

CRONDALL PARISH COUNCIL

MINUTES OF MEETING

Held on Monday 21st August 2017 in Crondall Church Rooms

PRESENT: Cllr C Dorn – Chairman

Cllrs C Bryant, C Hebborn, N Lambert, S O'Connor,

APOLOGIES: Cllr D Argent, R Ellerington, M Seary – Crondall Parish Council

Cllrs K Crookes, Gorys and J Kennett - Hart District Council

IN ATTENDANCE: Mrs M Harris - Parish Clerk

There were 2 members of the public in attendance for the first part of the meeting

The meeting commenced at 7.36 pm and ended at 9.35 pm

72/18 Declarations of Interest

There were no Declarations.

73/18 Minutes of 24th July 2017 meeting

Cllr Lambert wished to challenge the veracity of the Minutes and ask Cllr O'Connor a question. Cllr Dorn pointed out he had already had an opportunity challenge the minutes and as no other councillors supported his point of view they would not be changed. Cllr Dorn declined to allow Cllr Lambert to ask a question of Cllr O'Connor. The Minutes were proposed for acceptance as an accurate record by Cllr Dorn, seconded by Cllr O'Connor and **AGREED** (In Favour 2:1:2 Abstentions). The Chairman signed the Minutes.

Cllr Lambert asked that it be formally recorded that 'he objected to the nature of the minutes'.

Matters arising from the 24th July 2017 meeting not covered by the agenda

74/18, 51/18 Response to Clare Park Hospital – The Clerk had previously circulated Clare Park's response to the Council's letter. It was agreed that Council was disappointed that the hospital had failed to take on board their comments regarding trying to reduce traffic flow through the village. Cllr Argent would be asked to raise this matter with officers at Hart and if thought desirable to arrange a face to face meeting with Clare Park.

75/18, 56/18 Bedroom Tax – Cllr Gorys had promised a response on this matter on his return from annual leave. Cllr Lambert clarified that his query had been whether Hart were still subsidising those subject to the tax from their own reserves.

76/18, 59/18 Pre-applications – Old Parsonage Meadow and Clifton Barns. No response had been received regarding Clifton Barns. The response regarding OPM had been circulated to councillors. It was agreed to defer discussion on the Developers request to set up a 'joint design group' to the next meeting.

77/18 Announcements from the Chairman, Clerk, and Members questions received in advance.

There were no Members Questions.

The Chairman stated that in Cllr Seary's absence Agenda Item 11 would be deferred.

The Chairman advised Council of the Riparian Owners training that had been set up by the Environment Agency at 10am on Friday 1st September, anyone interested should meet at the

junction of Pankridge Street and Redlands Lane appropriately dressed for the weather with wellies and gloves.

78/18 Representations

There were no representations from members of the public.

79/18 District Councillor's Report

With no Districts Councillors in attendance there was no report.

80/18 Planning Applications

Applications were considered in line with the previously circulated Planning report.

17/01822/LDC	Swanthorpe Barn Swanthorpe Crondall GU10 5PY	Existing Lawful Development Certificate for the use of land as residential curtilage in connection with the occupation of Swanthorpe Barn
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This application sought to demonstrate that a large portion of land adjacent to the current residence had been used continuously for a period of time in conjunction with that residence, thus entitling it to be designated as residential. In addition to Councillor Lambert's report councillors had sight of Hart's response to a pre-application for the site dated May 2017. After discussion Cllr Lambert proposed **OBJECTION** commenting

- The applicant has failed to show that the land has been used in breach of planning control continuously in excess of 10 years.
- Due to the nature of the site (previously agricultural buildings that were converted to residential in 1996), it appears that the residential curtilage of the house does not extend to the whole of the site identified on the site plan. It would appear to end marginally to the North-West of the property following the curved line adjacent to the rear of the property nor does it extend to the whole of the site identified on images 2005 & 2008
- The 2005 image shows evidence of farmed land and not being part of a garden.
- The plan also lacks evidence of land in the same ownership i.e. blue line.

This was seconded by Cllr Bryant and **AGREED** unanimously.

17/01922/HOU	Little Dares Pankridge Street Crondall GU10 5RG	The erection of an extended front gable with hipped end
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Cllr Lambert proposed **NO OBJECTION** subject to

An approved Construction Method Statement to minimise construction traffic on the highway

This was seconded by Cllr O'Connor and **AGREED** unanimously.

17/01960/HOU	Farm Cottage Wimble Hill Crondall GU10 5HL	Single storey extension to the rear following demolition of existing single storey extension, and two storey side extension replacing existing garage.
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Cllr Lambert proposed **NO OBJECTION** subject to

Materials to match existing

This was seconded by Cllr Hebborn and **AGREED** unanimously.

81/18 Neighbourhood Plan Update

Cllr O'Connor had circulated an Update Report which he briefly went through with councillors. One NPWG meeting had been held since the last CPC meeting. Good progress had been made with the Project Plan updated. The initial 'Skelton Neighbourhood Plan' had been created ready for population, the retained consultant was advising on this. The criteria for site selection had been designed and was currently subject to robust trial to ensure compatibility with the NPPF and the results of the Questionnaire. Developers have been approached and site owners consulted to establish that sites are 'ready to roll' if selected as part of the NP. Cllr Lambert asked for sight of the criteria and was advised that when the criteria are finalised they will be shared with CPC and then with the village at an exhibition scheduled for mid-October. Overall conclusion of the Plan is scheduled for mid-2018 alongside the Local Plan. One new representative has joined the NPWG and other resigning members have agreed to stay involved where they have particular expertise, this includes liaison with the Mill Lane area. An update article is planned for the Crondall Society and possibly the Parish Magazine. Cllr Lambert had various questions which were answered by Cllr O'Connor.

'Will infrastructure be included in the NP? Yes some including community based support services and some policies but principally the NP is a *'planning aid'*.

'Are there fears about applications being submitted in advance of the NP'? Yes, there are already two known, however as the NP takes shape Hart has a policy for how much weight they will ascribe to NPs in making their planning decisions as the NP moves towards maturity.

'How will the local and Hart consultations on the final NP run'? Consecutively.

'Are all the sites put forward on the list'? Yes. 'It has been suggested to me that this is not the case'. Please check with your informant and come back to me if there is a problem.

82/18 Proposed permanent toilet block on Hook Meadow

Cllr Lambert introduced the topic by asking councillors whether they thought a toilet was needed and if so how might it be better presented than at present. He had illustrations of some 'modestly costed' products which might be plumbed into the main sewer. Cllr Hebborn thought that the facility was not necessary. A number of councillors believed the 'problems' were caused by those from outside the village who came to use the play area, however it was agreed this was out of CPCs control and they didn't want to return to the situation where people were using the hedgerows etc. Various suggestions were made regarding locations and styles of toilets however it was apparent that a great deal more information was needed if the project was to move ahead. Most councillors agreed that a permanent facility plumbed in to the mains would be best however at this stage there had been no assessment about how such a facility might be robust enough to deal with winter weather, vandalism etc. and how it would be maintained, serviced and kept clean. Cllr Lambert thought there was plenty of time between now and Precept request to decide what could be done and 'precept' for it. Cllr Bryant volunteered to have a look into what might be possible.

Two members of the public left the meeting during this debate.

83/18 Creation of a list of Assets of Community Value (ACV)

Cllr Argent had written a paper explaining the concept and suggesting a number of Crondall assets that might be included, he had made no specific recommendation on the way forward. Cllr O'Connor Stated that there was a widely held view that ACVs offered little protection and that Article 4 protection was to be preferred, however he was aware that Hart were very unlikely to grant Article 4 protection to any of the suggested assets in Crondall. It was unclear whether Hart would consider ACV status in any application for planning. Cllr Dorn asked whether it was worth looking at listing of ACVs in more detail but the general agreement was that ACVs would be of very limited value in Crondall. Cllr Dorn proposed that it would be impractical to take this project forward, this was seconded by Cllr Lambert and **AGREED** unanimously.

84/18 Payments and Purchases to be made.

One correction was made to the payments listed. The payments as amended (9 invoices totalling £3,575.49) were proposed for authorisation and payment by Cllr Dorn, seconded by Cllr Hebbbron and **AGREED** unanimously.

85/18 Purchase Authorisation Requests

The purchase request regarding Dog Signage was deferred. The other purchase authorisations listed were proposed for approval by Cllr Dorn, seconded by Cllr Bryant and **AGREED** (In Favour 3:2 Against).

86/18 Income and Expenditure Report.

There were no questions and the report was **NOTED**.

87/18 Bank Reconciliation

The Clerk confirmed that she had undertaken an independent examination of the Bank Reconciliations for July 2017. No questions were raised. Council **NOTED** the Clerk's report.

PARISH COUNCIL REPORTS

88/18 Estates Report.

The Clerk's report was taken as read. The Clerk advised Council of acts of vandalism that had taken place in the Burial Ground and on Hook Meadow with the chemical toilet twice having been overturned. It was difficult to know whether these acts were a disgruntled resident or 'teenage hi jinx'. Councillors were asked to keep their eyes open especially in the darker evenings when it was believed the incidents were taking place. Council **NOTED** the report

89/18 Memorial Applications and Burials.

The Clerk's previously circulated report was taken as read. The Clerk reported meeting with the grave owner who had requested permission to erect a very small fence around a child's grave. The Clerk reported that after discussion with the woman and with Sean the fence had been allowed on a trial basis. Council **NOTED** the report.

90/18 Footpaths update

Cllr Hebbbron advised Council that he had received confirmation of a 'match funded' grant of £500 towards the new footpaths map, for which he was congratulated. The final invoice was due shortly. The Crondall Society were apparently planning to re-issue their footpaths Handbook but using the 'old' map!

91/18 Broadband

Cllr Hebbbron advised no update. Some residents had expressed dissatisfaction with the 'new' service which didn't deliver as well as anticipated.

92/18 Correspondence

Correspondence received during the month had been circulated to councillors by e-mail. Copies of the CPRE magazines and the HALC Annual Report were available for anyone who wished to see them. Some discussion was engendered by the new publicity for the Taxi-share Service. The publicity supplied would be distributed in the village and placed on the Council's website.

93/18 Reports of Representatives see Appendix A

94/18 Other Business

Cllr O'Connor identified the need for a comprehensive plan regarding the layout and issues surrounding 'drainage/water' in Crondall. Only when there is a comprehensive understanding of the engineering architecture can it be divided into chunks for remediation, one area at a time. Piecemeal efforts aren't working and it'll never be fixed because we don't really know what the problem is. CiL and Section 106 could then be focused at resolving a particular problem. It was pointed out how many agencies are involved.

Cllr Bryant mentioned the blocked drain outside Hook Meadow. Cllr Lambert thought this was due to hedge clippings being dropped in the ditch. This must be reported for attention.

Cllr Lambert complained of the poor state of Surrey's roads through Dippenhall. One patch with a number of drain covers is particularly poor. Cllr Dorn suggested taking photographs to accompany a report to Surrey and Waverly and involving the local district councillor.

Signed as a true record dated 25/09/2017