

CRONDALL PARISH COUNCIL

MINUTES OF THE PLANNING MEETING OF CRONDALL PARISH COUNCIL HELD ON MONDAY 1ST JUNE 2009 AT 8.30 P.M. IN EWSHOT VILLAGE HALL

Present: Cllrs. Argent, Behagg, Dobby, Dorn, Hebbroon (Vice Chairman), Passmore, Payne, Shelford (Chairman), Sisk, Vincent, Wilkinson

Also in attendance: Cllr. Bennison, Mr. & Mrs. Flower (request lodged to speak on Planning Application item 333/09 a) i. Fieldfares, Mrs. Morgason (neighbour of Fieldfares site) and other members of the public.

Apologies: Cllr. Bredin, District Cllrs Glenn, Singh

328/09 APOLOGIES FOR ABSENCE

Apologies for their absence had been received from the above.

329/09 APPROVAL OF THE PREVIOUS MINUTES

The minutes of the Planning Meeting held on 5th May were signed as a correct record of the meeting.

330/09 MATTERS ARISING FROM THE MINUTES

Nothing was raised from the Minutes for the Planning meeting held on 5th May 2009.

331/09 ANNOUNCEMENTS

The Chairman welcomed the public and advised that members of the Public in attendance were interested in item 333/09 Fieldfares, Ashley Close and therefore this would be taken as the first item. He advised that there is an In Committee item which would be taken at the end of the meeting and he would ask all members public and non members to leave the meeting.

The Chairman also advised that the Internal Audit was carried out on Tuesday 26th May and the Internal Auditors report was available for information. The Finance report for the year 2008-09 will be presented for approval at the next full Parish Council Meeting to be held on 15th June 2009.

332/09 DECLARATIONS OF INTEREST

Cllr Dorn advised that he knows members of the public speaking on item 333/09 as they are close neighbours but felt this was not of prejudicial interest and will vote on the item depending on issues.

333/09 AGENDA ITEMS

- a. Consideration of Current Planning Applications; to include Public Participation:
 - i. **Fieldfares, Ashley Close, Crondall** 09/01011/FUL Conversion of existing dwelling into two no. two bedroom apartments and the erection of four no. three bedroom semi detached houses (Miss J C Tyacke)

Cllr Sisk presented the application details.

Mr. Flowers who lives at Barcourt adjacent to the application site wished to speak on this item. He strongly objects to the proposal based on loss of privacy, visual intrusion and increased noise if the development is allowed to go ahead. He felt that the gardens of the new properties would abut their garden and windows would overlook their garden. The loss of privacy will reduce the value of their property as the garden is currently a selling point. The height of the proposed houses will tower over any boundary fence erected for screening. The increased level of noise from the four new dwellings would have an adverse affect on the quality of life; there would be extra cars, extra noise and congestion in Ashley Close due to an increase in the vehicles accessing Green Springs to get to the Fieldfares site.

The Chairman asked if anyone wanted to ask questions. Cllr Sisk asked if at the moment do they have a great degree of privacy. Mr. Flowers advised that there are hedges at a height of about 6ft plus. Cllr Sisk asked if the height of the windows in the proposed new properties would affect his property. The meeting was advised that the Parish Council's (PC) Planning Committee had made a site visit and the height of the windows is of concern. It was confirmed that the proposal is for three storey properties. Cllr Argent asked if Mr. Flowers privacy had been provided by their own hedge which at present it does. Cllr Vincent advised that if the houses should go ahead the occupier could ask for the hedges to be removed for right of light.

Mrs.Margason (resident) advised that all of the parking for cars will be just beyond the end of her garden and all cars would go past her house for access/exit. Mrs Margason advised that should the trees be taken down she would be able to see the new properties.

Cllr Vincent advised that the PC need's to consider the matter of insufficient parking and the application would need 22 spaces to meeting HDC Parking guidelines.

Cllr Argent asked what is happening to the building on the site at present. The PC looked at elevations of the existing house and agreed that this will be staying the same. However, the new buildings will be taller than the existing property.

The meeting was advised that an application for a smaller development had been turned down in 1991 due to problems with the sewage pipe running through Mrs Morgason garden.

The Chairman asked the Council if they proposed to object to the application.

Cllr Sisk advised that it was quite ambitious to build the proposed dwellings on this site as it will change the whole nature of the surrounding area and it will affect Barcourt house and impose greatly on this site and the boundary. The Planning Committee's major concerns are that the proposal does not meet parking standards, it needs 22 parking spaces and the proposal is only 11 spaces. the ridge height of the new semi detached houses cannot be assessed correctly but this would not be in keeping with surrounding houses and therefore the Planning Committee recommend refusal of the application.

Recommendation: Refusal

Recommendation of Refusal: seconded Cllr Argent; agreed unanimously.

- ii. **Ewshot Corner House, Nuthatch Close, Ewshot** 09/00934/HOU Erection of two storey extension and internal refurbishment of existing garage conversion. (Mr. Philips)

Cllr Sisk advised details of the application. The site is a two acre plot and it was felt that the neighbours would not be affected and no objections had been raised. The new roof would be in line with the current roof.

The proposed material to be used would be sympathetic to the existing and if it could be seen from the road would look more aesthetically pleasing. The Planning Committee proposed acceptance of the application.

Proposal: Acceptance. Seconded Cllr Vincent; unanimous agreed.

- iii. **Treyford Cottage, Warren Corner, Ewshot** 09/00959 Erection of a rear Conservatory following partial demolition of an existing bay (Mr And Mrs Sargent)

Cllrs Sisk presented the application. The conservatory would be of painted hardwood and glass sympathetic with existing materials. The Conservatory would not be very large but involved the removal of an existing bay window. The proposals had been thoughtfully produced and it was not intended to have a window on the side where York Cottages are and the occupiers of that property have not objected to the application. The Planning Committee therefore recommended approval

Proposal: Approval; Cllr Dobby seconded; agreed unanimously.

- iv. **1 The Yews, Dippenhall Street, Crondall** 09/01031/HOU. Retention of summer house (East)

Cllr Sisk advised that as this property is in the Conservation Area the applicant should have applied for planning permission before erecting the Summerhouse. The owner is now applying for retrospective permission. The structure was felt to be acceptable and the Planning Committee recommended approval.

Recommendation of Approval: Seconded by Cllr Dobby; 10 in favour; 1 abstention;

b. UPDATE ON APPEALS AND ENFORCEMENT ACTIONS

i. Enforcement -

18 Green Springs, Pankridge Street: There had been a number of complaints from the public regarding an alleged Car Sales Business being operated from this address and a number of vehicles being parked in the road and in the lay-by opposite taking up residents spaces.

It was suggested that the PC send a letter to Hart District Council (HDC) Enforcement Officers requesting investigation of the matter. All of the Councillors were in agreement. Clerk to send a letter to HDC.

ii. Enforcement - Van Parking on pavement, The Bungalow, Pankridge Street

It was suggested that the PC send a letter to the occupier asking for the Van to be parked elsewhere. . All were in agreement.

334/09 CORRESPONDENCE

- a) Strategic Housing Land Availability Assessment SHLAA - HDC Consultation - response required by 22nd June 2009

Cllr Dorn thought it important that the PC go back and strengthen its case by supporting the Officer comments and it was proposed that Cllrs. Argent and Dorn would write back to the HDC and reinforce comment where development is questionable and look at sites HDC think are acceptable and see if they are wrong in their decision. Cllr Argent suggested that as the PC has its main meeting on 15th June and the

closing date is 22nd June that he and Cllr Dorn should draft a response for approval at the meeting. All agreed.

b) Permission for filming in the Churchyard

It was felt that based on the current rate of progress it does not look as though the work will be completed by the filming date of 12th June but if all in favour the PC should allow filming. All were in favour of allowing filming.

c) Visit to recycling plant - Cllrs Argent and Wilkinson would like to attend and would reply individually to Robin Collett.

335/09 ANY OTHER BUSINESS

Cllr Hebbron reminded the Council that at the PC's Annual Assembly the RAF had said that it would like to fly in a Chinook Helicopter but so far they had not asked for permission. He thought we should write to them and ask them to apply for permission and ask where the helicopter is going to land. The Chairman agreed to e-mail the organiser and remind them that they should apply for permission and request landing details.

Cllr Passmore had obtained a quote for the Tractor Insurance which is £328 pounds cheaper than the previous quote and he had paid for this (to be reimbursed).

Cllr Argent asked what had happened about the bollard installed in front of the garage belonging to Kings Head House. HDC had advised that this did not require planning permission. Cllr Argent asked if the fact that it is in a Conservation area made any difference. The Clerk is to ask the question of HDC.

Parish split between Crondall and Ewshot – The Chairman advised that very soon after HDC took the decision to split the Parish he had asked Andrew Tiffen, Electoral Manager what happens next. He had advised that we would receive a letter from the Chief Executive (in March) and they will be setting out the procedural steps to be taken. Nothing has happened yet. Andrew Tiffen was still waiting for information from their legal people and the Chairman is still trying to obtain information on the matter.

Web site development – Cllr Argent asked what the situation was with provision of the web site. He was advised that it is up and running. He wanted to know where do we stand on Councillors privacy. The Chairman advised that no ones private address is shown on the web site. If someone wants to e-mail a Councillor directly they have to click on *name.gov.uk* and the e-mail will be sent direct to the Councillors own e-m address; however if the Councillor then clicks on Reply it will be sent showing his/her own address. It was recommended that Councillors should forward replies to the Clerk for onwards transmission.

Planning application re Fieldfares - Cllr. Vincent advised that HDC had asked for contribution to Crondall school of £9,500.

Purchase of planning book – Cllr Vincent asked if the PC would purchase a new planning application procedures book at a cost of for £29.99. It was agreed that purchase of the book be voted on at the meeting of 15th June.

This section of the Meeting closed at 9.35 p.m. allowing the Clerk to leave prior to the In Committee item. Members of the public had left the meeting following the item re Fieldfares.

- The Clerk left the meeting 9.35 p.m.

336/09 IN COMMITTEE ITEM

Minute reported separately

The meeting closed at 10.10 p.m.

Signed.....

Dated.....