – comments were deferred until the application 19/01416/FUL was discussed.	
144/19	Hart Local Plan consultation To decide whether to respond to the Hart Local Plan consultation and if so, what the response should be Closing date 19 August 2019 It was resolved to submit the following comment:	

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	<p>Church Crookham Parish Council is concerned that the Main Modifications to the Hart Local Plan do not appear to address the following issues:</p> <ul style="list-style-type: none"> ○ the insufficient provision of infrastructure, specifically the lack of secondary school places; ○ the maintenance of Local Gaps between settlements. Responsibility for maintaining these Local Gaps appears to have been devolved to town and parish councils to prepare their Neighbourhood Plans to this effect. ○ The implication of the modified Plan is that most of the development required within Hart by 2032 has already taken place, potentially putting Hart at great risk of overdevelopment. <p>Proposed RM, seconded JR all in favour.</p>																					
145/19	<p>Crookham Village Neighbourhood (Development) Plan consultation</p> <p>To decide whether to respond to the Crookham Village Neighbourhood Plan consultation and if so, what the response should be Closing date 5th September 2019</p> <p>It was resolved to submit the following comment: Church Crookham Parish Council would like to commend Crookham Village Parish Council on their thorough and detailed Neighbourhood Plan.</p> <p>Proposed JR, seconded GSa 5 in favour 1 abstention</p>																					
146/19	<p>Consideration of current Planning Applications:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Reference:</td> <td>19/01467/HOU</td> </tr> <tr> <td>Address:</td> <td>44 Gally Hill Road Church Crookham Fleet GU52 6QE</td> </tr> <tr> <td>Proposal:</td> <td>Erection of a highway boundary fence</td> </tr> <tr> <td>Expiry date:</td> <td>14th August 2019</td> </tr> <tr> <td>Decision:</td> <td> <p>OBJECTION</p> <p>Proposed HB, seconded JR all in favour</p> <p>Church Crookham Parish Council agrees with Hampshire County Council that this should be a holding objection until such time that the applicant demonstrates that visibility of 2.4 metres by 43 metres in line with the speed limit on Gally Hill Road is achievable. The Parish Council also suggests a condition that the installation of the fence must not cause any damage to the boundary trees.</p> </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Reference:</td> <td>19/01416/FUL</td> </tr> <tr> <td>Address:</td> <td>36 Compton Road Church Crookham Fleet GU52 6JG</td> </tr> <tr> <td>Proposal:</td> <td>Erection of a three-bedroom dwelling, new access to/from the public highway and associated works</td> </tr> <tr> <td>Expiry date:</td> <td>16th August 2019</td> </tr> <tr> <td>Decision:</td> <td> <p>Neighbours comments:</p> <p>Whilst accepting that some development on this site is inevitable the neighbours object to the current application on the basis that it would effectively be a 4-bedroomed property, which together</p> </td> </tr> </table>	Reference:	19/01467/HOU	Address:	44 Gally Hill Road Church Crookham Fleet GU52 6QE	Proposal:	Erection of a highway boundary fence	Expiry date:	14 th August 2019	Decision:	<p>OBJECTION</p> <p>Proposed HB, seconded JR all in favour</p> <p>Church Crookham Parish Council agrees with Hampshire County Council that this should be a holding objection until such time that the applicant demonstrates that visibility of 2.4 metres by 43 metres in line with the speed limit on Gally Hill Road is achievable. The Parish Council also suggests a condition that the installation of the fence must not cause any damage to the boundary trees.</p>	Reference:	19/01416/FUL	Address:	36 Compton Road Church Crookham Fleet GU52 6JG	Proposal:	Erection of a three-bedroom dwelling, new access to/from the public highway and associated works	Expiry date:	16 th August 2019	Decision:	<p>Neighbours comments:</p> <p>Whilst accepting that some development on this site is inevitable the neighbours object to the current application on the basis that it would effectively be a 4-bedroomed property, which together</p>	
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		<p>with the renovations at No 36 converting it from a 2-bedroomed to a 4-bedroomed property, would potentially mean a great increase in the parking requirement for properties in that section of Compton Road. Also, currently it is not possible to turn vehicles in this section of the road. The neighbours are also concerned that should the property be built as per the existing application then they would directly suffer a loss of light into their property due to its proximity to their side window allowing light onto their staircase.</p> <p>OBJECTION Proposed GS, seconded MT all in favour</p> <p>Church Crookham Parish Council objects to this application for the following reasons:</p> <ul style="list-style-type: none"> ○ By virtue of its siting, design and scale, the proposed property would be overly dominant and overbearing on the neighbouring properties at Nos 36 and 38 Compton Road. The proposed property would lead to a loss of light and privacy and as a result would be detrimental to the amenities of occupants of these neighbouring properties. ○ Lack of parking provision, whilst the application shows a “study”, the Parish Council suspects that this would be marketed and used as a fourth bedroom, therefore parking provision should be calculated accordingly; ○ Access to the property – this end of Compton Road is a cul-de-sac without pavements where parking for the existing residents is already a problem, taking place on Rounton Road and further along Compton Road. Vehicles are currently unable to turn at this end of the road. The proposed property would further compound this problem; <p>Should the planning officer be mindful to approve this application the Parish Council requests that a condition be attached to ensure that the garage is retained in perpetuity to prevent conversion to living accommodation.</p>											
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Decision	Grant
CCPC comment	No objection
Reference	19/01192/HOU
Address	39 Ryelaw Road Church Crookham Fleet Hampshire GU52 6HX
Proposal	Erection of a single storey front and side extension, first floor side extension and two storey rear extension, moving the garage forward within the property and alterations to fenestration
Decision	Grant
CCPC comment	No objection
Reference	19/01311/HOU
Address	35 Portland Drive Church Crookham Fleet GU52 6PJ
Proposal	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, alterations to fenestration and enlargement of driveway with permeable driveway finish applied
Decision	<p>Refuse - The Planning Authority REFUSES Planning Permission for the following reason(s):</p> <p>1 The proposed two-storey side extension would be unduly prominent, out of character with the existing property and as a result would be discordant and detrimental to the character and appearance of the street scene.</p> <p>As such the proposal is contrary to saved policies GEN1, GEN4 and RUR24 of the Hart District Local Plan (Replacement) 1996-2006 and advice in the NPPF 2019.</p> <p>2 The scale and siting of the proposed two-storey side extension would not be subordinate and accordingly would be an inappropriate form of development to the detriment of the appearance of the host property.</p> <p>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 RUR24 of the Hart District Local Plan (Replacement) 1996-2006 and guidance within the NPPF.</p> <p>3 By virtue of its siting, design and scale, the proposed two-storey side extension would be overly dominant and overbearing on the neighbouring property at 37 Portland Drive. The proposal could lead to a loss of privacy and overlooking and as a result be detrimental to the amenities of occupants of this neighbouring property. As such, the proposed structure would be contrary to saved Policy URB16(ii) of the Hart District Local Plan.</p>
CCPC comment	Objection
TPOs:	
Reference	19/01211/TPO
Address	119 Aldershot Road Church Crookham Fleet GU52 8JY

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Proposal	The tree is the sole mature oak on our property situated by south west boundary to rear of buildings. Foliage currently reaches to within 1.5m of the ground. We seek permission to raise to 6m above ground level, by removing lower boughs, in order to allow more light for other trees, plants and lawn
Decision	<p>Split decision: REFUSES PERMISSION for the following works:</p> <p>-Oak - Raise crown to 6m above ground level, by removing lower boughs.</p> <p>REASON FOR REFUSAL: 1. The proposed crown lift of 6m 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 secondary branches if this would give the desired height clearance. In this instance, the removal of a large primary branch from a mature tree could lead to the wound becoming colonised by decay fungi, leading to progressive decay and mechanical failure. It appears to the Council that lesser works could be carried out to provide reasonable clearance and allow more light into the property. This work is specified below.</p> <p>The Council GRANTS PERMISSION for the following works:</p> <p>- Oak - A crown lift of 5m by the removal of the two small lowest branches to the south and north. The remaining secondary branches from the larger lower lateral branch to the south may be lifted to a height of 5m. The resulting pruning wounds must not exceed 150mm in diameter</p>
Reference	19/01241/TPO
Address	6 Vicarage Gardens Church Crookham Fleet Hampshire GU52 6PL
Proposal	<p>Sweet Chestnut (T1) - Canopy heavily weighted towards No.7 & No.6, with long over extended laterals. Shock growth present throughout the canopy. Reduce by 1.5 - 2m in height and shape and crown lift to 5m</p> <p>Sweet Chestnut (T2) - Canopy heavily weighted towards No.7 & No.6, with long over extended laterals. Shock growth present throughout the canopy. Reduce by 1.5 - 2m in height and shape and crown lift to 5m</p> <p>Sweet Chestnut (T3) - Canopy weighted towards No.2 Green Lays, shock growth present up stem as previously been crown raised. The tree is now top heavy. Reduce by 1.5 - 2m in height and shape to reduce wind sail. Remove epicormic growth to 5m</p> <p>Sweet Chestnut (T4) - Canopy is very suppressed caused by (T3) & (T5). Tree is unlikely to create a balanced canopy and is at higher risk of failure in the future due to the suppression. Fell to ground level</p> <p>Sweet Chestnut (T5) - Unbalanced canopy weight towards No.4 Green Lays. Reduce in height by 1.5m and shape to create balanced canopy</p>
Decision:	<p>Split decision: The Council has issued a split decision and REFUSES PERMISSION for the following works:</p> <p>- T1, T2 & T3 Sweet Chestnuts - Reduce by 1.5 - 2m in height and shape. - T4 Sweet Chestnut - Fell. - T5 Sweet Chestnut - Reduce in height by 1.5m and shape.</p> <p>REASON FOR REFUSAL:</p> <p>1. The proposed selective reduction in crown height of 1.5m for Sweet Chestnuts T1, T2 & T3 would be detrimental to the structural integrity of the tree as the axiom of uniform stress is altered. The mass dampening of the tree</p>

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	<p>would be reduced and the subsequent wounding from the pruning cuts may lead to the onset of decay.</p> <p>2. The proposed removal of Sweet Chestnut T4 would have a deleterious impact on the remaining trees group of trees as they collectively work together to form a uniformed canopy. By removing this healthy tree, it will create a void in the canopy line leaving the remaining trees susceptible to biomechanical failure as the forces applied to the altered canopy line have not adequately been compensated for.</p> <p>The Council GRANTS PERMISSION for the following works:</p> <p>T1 & T2 Sweet Chestnut - Reduce lower lateral growth to the south over no.6 & no.7 Vicarage Gardens by up to 1.5m. The resulting pruning wounds must not exceed 60mm in diameter.</p> <p>T1-T5 Sweet Chestnut - Removal of epicormic growth only up to a height of 5m by the removal of secondary branches only</p>	
Appeals: None		
Enforcements: Enforcement Cases Received Between 10 July 2019 and 16 July 2019		
Case Number	19/00180/XPLAN2	
Address	Queen Elizabeth Barracks Sandy Lane Church Crookham Fleet Hampshire GU13 0BF	
Complaint	Residential Development at Crookham Park not built in accordance with approved plans and details (where approved by condition) and failure to discharge conditions relating to highways, plot layout, provision of LEAPS and LAPs, surface water drainage, hard and soft landscaping and protection of trees.	
Enforcement Cases Closed Between 17 July 2019 and 24 July 2019		
Case Number	19/00195/COU3	
Address	Queen Elizabeth Barracks Allotments Naishes Lane Church Crookham Fleet Hampshire	
Complaint	Alleged change of use of allotment site to land used for siting of two portakabins	
Decision	Planning Application Approved	
Enforcement Cases Received Between 17 July 2019 and 24 July 2019		
Case Number	19/00200/COU3	
Address	5 Northfield Road Church Crookham Fleet Hampshire GU52 6EA	
Complaint	Land adjacent to 5 Northfield - Alleged change of use of amenity land through erection of fencing.	

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148/19	Dates of next Hart DC planning meeting: Wednesday 14 th August 2019	
149/19	Date of next meeting: Monday 9 th September 2019 7.30pm	

The meeting closed at 20:08

Signed:

Date: