

CRONDALL PARISH COUNCIL

MINUTES OF MEETING

Held on Thursday 23rd June 2014 in Crondall Parish Rooms

PRESENT: Cllr D Argent (Vice Chairman) in the chair
Cllrs C Bryant, E Groslin, C Hebbbron, N Lambert

APOLOGIES: Cllrs C Dorn, I Fortune, M Roberts – Crondall Parish Council
Cllrs K Crookes, S Gorys – Hart District Council

IN ATTENDANCE: Mrs M Harris - Parish Clerk
5 members of the public
The meeting commenced at 7.32 pm and ended at 9.38 pm

146/14 Declarations of Interest

There were no declarations.

147/14 Minutes of 22nd May 2014 meeting

A minor amendment to Minute 143/14 was proposed by Cllr Argent and seconded by Cllr Hebbbron and **AGREED** (4 In Favour: 1 Against).

The Minutes were proposed for acceptance by Cllr Argent, seconded by Cllr Hebbbron and **AGREED** (4 in Favour:1 Against). The Chairman signed the Minutes.

148/14 Minutes of the 22nd May 2014 In Committee meeting

The In Committee Minutes were proposed for acceptance by Cllr Argent, seconded by Cllr Hebbbron and **AGREED** (4 in Favour:1 Against) as an accurate record. The Chairman signed the Minutes.

Matters arising from the 22nd May 2014 meeting not covered by the agenda

149/14 131/14 *Application for a Street Trading Licence*. Cllr Lambert reported that the application was approved by HDC and the service had begun on 23rd May 2014.

150/14 138/14 *Submission of the Annual Return*. Cllr Argent and the Clerk reported that this was ready to go off.

151/14 140/14 *Verge by the Pond*. The resident who raised this matter had written to thank the Council and reported that a visit from the Environment Agency was imminent.

152/14 Announcements from the Chairman, Clerk, and members questions received in advance.

The Chairman proposed that a number of Agenda items (two planning items and Agenda Item 11 Stepping Stones) be brought forward as there were public in attendance who wished to speak to them. This was seconded by Cllr Hebbbron and **AGREED** unanimously.

153/14 District Councillors' Report.

There were no District councillors present.

154/14 Planning applications

Councillors referred to the report circulated in advance by Cllr Lambert and considered each application individually.

14/01290/LBC	Clare Park Private Retirement Residences Ltd Clare Park Farnham	Proposed General Managers Bungalow in the grounds of Clare Park House
14/01289/FUL	Clare Park Private Retirement Residences Ltd Clare Park Farnham	Proposed General Managers Bungalow in the grounds of Clare Park House

Two representatives from Clare Park Private Retirement Residences updated Council on their proposals which were designed to ensure that the proposed new property fitted into the local landscape. In response to questions they advised that the current manager's property would be the subject of a future planning application. It was noted that the view of the main house would be retained and enhanced as a result of this proposal. Council congratulated the representatives on their modern and stylish design with sensitive attention to the local situation.

After discussion Cllr Lambert proposed **COMMEND** this application for approval.

The applicant has submitted a well thought out design in the grounds of the listed building. Any contributions to be spent within the Crondall Parish. Existing Managers bungalow to be used as a residential unit. This proposal was seconded by Cllr Argent and **AGREED** unanimously.

14/01282/HMC	29 St Cross Road Crondall Farnham GU10 5PG	Erection of a sun lounge following demolition of existing structure
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Cllr Argent proposed **NO OBJECTION** this was seconded by Cllr Groslin and **AGREED** unanimously.

14/01157/HMC	Midtrees Farnham Road Ewshot Farnham GU10 5BA	Erection of single and two storey extensions to front, side and rear elevations
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Cllr Lambert proposed **NO OBJECTION** this was seconded by Cllr Bryant and **AGREED** unanimously.

14/01327/HMC	Magnolia Cottage Heath Lane Ewshot Farnham GU10 5AW	New roof profile over garage to create additional bedroom and erection of a rear extension
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Cllr Lambert proposed **NO OBJECTION** – a construction Method Statement must be in place to remove all parking from the highway during construction on this very narrow and busy section of Heath Lane. This was seconded by Cllr Argent and **AGREED** unanimously.

14/01223/FUL	Land West Of Redfields Lane Church Crookham Fleet Hampshire	Detailed planning application for a signalised access junction on Redfields Lane to the proposed Albany Park development
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After discussion Cllr Argent proposed **NO COMMENT**, this was seconded by Cllr Lambert and **AGREED** unanimously.

14/00504/MAJOR	Land At Watery Lane Church Crookham Fleet Hampshire	Outline planning application for up to 315 residential units, land for up to 1,050m2 D1 floorspace for a GP surgery including pharmacy and up to 370m2 A1 retail floorspace for a convenience foodstore and associated access, open space, playing pitches including MUGA and car park, landscaping, Suitable Alternative Natural Greenspace (SANG) including car park and improvements to the A287/Redfields Lane junction (means of access into the main site to be considered, all other matters reserved)
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Following discussion Cllr Lambert proposed that Council's response be broadly similar to that submitted previously i.e.

OBJECTION

Principle of development is outside the existing Hart plan.

An additional surgery is strongly objected to on the grounds that existing and well-used provision in Crondall would be deeply threatened.

This development will cause additional and unwelcome traffic through the village of Crondall (and other surrounding villages) which it will cause significant congestion and increase accident rates.

Such a large site will place unacceptable pressure on school places at secondary and primary levels, which the plan does not explain how these will be mitigated.

We note and strongly support Thames Waters comments concerning inadequate sewer provision and the issues of flooding. Any surface water drainage design needs to limit water flows in to the natural drainage channels (river Hart) to the existing natural run-off rates to avoid over-filling the Hart and reducing the out-flow of water from the Crondall area.

The A287 junction:

CPC prefers smart traffic lights at this location. The old road should be partially retained to provide cycle access, especially up from the A287 levels to the higher Redfields Lane level.

Without this, the road MUST incorporate cycle track provision to improve safety.

The central reservation should be widened with some incursion to the north and south existing verges to allow right-turning traffic out of Bowling Alley.

A physical or visual narrowing of the west-bound carriageway as it passes the Bowling Alley exit is recommended to try and reduce the speed of traffic accelerating off the roundabout.

More work is required to define and explain the levels at the roundabout. The reduction in height to the eastern approach is understood, but the change in height between the roundabout and Bowling Alley or Redfields Lane needs to be carefully examined to ensure reasonable sight lines and gradients for both vehicles and cycle traffic.

The Council remains sceptical that east-bound vehicle arrival rates on the A287 of 2000 vehicles/hour at peak times (~ 3 vehicles every 5 seconds) would only generate queues of 2-3 vehicles (as claimed by Martin Grants traffic expert), especially given the design of the roundabout to mitigate speeds which would cause some bottlenecking. A similar roundabout at the top of Beacon Hill (B3013/A287) manages similar traffic flows with queue lengths in excess of 20 vehicles at peak times on the east-bound A287. Will the roundabout design be future proofing? CPC is concerned that the 2 lane approach into the roundabout on which the design and traffic flows etc are predicated, would at some point in the future be reduced (as had been undertaken at Beacon Hill and other roundabouts locally).

*The size and adequacy of drainage provision around the roundabout has not been defined. An additional and integrated crossing improvement at Crondall Road has not been included. This was seconded by Cllr Argent and **AGREED** (4 In Favour: 1 Against).*

14/01363/HMC	- Rambler Cottage Dippenhall Street Crondall Farnham - GU10 5NX	Demolition of detached studio, erection of single storey extension. Alterations to doors/windows, internal alterations. Alteration to position of garage door. Installation of conservation rooflights.
14/01364/LBC	- Rambler Cottage Dippenhall Street Crondall Farnham - GU10 5NX	Demolition of detached studio, erection of single storey extension. Alterations to doors/windows, internal alterations. Alteration to position of garage door. Installation of conservation rooflights.

Cllr Lambert proposed **NO OBJECTION** although concerned the existing parking is listed in the Design and Access statement as having an existing double garage with parking for two vehicles in front which is clearly not possible. This was seconded by Cllr Groslin and **AGREED** unanimously.

155/14 To agree Terms under which an area of Hook Meadow might be used by Stepping Stones Nursery

The Clerk referred Councillors to the paper distributed with the Agenda. Mr and Mrs Oppenheim the owners of the property adjacent were in attendance and Mr Oppenheim spoke to the item expressing their family concerns over the proposal. These concerns included noise, privacy, after hours use, vandalism, anti-social behaviour, access for maintenance and the setting of a precedent. Mr Oppenheim stressed that they would like to work with Stepping Stones but overall wished to object to the proposed scheme.

Council discussed the concerns raised but concluded that these did not present insurmountable obstacles, in particular it would be relatively easy to thicken the hedge by planting. The Clerk was requested to write to Mr and Mrs Oppenheim.

With regard to the proposed terms detailed in the paper Cllr Lambert expressed the view that the proposed fee of £50pa was too high.

Cllr Argent proposed support for the proposed terms and Cllr Lambert proposed an amendment to £5pa. The amendment received no support so the original motion was seconded by Cllr Groslin and put to the vote and **AGREED** (3 in Favour: 2 Against).

156/14 Website update

Good progress had been made and it was anticipated the Website would go live the following Wednesday.

157/14 Finance - Payments and Purchases to be Made.

The 'payments to be made' were proposed by Cllr Argent seconded by Cllr Lambert and **AGREED** (4 In Favour:1 Abstention).

The Clerk made Council aware of a new problem with the hydraulics on the tractor and requested an additional £200 approval to cover this work. This was included and the 'purchase requests' which were discussed, and proposed for agreement by Cllr Argent, seconded by Cllr Groslin and **AGREED** 'en bloc' unanimously.

158/14 Finance – Balance Sheet and Income and Expenditure to end May 2014.

The Balance sheet and Income and Expenditure Report were **NOTED and ADOPTED**.

PARISH COUNCIL REPORTS

159/14 Estates report.

It was suggested that it might be prudent to investigate the purchase of a metal tree guard for the Jubilee Oak. Cllr Bryant and the Clerk are seeking quotations for the repair to the Hook Meadow vehicular entrance.

Cllr Lambert raised a number of issues about which he was concerned. He requested that the play equipment was cleaned with a view to removing the mould. Cllr Lambert had also identified that someone was practising golf on Hook Meadow. The Clerk was asked to try to identify the culprit and 'have a word with them'. The Estates Report was **NOTED**.

160/14 Memorial Applications and Burials.

Cllr Lambert stated that he was not happy that the most recent burial had met the Burial Ground Regulations. Cllr Lambert proposed that it be recorded that 'the record show that a mistake has been made'. This was seconded by Cllr Hebbbron. The motion was **CARRIED** (2 In Favour: 1 Against: 2 Abstentions). The Clerk was unhappy with this however she accepted that as it had been inappropriate to share all the information she had about this matter with councillors it was open to them to reach a different conclusion from herself. She felt that she had been placed in a very difficult situation (this was confirmed by Cllr Hebbbron) but that she had followed the guidance of the Chairman (by e-mail) and that there was no evidence to confirm that 'a mistake had been made'.

Council suggested ways in which the Burial Regulations might be better enforced by working more closely with the Church and undertakers and refusing to agree funeral and interment dates until eligibility had been proved. There was some sympathy for the delays that this might inevitably cause and the difficulty in 'proving' eligibility in all cases.

The proposed amendment to the Burial Regulations (previously circulated) was proposed for adoption by Cllr Argent seconded by Cllr Hebbbron and **AGREED** (4 In favour:1 Against). Council **NOTED** the report circulated.

161/14 Faster Broadband

Cllr Hebbbron apologised for the late circulation of his Report. Cllr Hebbbron updated council on progress against his developed 'project plan'. He advised Council that he is working with

a number of committed local residents including Ian Jackson who was in attendance at the meeting. Council **NOTED** that in order to receive maps of the designated 'faster broadband' areas etc. Cllr Hebbbron had signed a 'non-disclosure' agreement on behalf of the Parish Council.

BT had provided a quotation based on 120 houses but it was felt that this was insufficient properties to gain overall village support for a partnership project. Alternative quotations would be sought for more properties. In the light of the initial high costs quoted alternatives were also being investigated including - getting better performance from copper cabling, satellite and wi fi options. Cllr Hebbbron expressed the view that he was not yet in a position to make a proposition about the way forward as there was still investigative work on-going.

Cllr Hebbbron was thanked for his hard work on the project and asked to continue.

162/14 Correspondence.

There was correspondence from the Royal Mail and in regard to burials and interments. In addition a letter had been received requesting funding for a project on the River Loddon which Council had previously decided not to support.

163/14 AOB:

Cllr Lambert advised that the next meeting of FACC would take place on Thursday 26 June.

Cllr Argent noted that the inspection by the Clerk, Groundsman and Cllr Bryant had led to the conclusion that there were no immediate issues to address in regard to the condition of the tennis court. The Clerk was requested to drop a note to Mrs Wilson.

Cllr Argent reported on his most recent regular meeting with HCC Highways from which he hoped some useful outcomes; however he advised that they were currently undergoing a staffing reorganisation. Patching continues although it was acknowledged that this is inadequately funded.

164/14 To consider the proposed Playground Refurbishment.

Cllr Argent moved that 'in view of the confidential nature of the business to be transacted, that pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, as applied by Section 100 of the Local Government Act 1972, Members of the Press and Public be excluded from the meeting'.

Cllr Lambert moved that this be amended to allow discussion of some aspects in public, as they are in the public interest, however this amendment failed to gain support. The originally proposed motion was seconded by Cllr Groslin and **AGREED** (4 In Favour: 1 Against).

The meeting continued in confidential session.

Signed as a true record dated 28th July 2014