

CRONDALL PARISH COUNCIL

MINUTES OF MEETING

Held on Monday 21st November 2016 in Crondall Church Rooms

PRESENT: Cllr C Dorn - Chairman

Cllrs C Bryant, R Ellerington, D Evans, C Hebbbron, N Lambert,

APOLOGIES: Cllrs D Argent, S O'Connor - Crondall Parish Council

Cllrs K Crookes and J Kennett - Hart District Council

IN ATTENDANCE: Cllr S Gorys – Hart District Council, *until 8.42pm*

Mrs M Harris - Parish Clerk

There was 1 member of the public in attendance

The meeting commenced at 7.31pm and ended at 9.35pm

144/17 Declarations of Interest

There were no declarations.

145/17 Minutes of 24th October 2016 meeting

The Minutes were proposed for acceptance as an accurate record by Cllr Dorn, seconded by Cllr Bryant and **AGREED** (In Favour 4:2 Abstentions). The Chairman signed the Minutes.

Matters arising from the 24th October 2016 meeting not covered by the agenda

146/17,121/17 Bowls Club Lease. The Clerk advised Council that the Lease had been signed and the rent for the 2015-16 and 2016-17 seasons received.

147/17,122/17 Back up for Burial records. The Clerk advised that she and Cllr Ellerington had agreed a date to meet to arrange storage of back-up data in the 'Cloud'.

148/17,125/17 – Response to Rye Common Village proposals. The Council's response had been drafted, consulted and sent. The responses of other neighbouring parishes and of the Action Group had also been circulated to Council. They were thanked for sharing this information.

149/17,130/17 Response to consultation and letter to MP re Local Government Settlement 2017-18 Council's response and letter had been drafted and sent, an acknowledgement for both had been received.

150/17,134/17 PO Box number. With insufficient time to bring this to Council for discussion before the renewal date the PO Box was renewed for a further year. Ongoing use of this facility may be discussed at budget time with research into alternative options. Cllr Lambert queried why the post was not being delivered to the Clerk's home. The Chairman explained the difficulties due to the PO Box number and the Clerk being served by different sorting offices; it was felt that the current arrangements worked well.

151/17,141/17 FACC Report. The Clerk had circulated Cllr Lambert's report. Cllr Lambert commented that the consultation had now concluded with the results available in the first half of 2017. He advised Council that the minutes of the last FACC meeting would be available shortly.

152/17,143/17 Dog Warden. At Council's request the Dog Warden is focusing their patrolling and surveillance on Pankridge Street, The Borough and Church Road. Cllr Lambert advised that he now had a large supply of 'poo bags' available for distribution.

153/17 Announcements from the Chairman, Clerk, and Members' questions received in advance.

There were no Announcements or Members' questions.

154/17 Representations

Mr Roger Peck of Glebe Road advised Council that there were safety problems with access to the school from Glebe Road. The area was potentially dangerous in particular due to lack of good sight-lines and the indiscriminate parking of larger cars dropping off and picking up pupils from the school. It was understood that Hampshire CC Highways were planning some remedial works but exactly what these would be was uncertain. Mr Peck who lives adjacent wished Council to be aware of the problem and also his concerns that the grass and shrub borders outside his house should not be wholly removed as this would open up the area considerably, removing some of his privacy. He acknowledged however that there is scope for improvement in order to make the area safer. Mr Peck advised that he had a meeting arranged with the school's head-teacher who shares his concerns and he agreed to let Council have a note of this meeting. To date there is no information available from Hampshire CC on what is proposed but when this arrives he hopes that it will be discussed with all residents and the Parish Council.

Cllr Lambert advised that he had been monitoring the area for some time and had placed cones at the entrance to prevent parking. He believed cutting back one large shrub would make a significant difference. Cllr Dorn advised that the Police were limited in what they were able to do regarding the parking issues. Mr Peck was reassured that Council were interested in this matter and would comment on the proposals once they are received. Mr Peck was thanked for his attendance.

155/17 District Councillor's Report

Cllr Gorys advised that there had been little change from last month. He advised that allocation numbers with regard to the Local Plan were expected by January 2017. The delay had been caused by the requirement to objectively reassess housing need after the withdrawal of Rushmoor BC's requirement – this giving Hart a greater palette of options. Cllr Gorys recognised that everyone wants these numbers as soon as possible.

Hampshire CC has a duty to provide school places but not a school so Hart is currently looking for a potential site for a school. It is understood that Hampshire will meet the local secondary school requirement in the immediate future by the creation of a 'mega' school at Calthorpe Park.

Cllr Gorys was thanked for his attendance and contribution

156/17 Planning Applications

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

16/01334/HOU & 16/01335/LBC	Yew Tree Cottage, Dippenhall Street Crondall GU10 5NX	Proposed extension, addition of a dormer window and works to garden walls.
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Cllr Lambert advised that the Conservation Officer was not happy with the proposal, however as most of the proposed work was to the rear of the property Cllr Lambert proposed **NO OBJECTION**, this was seconded by Cllr Dorn and **AGREED** (In Favour 5:1 Against).

16/02846/HOU	The Bourne, Redlands Lane Crondall GU10 5RF	Erection of double garage in place where permission was previously granted but has since lapsed. The concrete foundation of the garage was built.
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Cllr Lambert commented that this application no different from the previous one submitted, he proposed **NO OBJECTION** with the caveat that

The approved garage shall not be used for any purpose other than the parking of motorised vehicles.

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

After meeting note, Cllr Lambert advised that the Application has been re-submitted with additional information and will be re-considered at the next Council meeting. .

16/02716/HOU	Long Paddock, Redlands Lane, Crondall GU10 5RF	Loft conversion with dormers to the front and rear with porch gallery.
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Cllr Lambert advised that this application had be re-submitted since the last meeting at which it had been considered. It included a large gallery window which would overlook the next door property. Following discussion Cllr Lambert proposed **OBJECTION** commenting

- *Due to the size and proximity of the planned dormer windows at the front of the property which would cause overlooking to the adjoining Chantry Cottage.*
- *Inadequate vehicle turning area which can be needed by delivery/emergency vehicles or blocking the access to The Bourne*

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

After meeting note, Cllr Lambert advised that this Planning Application has been withdrawn.

16/02758/PRIOR	Clifton Barn, Croft Lane Crondall GU10 5QF	Application for Prior Approval under Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 of Proposed Change of use of Agricultural Building to a Dwellinghouse (C3).
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Cllr Lambert explained that this application had been refused previously on the grounds of lack of SANG availability, however Hart had just lost a case against them regarding this issue so officers had suggested that it was 'inevitable that planning' would be granted this time. On this basis Cllr Lambert proposed **NO OBJECTION**, however this failed to find a seconder and the motion **FAILED**. Cllr Ellerington said that as nothing material had changed since the last time Council considered the application he proposed **OBJECTION** in the same terms as those used previously.

- *It is considered that this application does not meet all the criteria set out in Class Q of the General Permitted Development Order 2015.*
- *The proposal may result in a roof line higher than existing due to its replacement; the plans do not confirm the proposed heights. If higher, this would be contrary to Class Q (g) which states that development is not permitted where "the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point";*
- *The application proposes substantial demolition resulting in a decrease in footprint of 141.35 m2 (33% of the current footprint) which is more than the partial demolition otherwise permitted in Class Q (i)(ii). This states that partial demolition is permitted only to carry out reasonable building operations such as the installation or replacement of windows, doors, roofs or exterior walls, or water, drainage, electricity or other services to facilitate the change of use.*
- *The application will require vehicle access across a public footpath and is therefore contrary to class Q2(1)(a)*
- *A dwelling house would compromise the adjacent agricultural building where heavy machinery (wood chopping) occurs. It is therefore contrary to class Q2(1)(e).*
- *The visual design would be intrusive to the countryside contrary to class Q2(1)(f)*
- *However if permission is granted, the Parish Council seeks to retain all CIL/S106 contributions to be spent within the Parish*

This was seconded by Cllr Evans and **AGREED** (In Favour 5:1 Against).

16/03045/LBC & 16/03044/HOU	Chandlers Farm House Chaundlers Farm Dippenhall Street, Crondall GU10 5NX	Replacement of windows and joinery, external and internal alterations to barn within the curtilage of Ref.
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Councillors were advised by Cllr Lambert that changes were needed due to structural elements uncovered during the building works. These changes were minor in nature. Cllr Lambert proposed **NO OBJECTION**, this was seconded by Cllr Hebborn and **AGREED** (In Favour 5:1 Against).

16/02934/PREAPP	Bowenhurst Golf Centre Mill Lane Crondall GU10 5RP	Conversion of part of Greenkeeper's building to residential accommodation.
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This is a pre-application on which Council may comment. After discussion Cllr Lambert proposed **OBJECTION** commenting

- *The proposal appears to be simply a means to avoid the current caravan resident moving from that site following enforcement.*
- *It is unclear how once the conversion is undertaken the Greenkeepers will be provided with their statutory access to toilets, showers etc.*
- *This constitutes unacceptable residential development in the countryside*

The proposal was seconded by Cllr Hebborn and **AGREED** unanimously.

Planning Appeal – The Bourne

It was noted that written comments were required by 2nd December 2016. Cllr Lambert proposed that Council send the same comments that were made at the time the planning application was before Council. This was seconded by Ross Ellerington and **AGREED** (In Favour 5:1 Against).

157/17 Neighbourhood Plan (NP).

Cllr O'Connor's previously circulated note was **NOTED**. Cllr Lambert requested sight of the minutes of the NP Working Group meetings, it was agreed this was a reasonable request.

158/17 Update on The Crondall Conservation Area document

The Clerk made Council aware that as this document is owned by Hart observations from the Parish Council were all that were required. Cllr Lambert expressed his concerns as he believed no-one from Hart was at the formal consultation meeting and what we now have has come back from Hart. This was challenged by Cllr Dorn who believed Hart was represented at the consultation. The Clerk explained that the work on adjusting/amending the document had been shared between Hart's consultant and CPC. Recommendations had been made by Hart's consultant in response to the consultation comments (all of which have been circulated to Councillors) and these have been incorporated into the document. It is anticipated that the final document will go to Hart's Cabinet meeting in early December for approval. Cllr Lambert stated that he would challenge the veracity of the document as 'it was put together by people who don't want development in the village'. He requested copies of the minutes of the working group.

Cllr Dorn proposed that Council support the document as listed and thanked the working group for all their hard work and support, this was seconded by Cllr Ellerington and **AGREED** (In Favour 5:1 Against).

Cllr Gorys left the meeting at 8.40pm.

159/17 Glebe Road - works outside the school entrance

This matter was deferred for discussion until further information has been received from Hampshire County Council.

160/17 Introduction of a Workplace Pension scheme

Cllr Argent's paper on this matter having been circulated before the meeting Council acknowledged the statutory requirement to set up a Pension Scheme. It was necessary to choose a suitable scheme and the Government's NEST scheme was recommended as a low cost practical option. Cllr Hebbbron wondered whether there were any alternatives and volunteered to circulate details of the scheme used by the small company for whom he worked. It was pointed out that due to her age there was no requirement to offer a pension provision to the Clerk however Cllr Dorn expressed the view that all employees should be treated uniformly. Cllr Dorn proposed acceptance of Cllr Argent's recommendation to set up a scheme through NEST that would be made open to all employees, this was seconded by Cllr Lambert and **AGREED** unanimously.

161/17 Use of Hook Meadow for under 10s Football

A paper had been circulated in advance which was taken as read. Cllr Hebbbron asked whether use of the Football Field had been ruled out. The Clerk explained that the field was already let out on Saturday mornings for Flyball and it was felt that introducing football as well would be unacceptable for a number of reasons, including parking. Cllr Hebbbron queried the reaction of the village to the use of Hook Meadow but Cllr Evans felt it would provide an amenity for children that was positive. Cllr Lambert queried the proposed charge and suggested that it should be much lower at £10 per annum in order to encourage all children, especially local ones, to take part. The actual cost to the children was queried given they belonged to a large club and councillors were unsure whether any reduction in charge would be passed on to the children themselves. Cllr Lambert helpfully stated that when the Village Hall was not in use the gates could be left open to enable parking for the footballers. After further discussion Cllr Lambert proposed acceptance of the proposal based on a £10 per annum charge, Cllr Ellerington then proposed an amendment, that this be agreed only if it could be established that the saving would be passed on to the children. There being no seconder the original motion **FAILED**. Cllr Dorn then proposed agreement in principle to the proposal with the Clerk to seek 'best value to all parties' in regard to costs. Cllr Lambert sought an amendment to a £10 per annum charge but this received no support. Cllr Dorn's original proposal was then seconded by Cllr Bryant and **AGREED** (In Favour 4:2 Against).

162/17 Keeping Crondall Tidy - update

Cllr Evans reported that the first round had been successful with 3 out of the 4 areas cleaned and tidied. He requested an update on progress from Cllrs Lambert and Hebbbron in regard to The Borough, Church St and Croft Lane. Cllr Lambert stated that the work was unnecessary as Hampshire County Council are responsible for cleaning the road signs and Council should employ a Lengthsman to cover other tasks. Cllr Hebbbron stated that he would do the areas which had yet to be 'tidied', Cllr Dorn offered to assist. Cllr Evans hoped that everyone would feed back to him with ideas, problems encountered etc. before Phase 2 was launched including roads such as Itchell Lane, Well Road etc. His hope was that eventually the whole Parish would have been covered. One issue was the number of speed and other signs that were covered by vegetation, it was suggested that Council write to the owners of the offending hedges to ask them to trim them back.

163/17 Payments and Purchases to be made.

Having sent out the incorrect information to Council – for which she apologised, the Clerk clarified the payments and purchases to be made. The payments as listed (6 invoices totalling £886.95) were proposed for authorisation and payment by Cllr Dorn, seconded by Cllr Ellerington and **AGREED** unanimously.

164/17 Purchase Requests

A purchase request for a £330 for Clerk and Councillor training was proposed for acceptance by Cllr Dorn, seconded by Cllr Lambert and **AGREED** unanimously.

165/17 Income and Expenditure Report to end of October 2016.

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

166/17 Bank Reconciliation

The Clerk confirmed that she had undertaken an independent examination of the Bank Reconciliation for October 2016 and no questions were raised. Council **NOTED** the Clerk's report.

PARISH COUNCIL REPORTS

167/17 Estates Report.

The Clerk's report was taken as read. She advised that disappointingly only one quotation for refurbishment of the Pavilion had been received. Cllr Dorn suggested that it might be necessary to break the project down into the individual trades and project manage the work in house. Council **NOTED** the report

168/17 Memorial Applications and Burials.

The Clerk's previously circulated report was taken as read. The Clerk reported that she had been in touch with the owner of the grave where wooden edging had been laid and they had agreed to return it to grass, however this work had not yet taken place. Council **NOTED** the report.

169/17 Correspondence

In addition to routine correspondence the Clerk had received the War Memorials Trust Bulletin, Clerks and Council's Direct and The Clerk magazine, all are available from the Clerk if councillors are interested to see them.

170/17 Other Business

Footpaths

Cllr Hebbbron stated that Hampshire CC had offered 'Footpath training', he had noted a comment from Cllr O'Connor regarding this and wondered whether he was interested in going on the training. Cllr Hebbbron was aware of a complaint regarding an electric fence on Horsedown Common; he had understood that this had been resolved and knows that Hants CC rangers are in touch with the landowner. Cllr Hebbbron asked Council whether it wishes to do anything towards the future maintenance of footpaths e.g. by writing to the landowners. He volunteered to write a paper on this for a future meeting. Cllr Evans state that there were footpath signs that needed cleaning and that some had been moved or were unclear. Cllr Hebbbron stated that where he was aware of problems he would report these in to Hampshire.

River Levels

Cllr Evans reported that river levels were 'up' but there was no immediate risk. The Pond had water in it but as the 'exit' pipe was so high no water was leaving it. Cllr Hebbbron noted that he had seen vegetation floating in the pond, Cllr Evans agreed to take a look at this. It had been noted that there was still flow under the Redlands Lane bridge, which was positive. There followed a general discussion about how at 'this time of year' blocked drains are often caused by leaves and it would be prudent if people were encouraged not to blow leaves on to the roads. Cllr Lambert stated that he had reported the large quantity of leaves outside the school to Hart DC.

The meeting ended at 9.35pm to be followed by an In-Committee meeting without the Clerk.

Signed as a true record dated 12/12/2016