

CRONDALL PARISH COUNCIL

MINUTES OF PARISH COUNCIL MEETING

Held “virtually” on Monday, 23rd November 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). Due to issues with simultaneously broadcasting via Facebook live feed, the meeting was recorded. A copy of this recording was posted for public viewing on the Parish Council Facebook page after the meeting. 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 M Roberts – Acting Chairman – then elected Chairman
Councillors D Argent, C Bryant, R Freeman-Griffiths, C Hebbron (joined part way through the meeting), N Lambert, S O’Connor and (following appointment during the meeting) W Douglas.

APOLOGIES: Councillor J Kennett - Hart DC

IN ATTENDANCE via Zoom

Meeting: Councillor J Glen – Hampshire County Council
Councillors C Dorn and K Crookes – Hart DC
A Angove - Parish Clerk

The meeting commenced at 7.32 pm and ended at 9.55 pm

123/21 Declarations of Interest

No declarations of interest were made.

124/21 Minutes of 26th October 2020

The Minutes of the Council meeting were proposed for acceptance as an accurate record by Cllr Roberts, seconded by Cllr Argent and **AGREED** (in favour 5 : 1 against). The Chairman signed the Minutes.

125/21 Matters Arising

- **20/02387/FUL The Bourne, Redlands Lane, GU10 5RF** - In line with the action agreed at the October meeting, votes from Cllrs had been received by the Clerk on the outstanding issue regarding the planning boundary. The Clerk confirmed that HDC had thanked CPC for their input and updated their website accordingly.
- **Village Shop** - Cllr Roberts confirmed that he had held discussions with Mr Crowther of the VSAG regarding the communication agreed at the October meeting. Cllr Roberts confirmed that this statement was due to be issued later in the week.
- **Standing Orders and Financial Regulations**- The Clerk confirmed that the revised Standing Orders and Financial Regulations were now available on the CPC website.
- **CPC response to consultation on Government White Paper re democracy and planning** - The Clerk confirmed that CPC’s response to the White Paper had been submitted with copies provided to Cllrs Crooks, Glen and Kennett with a further copy sent to the local MP.

The Clerk confirmed that CPC had received a response from the MP's office confirming receipt, and that in his opinion people were generally in favour of the proposals in the White Paper. The Clerk also confirmed that since the MP's response had been received, the Government had announced that it was reviewing the White Paper in recognition of the substantial opposition received. Cllr Glen noted that there had been complaints from around the constituency about the responses received from the MP's office which appeared in many cases to be generic rather than considerate of the inputs received. Cllr Glen also confirmed that he would be seeking a meeting with the MP.

126/21 Appointment of the Chair of the Parish Council for the remainder of 2020/21 following the resignation of Cllr Chris Dorn

In his capacity as acting Chair, Cllr Roberts extended his thanks to Cllr Dorn for his hard work and contribution to CPC over many years.

The Clerk then requested nominations. Cllr Argent proposed Cllr Roberts, this was seconded by Cllr O'Connor and AGREED unanimously. Cllr Roberts was duly elected as Chairman and signed the Declaration of Office.

127/21 Appointment of the Vice Chairman for the remainder of 2020/21

The Chairman requested nominations. Cllr Roberts proposed Cllr Freeman-Griffiths, this was seconded by Cllr O'Connor and AGREED (In favour 4: 2 against). Cllr Freeman-Griffiths was duly elected as Vice Chairman.

128/21 To approve and appoint a new councillor to CPC, following the resignation of Cllr Chris Dorn

The Clerk gave a brief overview of the election process used to date and confirmed that one candidate had put themselves forward. The Clerk had requested the candidate provide a brief introduction and respond to any questions from councillors. Mr Douglas responded favourably to questions on any time constraints he might have to carry out his role of councillor. Additionally, he confirmed that he understood this initial appointment would be until May 2021.

Mr Douglas was then proposed by Cllr Roberts, seconded by Cllr Freeman-Griffiths and **AGREED** (In Favour 4:1 Against, 1 Abstention).

Cllr Douglas formally joined the meeting.

129/21 Announcements from the Chairman, Clerk and Members questions received in advance

The Clerk confirmed the following changes to the agenda:

- 13a Conservation area document refresh – due to time constraints in providing a report prior to the meeting this item will be carried forward to the December meeting
- Broden Stables development – verbal update to be provided by Cllr Freeman-Griffiths
- Roads and Traffic – no update had been provided for this meeting

The Clerk also confirmed that CPC had received confirmation from HDC that the date for submitting the precept has been confirmed as 18th January 2021, to which CPC has secured a one-day extension as the January meeting is scheduled for the same date.

Finally, the Clerk confirmed that she would be contacting Cllrs to confirm the date for the December meeting.

130/21 County and District Councillors Report

Cllr Dorn thanked Cllrs for their support during his Chairmanship of CPC and in particular Cllr Argent for his support as Vice Chairman.

Cllrs Dorn, Crooks and Glen provided verbal updates on behalf of HDC and HCC.

Cllr Dorn:

- Covid support during lockdown: Local Restrictions Support Grant - for businesses that are legally obliged to close as a result of the national restrictions. Application on HDC website. Additional Restrictions Support Grant (available soon) will be a discretionary grant scheme to help those businesses who are not legally obliged to close but who may have been severely impacted by the lockdown. Interested businesses are urged to contact HDC if issues arise.
- Fleet High Street has re-opened following the temporary Covid-19 measures.
- Civic Quarter Regeneration – consultation on outline ideas soon (was to be November, but no communications as yet).
- Planning application validation list has been updated and adopted. Following consultation, mainly minor changes to explanation text and guidance, with flood risk assessment added from national guidance.
- HDC Flood Lead, Susie Hope has taken a job with HCC will be much missed at a local level. There is work being undertaken to restyle the Parish Flood Forums to work on a virtual basis.

Cllr Crookes:

A peer review of Hart's Development Management (Planning) function had made a number of recommendations. These have been considered by a working group and an action plan has been developed. This is being considered by Hart's Overview and Scrutiny Committee prior to being adopted by Hart's Cabinet at its December meeting.

https://www.hart.gov.uk/sites/default/files/1_Residents/20%2011%2017%20PAPER%20F%20-%20Combined%20Peer%20Review.pdf

Cllr Argent enquired if any of HDC's staff have been furloughed or made redundant. Cllrs Dorn and Crookes confirmed that they were not aware of any plans at HDC but that many staff were working from home, with some covering the office. HDC remains responsive to emails, and people experiencing issues should raise this with their Cllrs.

Cllr Glen:

- Cllr Glen congratulated Cllr Roberts on his appointment and extended his thanks to Cllr Dorn for his work as Chairman over the years.
- One issue being considered by HCC which might not impact CPC in the immediate term is the issue of "brownfield / planning creep" with developers applying for solar farm permission, following which a claim is made that the solar farm is failing but that the land is now brownfield and therefore can be developed.
- Additional update on the issue of schoolchildren going hungry during COVID restrictions, with HCC using its own budget to supplement the programme, in lieu of Government support becoming available.
- Cllr Glen confirmed he will be stepping down as Chairman of the Basingstoke Canal joint management committee, taking the role of vice-Chairman instead. He confirmed that cooperation between the principal stakeholders was now much improved.
- There has been a rise in confirmed COVID cases at Robert May school.

131/21 Representations by the public

One representation had been made relating to planning application 20/02627/HOU which had been incorporated within the planning item below.

132/21 Planning Applications

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

20/02618/FUL	18 St Cross Road Crondall Farnham GU10 5PQ	Demolition of garages and erection of one 2-bed house, provision of car parking to front to serve the proposed dwelling and nos. 18 and 19 St Cross Road.
Recommendation: <u>NO OBJECTION</u> subject to the permission containing the following conditions: • A section 106 legal agreement is entered into to secure the appropriate SANG mitigation in order to comply with LP NBE3; and • Hampshire CC has no objection to the on-site parking provision. Cllr Argent asked whether the objections had been from adjacent properties (they were not). Cllr Roberts asked whether in Cllr Freeman-Griffiths' opinion there would be an issue with parking due to his concerns about the road layout. Cllr Freeman-Griffiths was not sure, but Cllr Lambert provided his view that the proposals would not have a major impact. Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr O'Connor and AGREED unanimously.		
20/02627/HOU	The Poplars Pankridge Street Crondall Farnham GU10 5RG	Proposed loft conversion with front dormer and insertion of two roof lights in the front roof slope and a dormer on the rear roof slope.
Recommendation: <u>NO OBJECTION</u> subject to the permission containing conditions regarding approval of materials by Hart DC No objection on the grounds that: • The design will preserve, and potentially, enhance the Conservation Area; • The overall height is the same as existing; • Would not have a detrimental impact on residential amenity No questions were raised. Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Roberts and AGREED unanimously.		
20/02672/AMCON	Junglemania Adventure Golf Mill Lane Crondall Farnham GU10 5RP	Removal of Condition 7 attached to Planning Permission 18/02644/FUL dated 01/02/2020.
Recommendation: <u>NEUTRAL POSITION</u> – CPC relies on Hampshire CC's expertise to determine whether the condition remains justified. Cllr Argent made the observation that it is not helpful for HCC to confirm no objections to the application subject to a condition being met, without identifying what the condition actually is. Cllr Freeman-Griffiths confirmed that no further detail had been provided, adding that providing HCC agrees to the removal of the condition, the matter was moot. Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Argent and AGREED (in favour 6 : 1 against)		
20/02734/FUL	Blue Bell Lodge Rye Common Lane Crondall Farnham GU10 5DE	Retention of Agricultural Machinery Storage Barn.

Recommendation: **OBJECTION** on the grounds that the planning application does not contain sufficient supporting evidence that the barn is required to support a rural enterprise and its design would suggest a different long-term use. Accordingly, the application cannot take the benefit of LP NBE1 or LP ED3.

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

20/02738/HOU	Birds Hill House Lower Swanthorpe Crondall Farnham GU10 5PY	Demolition of existing single storey extension and erection of a two storey side extension and alterations to fenestration.
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(Cllr Hebbron joined the meeting).

Recommendation: **OBJECT** on the grounds that:

- The proposal is too large for the retained dwelling and has the potential to dominate it;
- The massing of the proposal has the potential to create adverse impacts on the visual amenity of the landscape;
- The design of the proposal is not in keeping with the retained dwelling, notably the east and north elevations.

Cllr O'Connor stated his understanding that there was a rule regarding percentage size increase of a property. Cllr Freeman-Griffiths explained that this related to Permitted Development Rights which do not apply in this case. He confirmed that, in his subjective opinion, the proposed elevations detract from the main residence.

Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Lambert and AGREED (in favour 7 : 1 against).

20/02767/FUL	Rose Court Rye Common Lane Crondall Farnham GU10 5RR	Erection of 9 dwellings (7 x three bed and 2 x four bed) and associated garages, access and landscaping.
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Recommendation: **OBJECT** on the grounds of:

- The minor benefit of new homes (having considered the Hart 5+ year supply) is not outweighed by the location. The site is outside the Crondall Settlement Boundary and not in a sustainable location, with residents being reliant on the car to reach any services and amenities. The proposal is contrary to LP SS1 and NBE1
- Whilst close to Mill Lane, it would not be connected to Mill Lane. In addition, Mill Lane residents can walk to M&S, whilst residents of this proposal would most likely have to drive given the lack of any footway adjacent to the A287
- No housing need
- The proposed development does not meet the criteria for Hart DC owned/controlled SANG. The applicant would need to secure its own SANG

Cllr Lambert raised the issue of the lack of access from the proposed development to any local facility. Cllr O'Connor was of the opinion that such lack of pedestrian access (e.g. to Mill Lane Marks & Spencers shop) was a safety concern, particularly for children and the disabled.

The flats on land immediately adjacent to the front of the proposed development also do not have pedestrian access to facilities, however the flats were initially office buildings and therefore different criteria [from newbuild] applied.

Cllr Freeman-Griffiths proposed as listed with an additional point of clarification to be added about safety (exact wording to be agreed). Seconded by Cllr Hebbron and AGREED (in favour 7 : 1 against).

20/02759/HOU	Ashley Bourne Redlands Lane Crondall Farnham GU10 5RF	Erection of a single storey rear extension following demolition of existing conservatory and installation of solar panels on rear elevation.
Recommendation: <u>NO OBJECTION</u> Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Argent and AGREED (in favour 7 : 1 abstention).		
20/02785/CON	Broden Stables , Redlands Lane, Crondall, Farnham, GU10 5RF	Approval of conditions 12- off site drainage- 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: <u>No objection</u> subject to the approval containing conditions: As requested by Hampshire CC, the drainage design must be submitted to approval to check the design and details, including the requirement for a raised verge or barrier to protect the highway in the event of a system failure. Whilst concerns had been raised about flooding and drainage issues on Redlands Lane, Cllr Freeman-Griffiths confirmed that is normal practice for developers to refine their conditions once on-site and more information becomes available. In his opinion, providing HCC and HDC are happy, he would have no objection to Cala Homes changing the conditions of this application. Cllr Dorn provided further information on the options that had been considered, and that the balancing pond / flow constrictor solution would be the safest and least disruptive. Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Argent and AGREED (in favour 7 : 1 against).		

Cllr Roberts thanked Cllr Freeman-Griffiths for his report.

(Cllr Dorn left the meeting.)

133/21 To consider possible “Projects” for the Council’s Budget 2021-20

The Clerk and Cllr Argent had provided a report ahead of the meeting and gave an explanation of the main points. Cllr Lambert expressed his wish to submit a proposal for an outdoor gym at Hook Meadow, for consideration at the December meeting. This was generally thought to be a good idea in principle, subject to cost and resolution of any issues arising.

It was agreed that the budget and precept would be further refined for discussion at the December meeting.

(Cllr Lambert left the meeting.)

PROJECT UPDATES

134/21 Broden Stables Working Group update

Cllr Freeman-Griffiths provided a verbal update, confirming that he had received a number of emails from local residents expressing a range of concerns. One issue involved work starting at 7.45 am however Cllr Freeman-Griffiths had responded confirming that this was permitted under the conditions. Additional concerns were about the weight limit on the bridge being exceeded, and cracks appearing in the road; drainage ponds and clearance of mud from the road are all to be discussed during an on-site visit by the Clerk and Cllr Freeman-Griffiths which has been requested by the Clerk. Additionally, a potential breach of conditions in respect of levels had been raised with HDC by Cllr Freeman-Griffiths.

FINANCE AND RISK MANAGEMENT

135/21 Ratification of payments

The circulated list of 7 items including Payroll valued at £3,627.89 was proposed by Cllr Argent, seconded by Cllr Roberts and **AGREED** (in favour 6 : 1 abstention).

136/21 To Consider and Agree a list of items for spending requests

Cllr Argent requested renewal of CCS Ltd's Plunkett Foundation membership for 12 months from 1st December 2020 at a cost of £240.00. Cllr Hebborn questioned whether it might be better let the membership lapse, then re-join when services were actually required. Cllr Argent thought, but could not confirm, that the cost of *ab initio* membership was higher than renewal. The payment was approved (in favour 6: 1 against).

137/21 To NOTE the Income and Expenditure Report and Balance Sheet to 31st October 2020

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

138/21 To NOTE the independent examination of the Bank Reconciliation for October 2020

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

REPORTS

139/21 Estates Report

The Clerk had provided a written report prior to the meeting. The Council **NOTED** the report.

The Clerk expressed her thanks to the Groundsman for his work supporting the Remembrance Day service and recent hedge flailing.

140/21 Footpaths Report

Cllr Hebborn raised a minor issue from a member of the public regarding a broken fingerpost. This has been reported to HDC who had confirmed receipt of the notification.

141/21 Correspondence

It was confirmed that all email correspondence had been circulated to councillors.

142/21 Any Other Business

Cllr Freeman-Griffiths noted that, with the additional bank holiday for the Queen's Platinum Jubilee planned for 2022, CPC should start to consider how this should be commemorated and requested that this matter be considered during CPC meetings during 2021.

Signed as a true record dated 21st December 2020