

CRONDALL PARISH COUNCIL

MINUTES OF PARISH COUNCIL MEETING

Held “virtually” on Monday 22nd June 2020

Note: Due to the Covid-19 emergency and in accordance with the Coronavirus Act 2020 {SI 392: The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020} the meeting was held “virtually” via “Zoom” (proprietary video conference product) and broadcast simultaneously via Facebook live feed for public viewing. Key documents were displayed to participants during the meeting via the “share screen” functions.

The Facebook video was deleted after a 48 hour period.

PRESENT via Zoom Meeting

Councillor C Dorn – Chairman

Councillors D Argent, C Bryant (joined part way through during Planning presentation), R Freeman-Griffiths, C Hebborn (joined part way through Village Shop update via dial-in) S O’Connor and M Roberts

APOLOGIES:

Councillors K Crookes and J Kennett - Hart DC

Councillor N Lambert – Crondall Parish Council

IN ATTENDANCE via Zoom

Meeting:

Councillor J Glen – Hampshire County Council

A Angove - Parish Clerk

Two members of the public joined the Zoom meeting. Eight members of the public were watching the live feed at the outset, this peaked at around 11 during the meeting. The exact numbers were not tracked.

The meeting commenced at 7.30pm and ended at 9.44pm

17/21 Declarations of Interest

Cllrs Freeman-Griffiths and Roberts declared a non-pecuniary interest in the planning applications for Oakleigh. In his capacity as Planning Lead, it was agreed that Cllr Freeman-Griffiths would provide an overview on the applications but would refrain from adding any recommendation and would leave the meeting during any discussion. Both councillors would abstain from voting.

18/21 Minutes of 18th May 2020

The Minutes of the Council meeting were proposed for acceptance as an accurate record by Cllr Dorn, seconded by Cllr O’Connor and unanimously **AGREED**. The Chairman signed the Minutes.

19/21 Announcements from the Chairman, Clerk and Members questions received in advance

The Clerk advised of one minor change to the Agenda, confirming that the timescales for commenting on the Planning Application for Chapel Cottage had passed and it would, therefore, not be included in the Planning Presentation.

20/21 County and District Councillors Report

Cllr Glen gave an update on the Policy and Resources Scrutiny meeting at HCC. HCC is facing a £42m deficit caused in part by additional costs related to COVID. This issue is also faced by the majority of councils, including some District Councils. In the light of this situation, Robert Jenrick MP is reported to be considering a shake-up which may consider devolved County Councils to be more autonomous and the introduction of elected mayors.

Hampshire Waste Centres have reopened and are running successfully using booking systems. Green waste collections have also restarted.

Cllr Glen had previously distributed copies of his recent report on local crime via the Clerk.

(A member of the public joined the Zoom meeting)

Cllr Dorn thanked Cllr Glen for his report, and in his capacity as District Councillor, provided a report advising that in the light of COVID response, much of HDC had been working from home, but should be back to normal by September.

A full HDC council meeting is planned for 25th June, to allow additional issues relating to COVID to be addressed. HDC are also holding a “virtual” planning meeting on 8th July and are using experiences from CPC to help run this.

21/21 Representations by the public

There were no representations by the public.

22/20 Planning Applications

Applications were considered in line with the previously circulated Planning Report and presented by Cllr Freeman-Griffiths.

20/01061/HOU	Oakleigh Pankridge Street Crondall Farnham GU10 5QU	Demolition of exiting wooden sheds and erection of a single storey outbuilding.
<i>Cllr Freeman-Griffiths offered no recommendation due to declared non-pecuniary interest</i> Cllr Roberts questioned whether it was unusual for the Conservation area to run in and out of properties. Cllr Freeman-Griffiths confirmed it was but was due to historic reasons. Cllr Dorn suggested that as part of the revised Conservation Area document, it should be possible to make some adjustments. Cllr O'Connor queried why no reference to the view from Dippenhall Street had been made. Cllr Dorn explained that as the property in question was some way from the highway, this was probably not applicable. <i>(Cllr Freeman-Griffiths left the meeting.)</i> Based on discussions, Cllr Dorn recommended CPC OBJECT on the grounds of:- • Height so close to the boundary contrary to Saved Policy GEN1, Local Plan NBE9 and Neighbourhood Plan Policy 3. • White render is not in keeping with the conservation area and a more muted tone would be suggested contrary to Local Plan NBE8, Local Plan NBE9, Neighbourhood Plan Policy 3 and Neighbourhood Plan Policy 7.		

Additionally, should planning permission be granted, CPC requests a Condition to only permit its use as an ancillary to the house and not for habitation.

Cllr O'Connor seconded and AGREED (in favour 3:2 abstain)

(Cllr Freeman-Griffiths re-joined the meeting.)

20/01255/FUL	Oakleigh Pankridge Street Crandall Farnham GU10 5QU	Extension to the existing swimming pool and erection of a pool house.
<i>Cllr Freeman-Griffiths offered no recommendation due to declared non-pecuniary interest. No questions were raised.</i> <i>(Cllr Freeman-Griffiths left the meeting.)</i> Cllr Dorn recommended that CPC OBJECT on the grounds of:- • Height relative to existing buildings contrary to Saved Policy GEN1, Local Plan NBE9 and Neighbourhood Plan Policy 3. • External finish to be more in keeping with Conservation Area contrary to Local Plan NBE8, Local Plan NBE9, Neighbourhood Plan Policy 3 and Neighbourhood Plan Policy 7. Additionally, should planning permission be granted, CPC requests the following conditions be included:- • To define and agree suitable drainage • Use only as a pool house and non-habitable The motion was seconded by Cllr O'Connor and AGREED (in favour 3:2 abstain)		

(Cllr Freeman-Griffiths re-joined the meeting.)

20/01170/NMMA	Broden Stables Redlands Lane Crandall Farnham GU10 5RF	Minor change to the wording of Condition 4 - car parking facilities- pursuant to 16/02377/FUL Demolition of the existing stable building, arena, floodlights and hardstanding, and the erection of 30 residential dwellings, with associated access, landscaping, and car parking arrangements.
Recommendation: No Objection • The original wording requires all parking facilities to be available prior to <i>any</i> dwelling being occupied. This is impractical when a phased occupation is likely • The new wording would enable a phased occupation whilst ensuring that the parking facilities for each dwelling were available prior to first occupation for that dwelling Cllr Freeman-Griffiths proposed that the Council AGREE as listed. Seconded by Cllr Argent and AGREED unanimously.		

(Cllr Bryant joined the Zoom meeting.)

20/01406/CON	Broden Stables , Redlands Lane, Crondall, Farnham, GU10 5RF	Approval of condition 21- finished floor levels- pursuant to 16/02377/FUL Demolition of the existing stable building, arena, floodlights and hardstanding, and the erection of 30 residential dwellings, with associated access, landscaping, and car parking arrangements.
Recommendation: NO OBJECTION Cllr Freeman-Griffiths proposed that the Council AGREE as listed. Seconded by Cllr Argent and AGREED (in favour 5:1 abstain).		

20/01240/LBC	The Old Vicarage Church Street Crondall Farnham GU10 5QQ	Proposed internal alterations.
Recommendation: No Objection provided that the Conservation Officer has no objection: • These alterations are internal only and not external • The impact of the alterations need to be assessed in terms of their impact on the heritage asset and the contribution that the existing elements that are to be altered make to the heritage asset • This assessment needs to be made by the Conservation Officer Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Roberts and AGREED unanimously.		

20/01298/HOU	The Bourne Redlands Lane Crondall Farnham GU10 5RF	Erection of single storey side and rear extension.
Recommendation: No Objection subject to the following conditions: • Materials to match the existing building; • Parking facilities for vehicles to be maintained. Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Argent and AGREED unanimously.		

20/01279/LBC	Thorns Dippenhall Street Crondall Farnham GU10 5NX	Demolition of lean-to and erection of a single storey rear extension and associated alterations; sundry minor internal and external alterations.
Recommendation: Objection: • The rear extension's footprint is too large and would harm the Grade II listed building. There are no public benefits to the rear extension and as such the harm is not outweighed • Proposal is contrary to LP NBE8, NP Policy 3, NP Policy 7 and NPPF paragraph 196 Cllr Argent questioned whether by objecting the PC was explicitly objecting to the entire application. Cllr Freeman-Griffiths clarified that it is not possible to give half approval and therefore it is important to object on clear grounds.		

No other questions were raised.

Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Dorn and AGREED unanimously.

23/21 To ADOPT the latest CPC Standing Orders based on current NALC guidance.

The Clerk asked Cllrs for feedback on the proposed Standing Orders which had been previously distributed. Cllrs confirmed that there were no questions therefore Cllr Dorn proposed that they be adopted in their current form. Seconded by Cllr Argent, AGREED unanimously.

24/21 To CONSIDER and AGREE CPC's response to a report received from the Crondall VSAG

Mr Crowther had provided a written report distributed by the Clerk prior to the meeting. Mr Crowther sought feedback and questions from Cllrs. A series of questions had been submitted before the meeting and responses provided.

Cllr Freeman-Griffiths asked how many valuations of the current shop had been sought. Mr Crowther confirmed that only one market appraisal had been conducted at this time.

Cllr Argent clarified that he had no questions, as he is the Parish Council's liaison with the VSAG and was aware of its actions and progress.

Cllr Roberts asked why the Village Hall option had not progressed, as at first glance it seemed to present an attractive proposition. Mr Crowther responded that the main reason was that the Village Hall trustees felt that it would be an inappropriate use of the Hall as there would be too much disruption to other, existing activities. In particular, shoppers would need to access the shop through the main hall, which would compromise the existing use of the hall, noting that the committee room is often being used as a waiting room for parents picking up children from (e.g.) dance classes. Additionally, under current restrictions, Mr Crowther asserted that the committee room is earmarked to be an isolation room for people showing COVID symptoms. Mr Crowther also felt that the proposed room was too small.

Cllr Roberts noted that it would be difficult to compare square footage as the replacement shop was always envisioned to be smaller than the current shop.

(Cllr Hebborn joined the meeting via dial-in.)

Cllr Freeman-Griffiths questioned whether re-configuration of the Village Hall had been considered. Mr Crowther replied that this had been discussed but not explored in depth due to the construction of the Hall itself preventing easy changes.

Cllr Argent questioned the reference to using the committee room for COVID isolation as he had not previously been aware of this plan. Mr Crowther confirmed that it was his understanding that most village halls and similar facilities were receiving similar advice from Government.

Cllr Bryant informed the meeting of a call he had received from a Mr Assael of the VSAG advising him of the benefits of the Old Parsonage Meadow (OPM) option. Cllr Bryant stated that, based on the information he had been given in this call, he felt that consideration of OPM for relocating the shop was a good idea. Cllr Roberts made the observation that based on past decisions, whilst the OPM option might seem preferable, the likelihood of gaining approval was minimal and other options (such as the Village Hall, or temporary facilities at Hook Meadow or the Hampshire Arms carpark) may have more chance of succeeding.

Mr Crowther stated that the Forays Homes (the prospective OPM developers) advisors, Bell Cornwall, were confident that an application to site a replacement shop, along with the building of 5 houses and perhaps a burial ground would be successful.

Cllr Dorn provided an outline of an informal conversation he had had with the Head of Planning at HDC about the likelihood of a successful application to develop OPM in the way proposed by Forays Homes. It was felt that success would be unlikely, due to a number of issues only building the minimum necessary to achieve public benefit, including the preservation of the conservation area, and a lack of wider benefits to the public. Building on OPM would also contravene national policy by building on a designated green space, the Local Plan and the Neighbourhood Plan.

Cllr Freeman-Griffiths pointed out that a formal decision on OPM would not be made for a considerable time (estimating two years as a minimum, if it went to Appeal) and in the light of this he felt a temporary solution (e.g. Hook Meadow or the Village Hall car park) should be considered.

Cllr Dorn confirmed that in his informal conversation with Hart temporary measures had been discussed and it was likely that provided that a shop in Hook Meadow which was genuinely temporary, was likely to be approved. Cllr Dorn added his opinion that positioning a temporary structure in Hook Meadow may cause obstructions for the Groundsman, and in his view a more suitable site would be the Village Hall car park. Cllr Argent added that such a compromise would be for the overall benefit of the Village. Mr Crowther confirmed that the VSAG would be happy to have further discussions with the other Village Hall trustees.

Cllr Dorn questioned whether the Hampshire Arms had been fully investigated, noting that the Brewery (owners) had refused to sell the pub when asked by VSAG, but the tenant had mentioned that he could see a benefit in leasing the car park at the rear of the pub as a site for a shop. Mr Crowther had not spoken to the landlord of the Hampshire Arms, however the owners had told him that their experience had shown that a pub and a shop sharing a site had not been successful. Cllr Dorn noted that the tenant also felt that it would not be desirable to site the shop within the pub itself.

Cllr O'Connor noted that VSAG had not produced accompanying financial projections for the various shop options (including location and the provision of both a like-for-like service and a cut-down version), making the evaluation of options impossible. Mr Crowther stated that the financial details for the current shop and the proposed OPM solution are in circulation and are in review by the VSAG, however financials for the other options had not been produced as yet.

Mr Crowther also confirmed that VSAG would revisit the possibility of providing a basic shop service from the Church Rooms café.

In respect of the proposed burial ground within the OPM development, Cllr Dorn clarified his question asking what planning and environmental regulations had been investigated (e.g. in respect of groundwater). Mr Crowther responded that VSAG's Mr Assael was researching this and would provide information in due course.

Cllr Hebborn expressed his view that building should not take place on OPM or on Hook Meadow even if temporary, and instead the Village Hall car park should be considered a more viable option. He felt the points made by Cllr O'Connor were well made, in particular that a cut-down shop would be more financially sustainable.

In the light of the discussions held, Cllr Dorn proposed that CPC NOTE the report from VSAG, thank the VSAG team for their work, and draft a more formal response to VSAG's proposals to be tabled at the next meeting, adding that all future VSAG spending against the CPC donation should be consistent with CPC guidelines. Seconded by Cllr Bryant. AGREED unanimously, including Cllr Hebron via telephone.

Council thanked the VSAG team and in particular Mr Crowther for their contribution and hard work to date.

PROJECT UPDATES

25/21 Conservation Area Document Refresh update

Cllr Freeman-Griffiths provided a brief verbal update on progress, confirming that he had reached out to Mark Jaggard at HDC for information on conservation area updates and to Odiham PC which is going through a similar process. Cllr Freeman-Griffiths confirmed that further updates would be provided at the next meeting.

26/21 Car Parking Options update

The pre-app response from HDC was distributed to Cllrs prior to the meeting. Based on HDC's feedback Cllr O'Connor requested that Cllrs consider their own response to the car parking issue and forward this information to the Clerk by no later than 17th July ready for the next meeting. Cllr O'Connor stressed that Cllrs should not be constrained by the contents of the pre-app but should also consider existing parking provision in the village and any other options they have identified, including whether extra parking provision is actually required at all.

27/21 Broden Stables Working Group update

Cllr Freeman-Griffiths provided a verbal update on the establishment of the Broden Stables Working Group (BSWG) and their progress to date. The purpose of the working group, in conjunction with Cllr Freeman-Griffiths, will be to monitor the development in a constructive manner to ensure existing agreements and plans are followed. A page has been set up on CPC website to provide information and updates. At this stage, it is likely that initial road-widening work will begin in August which may cause some disruption in Redlands Lane, with site work planned to begin in October. Full details, when confirmed, will be published on the CPC website and Facebook page.

Cllr Freeman-Griffiths stated that a constructive meeting had been held with John Richards of Cala Homes, and Cllr Dorn confirmed a further meeting had been scheduled for later in the week with HCC and Cala Homes to discuss concerns over draining and flooding.

(Cllr Hebborn left the meeting.)

FINANCE AND RISK MANAGEMENT

28/21 Ratification of payments

The circulated list of 7 items including Payroll valued at £8,006.47 was proposed by Cllr Argent, seconded by Cllr O'Connor and unanimously **AGREED**.

There were no Purchase/Expenditure Authorisation Requests.

29/21 To NOTE the Income and Expenditure Report and Balance Sheet to 31st May 2020

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

30/21 To NOTE the independent examination of the Bank Reconciliation for May 2020

The Clerk confirmed that she had undertaken an independent examination of the Bank Reconciliation for May 2020. No questions were raised. Council **NOTED** the Clerk's report.

REPORTS

31/21 Estates Report

The report had been circulated prior to the meeting. Cllr Roberts questioned whether Government guidelines would allow the re-opening of public toilets and Portaloos. The Clerk confirmed that this was being looked into and would report back in due course.

Within the report, the Clerk had raised three topics requiring CPC agreement, namely

- Agreeing to a request to run open-air exercise classes on Hook Meadow limited to 5 persons
- A change to the drone club's contract
- The hire of a hedge-cutting / flailing machine for the Groundsman in July

All items were AGREED unanimously.

32/21 Memorial Applications and Burials Report

Council **NOTED** the report. There had been one burial and one interment this month.

The memorial provided by the Music Hall Guild for Percy Anderson had been installed on 13th June.

33/21 Footpaths Report

The Clerk provided a brief verbal update, confirming that with the end of the bird nesting season, landowners would be written to reminding them of their obligation to keep footpaths clear. Additionally, the Covid restrictions have meant that further clearing of footpaths would fall to the PC this year and that, with the gradual easing of restrictions, the PC would be looking to establishing some working parties to help in this.

34/21 Correspondence

It was confirmed that all email correspondence has been circulated to councillors and that there were no physical media to share.

35/21 Any Other Business

Cllr Bryant informed the meeting that he would be out of circulation for medical reasons for a 4-5 week period and would confirm dates once known.

Signed as a true record dated 27th July 2020