

CRONDALL PARISH COUNCIL

MINUTES OF MEETING

Held on Monday 17th December 2018 in Crondall Church Rooms

PRESENT: Cllr C Dorn – Chairman
Cllrs D Argent, C Bryant, T Evans, N Lambert, S O'Connor, M Seary

APOLOGIES: Cllr C Hebborn – Crondall Parish Council
Cllrs K Crookes, S Gorys, J Kennett - Hart District Council

IN ATTENDANCE: Mrs M Harris - Parish Clerk
There were 22 members of the public in attendance at the start of the meeting.

The meeting commenced at 7.35pm and ended at 9.50pm

The Chairman asked whether anyone was recording the meeting – there was no answer.

184/19 Declarations of Interest

No Declarations were made.

185/19 Minutes of 26th November 2018 meeting

The Minutes were proposed for acceptance as an accurate record by Cllr Dorn seconded by Cllr Argent and **AGREED** unanimously. The Chairman signed the Minutes.

186/19 Minutes of the In-Committee Meeting of 29th October 2018

The Minutes were proposed for acceptance as an accurate record by Cllr Dorn seconded by Cllr Seary and **AGREED** (In Favour 6:1 Against). The Chairman signed the Minutes.

187/19 Minutes of the In-Committee Meeting of 26th November 2018

The Minutes were proposed for acceptance as an accurate record by Cllr Dorn seconded by Cllr Seary and **AGREED** (In Favour 6:1 Abstention). The Chairman signed the Minutes.

Matters arising from the 26th November 2018 meeting not covered by the agenda

There were no matters arising.

188/19 Announcements from the Chairman, Clerk, and Members questions received in advance.

There were no Members questions. The Chairman and Clerk had no announcements.

189/19 District Councillor's Report

No District Councillors were in attendance. Cllr Crookes had advised by e-mail that there was nothing significant to report from the District. The Local Plan is proceeding through the inspection process with a report expected in February 2019.

190/19 Planning Applications

Applications were considered in line with the previously circulated Planning Report. Peter Hall a local resident had requested to speak on the Broden Stables (2) application.

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| 18/02554/FUL | Broden Stables Redlands Lane Crondall GU10 5RF | Demolition of the existing stable building, arena, floodlights and hardstanding and erection of 30 residential dwellings with associated access, landscaping and car parking arrangements (10 x two bed, 12 x three bed and 4 x four+ bed houses and 4 x two bed flats / maisonettes). |
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Cllr Seary advised that this was a new application, however it was essentially identical to the application which had been made previously and which was now the subject of a Statutory Review having being given permission at Appeal.

The proposed development is very unpopular and a large number of comments have been made in objection. Cllr Seary took councillors through the main issues and impacts of the proposed development. In particular these relate to the impact on Redlands Lane, significant trees, flooding, overlooking and views from and to the Conservation Area. As previously the development does not comply with HDC Local Plan policies both existing and emerging.

Peter Hall spoke on behalf of a large number of residents who oppose the scheme. He made the point that this is not previously developed land but is in natural open countryside outside the settlement boundary. Hart has over 9 years supply of housing land and there is therefore no requirement to override NPPF policies. The Crondall NP rates this site as the most unsuitable for development of all those considered. Further concerns relate to access along Redlands Lane, damage to trees and hedgerows, flooding, high density, the urbanising effect of the design and the impact on the Conservation Area. Mr Hall urged the Council to write a strong letter of objection to the scheme.

Councillors discussed various aspects of the proposal, Cllr Lambert raised an issue regarding the Doctor's Surgery making the point that they had in the past indicated that they could take more patients, however this was not felt to be relevant to this specific application.

Cllr Seary proposed that the Clerk be tasked to send a strongly worded letter of **OBJECTION**. This was seconded by Cllr Dorn and **AGREED** (In Favour 6:1 Against).

14 members of the public left the meeting

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| 18/02534/FUL | Construction Industry Safety Training Centre Rose Court Rye Common Lane Crondall | Erection of a two storey building ancillary to the Construction Training Centre. |
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Cllr Seary took councillors through the application for a building of utilitarian appearance with workshops on the ground floor and training rooms above. The building is intended to enable Construction Industry courses to be run. The land is part of an existing facility but is also in the countryside. Cllr Seary stated that as the project was to create training space that was otherwise not available he believed it would count as an 'exception' under policy RUR2. Councillors queried whether (when it was no longer required for training) there might be an application to turn the building into flats, however it was recognised that this was not a reason to refuse planning permission. There was also discussion about the provision of parking as the land to be used was currently used for parking.

Cllr Seary proposed **NO OBJECTION** stating

- *If agreed, permitted development rights must be removed - Council is concerned that this is a prelude to residential development*
- *Council requires assurance that Hart's parking ratio requirements for this type of facility are fully met*

This was seconded by Cllr O'Connor and **AGREED** (In Favour 6:1 Against).

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| 18/02658/HOU | Rowanhurst, Dippenhall Street Crondall GU10 5PE | Conversion of integral garage to habitable accommodation. Erection of first floor extension to side and front alteration and conversion of existing rear conservatory, following partial demolition |
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Cllr Seary advised that this a large extension which will change the external appearance of the property. It overcomes a neighbour's objection to a previous proposal regarding 'overlooking'. Four parking spaces will remain but no garage. There was some discussion regarding whether there would be room to manoeuvre cars in order to enter and leave in a forward direction. Cllr Seary proposed **NO OBJECTION** subject to

- *Hart confirming that the car parking on site is in line with policy and practical to use, including turning within the curtilage.*

This was seconded by Cllr Argent and **AGREED** (In Favour 6:1 Against).

1 member of the public left the meeting

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| 18/02687/FUL | 1 Pankridge Street, Crondall GU10 5RQ | Erection of a detached dwelling and associated access and parking. |
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Councillor Seary presented the plans for this new detached property in the grounds of an existing house. Concerns were raised regarding 'access so near to the pinch point', and the possibility of parking on the road. Cllr Seary proposed **NO OBJECTION** this was seconded by Cllr Argent but the vote **FAILED** (In Favour 2:5 Against). Cllr Dorn proposed **OBJECTION** stating

- *Council had concerns over safety of access and parking*
- *That this was "garden grabbing" contrary to CON13 (fails to enhance the Conservation area) and NPPF para 70, 122.d and the exclusion of gardens from the NPPF definition of previously developed land.*
- *If granted planning permission the planning Method Statement must require all construction traffic to park off the road along with materials.*

This was seconded by Cllr Lambert and **AGREED** (In Favour 5:2 Against).

2 members of the public left the meeting

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| 18/02644/FUL | Land At Bowenhurst Farm Mill Lane Crondall | Change of use from paddock to mini-golf course with associated ground works, drainage and landscaping, conversion of stables to reception, stores and wcs, conversion of manege to parking and formation of new access. |
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Cllr Seary advised that this was a renewal of a planning approval that had lapsed. CPC raised no objections last time. This site is designated for housing in the NP. Cllr Seary proposed **NO OBJECTION** this was seconded by Cllr Evans and **AGREED** unanimously.

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| 18/00575/FUL APPEAL | Clifton Barn, Croft Lane, Crondall GU10 5QF | The erection of two detached two-storey three-bedroom dwellings with integral double garages following the demolition of two agricultural barns |
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CPC are not statutory consultees for Appeals but may write to the Planning Inspector if they wish to. CPC has previously objected to this application, and it was subsequently refused by Hart. At that

time there were 33 objections with only 2 supportive. The scheme is contrary to RUR2 but may be permitted if it is on the same footprint as the existing barns. The Appeal is based on the fact that Hart DC took too long to determine the application and that RUR2 is 'out of date' - quoting the Broden Stables Appeal decision. Cllr Seary proposed that the Clerk write to the Planning Inspector confirming CPC's objection. This was seconded by Cllr Argent and **AGREED** (In Favour 6:1 Against).

191/19 Neighbourhood Plan Update

Cllr O'Connor advised that the NPWG had not met recently. Regulation 14 Consultation has now closed. 80 visitors attended the first and 76 visitors attended the second exhibition and the feedback has been mostly positive. The manual inputs are now being uploaded. The NP consultant will be used to analyse and tabulate some of the responses, especially the more complex and detailed responses of developers. Cllr Dorn presented some initial feedback data which is subject to change. 146 valid responses had been received, representing 11% of parishioners; this was felt to be a good result for a voluntary survey. Cllr O'Connor's verbal report was **NOTED**.

192/19 Public Space Protection Order (PSPO)

A draft letter had been circulated in advance of the meeting. Cllr Lambert expressed some concerns about those who allow their dogs to run freely and even 'return home' without them. However it was recognised that blanket restrictions would be unreasonable. A better initiative than a PSPO would be something that encouraged dog owners to be more responsible. Cllr O'Connor thought the letter well worded and proposed that it be sent as CPC's response. This was seconded by Cllr Seary and **AGREED** (In Favour 5:1 Against : 1 Abstention).

2 members of the public left the meeting

193/19 Consultation on the closure of the Farnham waste re-cycling centre

A draft letter of response had been circulated in advance of the meeting, Cllr O'Connor asked that dumping on private land also be included; with that amendment Cllr Dorn proposed that the letter be sent, this was seconded by Cllr O'Connor and **AGREED** unanimously.

194/19 Projects, priorities for the 2019 – 20 Budget

The Clerk circulated a document which reflected the projects that councillors had suggested for the coming year. Some projects were costed however these were very much 'guesstimates', no formal quotations having been sought. There was considerable discussion in particular about the possibilities for 'highways / traffic / speeding' projects, in addition to discussion on the possible creation of additional parking for Hook Meadow and the Village Hall. Cllr Lambert favoured enclosing the ditch on Croft Lane whilst Cllr O'Connor felt that expanding the Village Hall Car Park was the best option. Cllr Lambert stated categorically however that the Village Hall Committee had discussed and formally ruled this out as a possibility. Cllr O'Connor was surprised as this had not been advised to him. It was finally agreed that the Clerk would share the list of 16 possible projects and that Councillors would be asked to prioritise and comment on them, providing costings as appropriate.

1 member of the public left the meeting

195/19 Internal Auditors Report

The Auditors interim report was **NOTED**. The Clerk and Cllr Argent were congratulated on doing an excellent job.

196/19 Payments and Purchases to be made.

The circulated list of 22 items valued at £6,551.68 was proposed for authorisation and payment by Cllr Argent, seconded by Cllr Seary and **AGREED** (In Favour 6:1 Against).

197/19 Income and Expenditure report for November 2018 and Balance Sheet at 30/11/18

There were no questions and the Report was **NOTED**

198/19 Bank Reconciliation

The Clerk confirmed that she had undertaken an independent examination of the Bank Reconciliation for November 2018. No questions were raised. Council **NOTED** the Clerk's report.

PARISH COUNCIL REPORTS

200/19 Estates Report.

The Clerk's Estates Report was taken as read. The Clerk updated Council on the effects of the recent burglary at the Tractor Shed and the police involvement. Following a discussion it was agreed that more 'poo bags' should be purchased as the costs were felt to justify the noticed improvement in 'picking up'. Cllr Lambert advised that the scaffolding at the Village Hall had been taken down and it was hoped the path to the 'Old Gym' would be re-opened soon. Council **NOTED** the Estates Report.

201/19 Memorial Applications and Burials.

The Clerk's previously circulated report was taken as read. The inscription for an ashes tablet was agreed. Council **NOTED** the report.

202/19 Footpaths

There was nothing to report.

203/19 Traffic and Highways

There had been a substantial discussion about traffic issues in the village earlier in the meeting. There was some disagreement about whether road narrowing by pavements was a good thing or not. Clearly it was positive for pedestrians but also slowed traffic. It was pointed out that easing traffic flows invariably leads to faster and more traffic.

Cllr Bryant asked whether the road sweeper could visit Lefroys Field and other parts of Crondall that were in need. Cllr Lambert noted the request and said he would see what he could do. Cllr Lambert commented that a number of potholes had been filled to a good standard however he didn't understand why HCC's contractors didn't address all the issues in the village at the same time.

204/19 Correspondence

Electronic correspondence received during the month had been circulated to Councillors by e-mail.

205/19 Other Business

Councillors had no business to raise.

206/19 In Committee (Confidential Minute)

Council discussed a Staffing matter.

Signed as a true record dated 28/01/2019