

CRONDALL PARISH COUNCIL

MINUTES OF MEETING

Held on Monday 24th April 2017 in Crondall Church Rooms

PRESENT: Cllr David Argent – Vice Chairman, in the Chair
Cllrs C Bryant, R Ellerington, C Hebbbron, N Lambert, S O'Connor, M Seary

APOLOGIES: Cllr C Dorn – Crondall Parish Council
Cllr K Crookes - Hart District Council
Cllr Jonathan Glenn – Hampshire County Council

IN ATTENDANCE: Cllr S Gorys – Hart District Council
Mrs M Harris - Parish Clerk
There was 1 member of the public in attendance
The meeting commenced at 7.35pm and ended at 9.05pm

280/17 Welcome

Cllr Argent welcomed Cllr Seary to his first Council meeting. Cllr Seary gave a brief biography and his reasons for wishing to become a Parish Councillor.

281/17 Declarations of Interest

As an attender at the local Baptist Church Cllr Seary declared a non-pecuniary interest in Planning Agenda Item 9 regarding the Baptist Church and stated that he would speak and answer any queries on the application but would not vote.

282/17 Minutes of 20th March 2017 meeting

The Minutes were proposed for acceptance as an accurate record by Cllr Hebbbron, seconded by Cllr Bryant and **AGREED** unanimously. The Chairman signed the Minutes.

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

283/17, 249/17 Glebe Road entrance to school. No further information had been received. Cllr Lambert stated that he would chase again.

284/17, 252/17 Broden Stables. The Council's consultation response regarding the proposed access 'improvements' to the site had been collated by the Clerk, circulated for comment and sent off. It was reported that Hart Planning Committee had subsequently refused the planning application.

285/17, 254/17 Annual Parish Meeting. The APM took place on 10th April 2017 and was well attended. Cllr O'Connor and Mrs Gillian O'Connor were thanked for their presentation of the preliminary statistics from the Neighbourhood Plan consultation after which a number of questions from the audience were answered.

286/17 Announcements from the Chairman, Clerk and Members' questions received in advance.

There were no announcements or Members questions.

287/17 Representations

Matt Roberts was in attendance to speak to Planning Application 17/00550/HOU

288/17 District Councillor's Report

Cllr Gorys advised that Hart Council was in purdah in advance of the County Council elections. He confirmed the refusal of the Broden Stables planning application. Cllr Argent asked about the background to this refusal. Cllr Gorys advised that the Planning Committee had given 'medium weight' to RUR2 and its constraint on 'building in the countryside', given the substantial nature of this particular application. It was felt this application was likely to go to Appeal. Cllr Hebbbron wondered about the implications of this and whether any of the Crondall SHLAA sites outside the settlement boundary could in future be considered for successful planning applications. Cllr Gorys advised that the Neighbourhood Plan would be the best vehicle to determine where development might take place.

Cllr Gorys advised that the Draft Local Plan- Sites and Strategy Sect 18 consultation would be published later in the week with a six week consultation period. A note regarding this would be sent to all households and Parish Councils had been called to a briefing about it. Further details would appear on the District Council's website. It was hoped the new Local Plan might finally be 'made' by mid-2018.

The new Leisure Centre had been opened and positive reports received, the old leisure centre was to be closed and demolished to make way for a new school hall.

Cllr Gorys was thanked for his attendance and contribution.

289/17 Planning Applications

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

17/00550/HOU	Rowanhurst Dippenhall Street Crondall GU10 5PE	Erection of single storey extension to rear and first floor extension over attached garage
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Mr Matt Roberts attended to speak to his application to extend Rowanhurst and undertake additional work to 'soften' its modern appearance and bring it more in line with other properties in the Conservation Area. The proposal includes the removal of concrete tiles, rendering brickwork and replacement of UPVC windows with wooden framed ones. The garage door would also be replaced with a wooden door. Cllr Lambert brought Council's attention to one neighbour objection re overlooking. Mr Roberts stated that he would ensure that the windows concerned were obscured glass. Cllr O'Connor felt that the proposal was not intrusive and would enhance the Conservation Area. Cllr Hebbbron felt this view was fallacious given the two other houses of similar design next door (Cllr O'Connor pointed out that one of the houses was in fact of a very different design having been built later) Cllr Argent asked Mr Roberts why he did not wish to use materials similar to the existing. Mr Roberts stated that he had a chance to improve the appearance of the property and he and his wife felt this was important. Cllr Lambert proposed **OBJECTION**, this was seconded by Cllr Hebbbron however the motion **FAILED** (In Favour 2: 5 Against). Cllr Argent then proposed **NO OBJECTION** subject to:

- Opaque front facing windows in the extension over the garage
- Construction method statement

This was seconded by Cllr O'Connor and **AGREED** (In Favour 5:2 Against).

17/00641/LBC	Byrons Farm House Dippenhall Street Crondall GU10 5PE	The reason for this application is to get permission to replace our windows. The current windows and frames are in a state of disrepair. The house is grade 2 listed and has single glazed crittal windows.
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Cllr Lambert showed Council pictures of the property and explained the proposal to fit black / dark-grey thin framed steel window frames described as 'modern Crittall'. Cllr Hebbbron felt that wooden windows would be more appropriate whilst Cllr O'Connor felt that white metal frames would be more in-keeping. Cllr Lambert proposed **NO OBJECTION** subject to:

- Colour of window frames to be in keeping with neighbouring properties

The was seconded by Cllr Ellerington and **AGREED** (In Favour 6:1 Against).

17/00636/FUL & 17/00637/LBC	Crondall Baptist Church The Borough Crondall GU10 5NU	Renovation/remedial and proposed internal improvement works to existing grade 2 listed Baptist church.
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Cllr Lambert presented the proposed work to the Baptist Church including a modest extension, new windows and a boundary wall. Cllr Seary explained that the windows and boundary wall were intended to bring the building back to its former appearance and to do the 'right thing' by the village. Council's discussion focused on the perceived loss of parking at the front of the church. Cllr Seary explained that this was not (and never had been) public parking, the church wanted to bring the space in front of the church back into use and the wall would allow them to do this. Cllr O'Connor queried the current parking arrangements and it was confirmed that no-one had permission to park in front of the church, the congregation used The Plume car park by mutual agreement. Cllr O'Connor felt the re-instatement of the wall would enhance the street scene. Cllr Lambert proposed **NO OBJECTION**. This was seconded by Cllr Hebbbron and **AGREED** (In Favour 5:1 Against and 1 Abstention).

Cllr O'Connor commented that there was work to be undertaken for the Neighbourhood Plan regarding parking in the village which he felt could be achieved more collaboratively as with The Plume and the Baptist Church.

17/00827/HOU	3 Chilloway Cottage, Pankridge Street Crondall GU10 5QZ	Demolition of 2no existing timber sheds. Retain 1no metal shed and provide 2no replacement sheds. New sheds to be finished with tongue and grooved timber shiplap boarding with mineral felt roof.
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Cllr Lambert proposed **NO OBJECTION**. This was seconded by Cllr Argent and **AGREED** unanimously.

17/00851/FUL	The Bourne Redlands Lane Crondall GU10 5RF	Re-use of and conversion of ancillary domestic outbuilding to create a single unit of residential accommodation set within its own curtilage.
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Cllr Lambert reminded Council that this proposal for a two bedroom dwelling had been refused at Appeal due to lack of SANG land being available. SANG land was now available so the application had again been brought forward. Council discussed the application and noted that they had previously stated **OBJECTION**. Cllr Lambert was of the opinion that the matter was now straightforward SANG having been made available. He proposed **NO OBJECTION** this was seconded by Cllr Bryant but the motion **FAILED** (In Favour 2;4 Against and 1 Abstention). Other councillors felt that the proposal breached RUR2 as housing in the countryside. Cllr Argent proposed **OBJECTION** subject to:

- should the application be granted all CiL/Sect 106 monies to come to CPC for use within the Parish.

This was seconded by Cllr Hebborn and **AGREED** (In Favour 4:2 Against and 1 Abstention).

Pre-applications were reported thus:

17/00810/PREAPP Proposed SANG at land to the east of Bartons Field Croft Lane Crondall GU10 5QF. Land between Well Road and Croft Lane 3.2ha. of land presently farmland.

17/00758/PREAPP Alterations to windows Travers Barn Well Road Crondall GU10 5HJ
To lower 2 ground floor windows, to replace 2 first floor Velux skylights with dormers and the addition of 1 new dormer window to make 3 dormers for the 1st floor principle elevation.

Proposed Lawful Development Certificate

17/00701/LDC Erection of a garage, Swanthorpe Barn Swanthorpe Crondall GU10 5PY

Appeal

Erection of new dwelling and garage, The Barn Dippenhall Farm Dippenhall GU10 5EB
Council **AGREED** to comment as previously **OBJECTION**

- The re design of the approved building has resulted in an increase in the overall bulk and massing of the proposal, resulting in an inappropriate new build in the countryside.
- The PC is unconvinced by the evidence presented and is not aware of any planned or sustained building work at that location in recent years.
- Should HDC be minded to Grant this application, Crondall PC expect all S106/CIL contributions be spent within Crondall Parish.

290/17 Neighbourhood Plan Update

Cllr O'Connor had circulated an Update Report. The report was taken as read. Cllr O'Connor also updated Council on progress with the DCLG Grant application. This is in the form of an on-line application which is being populated by Margarita O'Malley (one of the NPWG) supported by other NPWG members and the Clerk. The Clerk was requested to check the Council's VAT status in relation to this work. Cllr O'Connor had been in touch with Hart to discuss timescales and was somewhat disappointed to hear that their input (at the end of the process) would take up to 3 months resulting in a final Plan date of June 2018 rather than the February/March 2018 which had been hoped for.

Cllr Lambert expressed concern about what he alleged to be secrecy surrounding the work of the NPWG. He demanded to know who had attended each meeting and further expressed some forthrightly critical and dismissive views in regard to the whole process, to which Cllr O'Connor wished it expressed formally that he took offence. Cllr O'Connor advised that Cllr Lambert had access to the minutes of the NPWG through the Council's website but Cllr Lambert stated he had been unable to find them. The Clerk also advised that the minutes had been made available to all councillors. [After meeting Note – the Clerk subsequently apologised that the more recent minutes had not been uploaded to the website after all, but confirmed that all councillors had received earlier minutes by e-mail at the time. The Website now has a Neighbourhood Plan drop down where all the information requested may be accessed].

291/17 Annual Risk Assessment 2016-17

The Clerk explained the purpose of the document. She reported that in advance of the meeting Cllr Dorn had made a number of detailed comments however it was felt these were presentational rather than material and could wait for the next year's update. There were no questions. Cllr Argent proposed that the Risk Assessment be agreed and adopted this was seconded by Cllr Seary and **AGREED** unanimously.

292/17 Annual Report of the Fleet, Crondall & Crookham Welfare Trust

The report had been circulated in advance of the meeting. It was taken as read and the contents **NOTED**.

293/17 Payments and Purchases to be made.

The payments as listed (14 invoices totalling £4,263.44) were proposed for authorisation and payment by Cllr Argent, seconded by Cllr Lambert and **AGREED** (In Favour 6:1 Against).

294/17 Purchase Authorisation Requests

The purchase requests as listed and circulated were proposed for acceptance by Cllr Argent, seconded by Cllr O'Connor and **AGREED** (In Favour 4:2 Against and 1 Abstention).

295/17 Income and Expenditure Report.

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

296/17 Bank Reconciliation

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

297/17 Assets Register

The Clerk explained the changes that had been made to the Assets Register since the last one dated 31/03/2016. The Assets Register dated 31/03/17 was formally **NOTED**.

PARISH COUNCIL REPORTS

298/17 Estates Report.

The Clerk's report was taken as read. The Clerk advised that the tree survey had been completed and the report was awaited. There were no questions. Council **NOTED** the report.

299/17 Memorial Applications and Burials.

The Clerk's previously circulated report was taken as read. Council **NOTED** the report.

300/17 Footpaths update

Cllr Hebborn reported that he had been approached by a member of the North East Hants Ramblers Society who had completed some local footpath maintenance in particular on Footpath 12 where brambles had been cleared. The Society was thanked for their assistance. Cllr Hebborn also confirmed that he was continuing to liaise with Mike Jeffries concerning the proposed updated and improved footpath map.

301/17 Correspondence

The local MPs response to Council's letter regarding Business Rates for public toilets had been circulated. The Clerk reported receipt of various CPRE magazines which were available to Councillors.

302/17 Other Business

AGM and Councillor Role preferences

Cllr Argent and the Clerk asked councillors to take the opportunity to think through which roles they might be interested in taking a lead on during the coming civic year. The Clerk would circulate a list of the roles available. Councillors were encouraged to discuss their preferences with the Clerk or the Chairman of the Council who would be pleased to answer any questions.

Crondall Stepping Stones Pre-school

It was reported that Stepping Stones had recently been awarded an 'Outstanding' rating by OFSTED. To celebrate this achievement councillors were invited to join the pre-school and parents at 12 noon on 3rd May. Cllr Seary advised that he would attend on behalf of the Council. Stepping Stones were congratulated on their success.