

CRONDALL PARISH COUNCIL

MINUTES OF MEETING

Held on Monday 24th August 2015 in Crondall Church Rooms

PRESENT: Cllr C Dorn – Chairman

Cllrs D Argent, C Bryant, E Groslin, N Lambert,

APOLOGIES: Cllrs I Fortune, C Hebborn, M Roberts - Crondall Parish Council

Cllrs J Kennet, S Gorys - Hart District Council

IN ATTENDANCE: Cllr K Crookes - Hart District Council

Mrs M Harris - Parish Clerk

There were 6 members of the public in attendance

The meeting commenced at 7.34pm and ended at 9.45pm

87/15 Declarations of Interest

Cllr Lambert declared an interest in the planning application for the Village Hall as he sits on the management committee. A number of councillors declared a non-pecuniary interest in the planning application for Chaundlers Farm as they are friends of the applicants. Cllr Dorn reminded Council of his standing declaration regarding his consultancy role with Hart District Council.

88/15 Minutes of 27th July 2015 meeting

The Minutes were proposed for acceptance as an accurate record by Cllr Dorn, seconded by Cllr Argent and **AGREED** (In Favour 3:1 Against:1 Abstention). The Chairman signed the Minutes.

Matters arising from the 27th July 2015 meeting not covered by the agenda

89/15, 81/15, Fencing to the rear of the houses at Chaundlers Croft – the fence has been removed. Cllr Lambert wished it to be recorded that he felt that this work was an unnecessary expense, which had diverted the path through a resident's garden and disturbed a family party. Cllr Dorn pointed out that a decision had been made at the last Council meeting to undertake this work and the path remained within its original boundaries. Cllr Bryant stated that the work took place on a Saturday morning and no party was evident. The Clerk drew Council's attention to the fact that the family in the property to the rear of the path had stated in writing that they did not believe this area to be in their ownership.

90/15, 68/15, Lighting replacement progress – the Clerk updated Council. On 3rd September a final node will be fitted which should sort out the problems of the two lights still 'day burning'. Discussions are ongoing regarding the relocation of the light at the Farm Lane, Croft Lane junction.

91/15, 70/15, Parish Footpath Map – no update was available.

92/15, 76/15, English Rural Housing – a letter had been drafted and sent; it had been circulated to councillors.

93/15 Announcements from the Chairman, Clerk, and Members questions received in advance.

The Clerk advised Council regarding a private company event on Hook Meadow on 11th September. The event will have a Wild West theme at which a bucking bronco will be used and a small gazebo erected for a Hog Roast. The event will also use the Village Hall.

94/15 Representations by the public

There were no representations.

95/15 District Councillors' Report

Cllr Crookes spoke about the recent meeting of the Hart Standards Committee at which there had been a large number of members of the public present. The meeting considered changes to the way in which questions and petitions would be considered by full council. The large public presence was apparently due to a concern that public questions were to be stifled, however a way forward was agreed with the public to be allowed two minutes to ask their questions. Although the meeting was long and difficult at times the members of the public present expressed themselves pleased with the final outcome.

96/15 Planning applications

Cllr Lambert presented the applications

15/01702/FUL	Longlees Redlands Lane Crondall GU10 5AY	Relocation of stables, development of new ménage and construction of new access track.
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Cllr Lambert proposed **NO OBJECTION** subject to:

The new ménage allowing the exercise of horses for personal use only, in association with the future occupation of Longlees Farm/Barn.

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

15/01773/HOU and 15/01774/LBC	Chaundlers Farm Dippenhall Street Crondall GU10 5NX	Two storey rear extension, single storey side extension, demolish single storey link between existing house and barn, installation of dormers to front roof pitch, construction of a new garage, various layout changes to the interior of house and barn which includes removal of walls and creation of partitions and openings
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Cllr Lambert took Council through the extensive proposal documentation in sufficient detail for them to understand the considerable changes proposed. Council discussed the location of the garage, the new dormer windows and the appearance of the house and barn following the proposed work. Cllr Lambert proposed **NO OBJECTION** subject to:

Hart District Council to check and approve every stage of the works especially the internal works. Construction Method Statement, to relieve parking and footway traffic on this narrow road and adjoining properties. Crondall Parish Council support the creative ways found to enhance and improve these Grade II Listed Building for the future

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

15/01488/HOU	Marsh Farm Cottage Bowling Alley Crondall GU10 5RJ	Erection of a detached double garage.
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Council noted that the garage had been re positioned since they last viewed this application.
Cllr Lambert proposed **NO OBJECTION** subject to:

Flood Defence Consent

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

15/01083/FUL	Rose Court Rye Common Lane Crondall GU10 5DD	Demolition of office building, car parking and hard standing and erection of new building to create 14 x 2 bed apartments with car parking and amenity areas
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Cllr Lambert explained the changes in layout which had been proposed since Council last viewed this application. Cllr Lambert proposed **NO OBJECTION** subject to:

Flood Defence consent, affordable housing provision and all contributions to be spent in Crondall Parish. Crondall Parish Council supports the possibility of realigning the Itchel Brook. This would take the river out of the culvert and establish a natural channel. This will benefit the river in terms of ecology and water quality.

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

15/01664/HOU	Fairfield House Ashley Close Crondall GU10 5RD	Replacement shed in front garden
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Cllr Lambert proposed **NO OBJECTION**, this was seconded by Cllr Bryant and **AGREED** unanimously.

15/01926/PRIOR	Land at Itchel Pumping Station Mill Lane Crondall GU10 5RP	Application for prior approval for the demolition of a derelict house and outbuilding
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Cllr Lambert proposed **NO OBJECTION** subject to:

*Materials to be re-cycled where possible and working hours of 8.30 to 16.30 Monday to Friday with no Saturday or Sunday working. The Council is disappointment at the loss of a unit of accommodation which it is hoped will be replaced in the near future.
Recording Council's disappointment at the loss of a unit of accommodation which it is hoped will be replaced in the near future.*

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

15/01893/FUL	Crondall Village Hall Croft Lane Crondall Farnham GU10 5QG	Proposed single storey side extension and demolition of steps to the north east elevation.
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Cllr Lambert went through the proposal, answered questions and then left the room whilst the matter was discussed. Cllr Dorn proposed **NO OBJECTION** subject to:

Remaining land to the side of the Hall to be tarmaced to match path and maximise width for access. Method statement and working hours limitations with a safe route identified for access to the Old Gym whilst work is in progress.

This was seconded by Cllr Groslin and **AGREED** unanimously by those Councillors present.

Cllr Lambert re-joined the meeting.

97/15 Pre-application consultation - proposed mini-golf at Bowenhurst, Crondall.

Mr Gray of Gregory Gray Associates attended to advise Council of his client's pre-application for pay and play mini-golf at a site off Mill Lane at Bowenhurst. He explained that the proposal was to utilise the current stable building as the reception area with the ménage area as car parking. The adjacent field would be drained and landscaped to provide artificial turf golf greens to be played with a putter. Council asked questions without prejudice to any comments they might make should a formal planning application be made. Questions made particular reference to highway, traffic and access issues. Mr Gray stated that the highways officer had been fully involved, however there was still ongoing discussion regarding the ownership and responsibility for maintenance of the adjacent verges. A number of councillors expressed the opinion that any Section 106 monies resulting from the scheme might be best spent on highway improvements in this area. Mr Gray agreed to discuss ideas to improve the access with Hart, with a view to asking for that part of the road to be formally adopted. Mr Gray was thanked for his attendance.

98/15 Update on Crondall Conservation Area Working Group

At the start of the meeting Cllr Lambert circulated draft Terms and Conditions for the Working Group. He stated that these had been discussed with Peter Hall from the Crondall Conservation Action Group and Robin Collett of the Crondall Society. Cllr Lambert expressed his ongoing concerns about whether the Crondall Conservation Action Group should be involved in the Working Group as they were not detailed as members in the Conservation Plan. It was pointed out however that at the Council's April meeting (Minute 375/14) the membership of the Working Group was agreed to include CCAG and this was confirmed at the July meeting. After some further discussion Cllr Lambert said that he would be prepared to accept the membership as agreed. Following discussion it was agreed that the names of all four individual members of the Working Party would be detailed in the Terms of Reference. Councillors asked for a week to consider the proposed terms of reference and make comments on them after which time it was hoped that Cllr Lambert as Chairman of the Working Group would get them formally agreed and move the Group forward to action.

99/15 Assets of Community Value

The Clerk introduced her paper which had been previously circulated. It was generally agreed that Council should consider putting together a list of Assets of Community Value for presentation to Hart for agreement. In the meantime however Council was asked to consider the position of The Horns public house which it was understood the landlord wished to purchase and convert to a residential property. The landlord had requested that the Council consider not including The Horns on any future list of Assets of Community value. In support

of this request Cllr Lambert proposed that the Council agree not to, at the present time, or at any time within the next three years request that the asset known as The Horns be registered with Hart DC on their list of Assets of Community Value. This being without prejudice to the Council's consideration of any future planning applications for the site. The motion was seconded by Cllr Groslin and **DEFEATED** (In Favour 2:3 Against).

100/15 Lease of a Waste Bin

Following discussion the Clerk was asked to establish the length of contract commitment for bin hire. Subject to it being possible Cllr Argent proposed, seconded by Cllr Dorn that a 660L Dumpy Bin be hired for a period of 3 months and sited at the Hook Meadow entrance, this was **AGREED** (In Favour 4:1 Against). Discussions with the Village Hall would continue to investigate shared bin use and storage.

101/15 Award of a Grant for 90th Birthday Street Party

Crondall Events had requested support for the proposed hire of tables and chairs for a Street Party to celebrate the Queen's 90th Birthday in June 2016. Subject to the Events Committee doing all they can to secure whatever free chairs and tables they can for the event Cllr Argent proposed that up to £500 be set aside to support this event, this was seconded by Cllr Groslin and **AGREED** (In Favour 4:1 Against).

Cllr Crookes and the members of the public left the meeting

102/15 Finance - Payments and Purchases to be made.

The payments and purchases to be made were proposed by Cllr Dorn, seconded by Cllr Argent and **AGREED** unanimously.

103/15 Finance – Balance Sheet

There were no questions on the Income and Expenditure Balance Sheet report to the end of July 2015. Cllr Dorn proposed that the report be **NOTED**, this was seconded by Cllr Bryant and agree unanimously.

PARISH COUNCIL REPORTS

104/15 Estates Report.

Council received a joint report, circulated in advance, co-authored by Cllr Bryant and the Clerk. Cllr Bryant proposed that Council use a contractor to cut the Hook Meadow hedges, subject to a £100 maximum, this was seconded by Cllr Dorn and **AGREED** unanimously. The Clerk outlined the recent failure of a link on the zip-wire seat resulting it being out of action for some days. The play equipment company had responded positively and advised on a temporary solution whilst the matter was further investigated. Cllr Dorn expressed concern at the second failure to the zip wire since its installation and wondered whether the specification was adequate. There was some discussion about whether the zip wire might be misused by groups of people riding rather than individuals. The Clerk will meet with the playground supplier to discuss the recent failure.

Cllr Lambert again raised the issue of lack of toilet facilities on Hook Meadow. The Clerk suggested that Council might in future consider providing a temporary solution during school holidays by reaching agreement with the Pavilion or Parish Office regarding the use of their toilet facilities, with a student employed to manage the cleaning and collect fees.

105/15 Memorial Applications and Burials.

The Clerk's previously circulated report was taken as read.

106/15 Faster Broadband

Cllr Hebborn had circulated a report which was **NOTED**. It was generally agreed that over recent months broadband speeds and accessibility had improved within the Parish and that it was time for the Council to step down from monitoring this issue.

107/15 Correspondence

With the assistance of the Chairman the Clerk had responded to a local resident who had complained about parking in Croft Lane.

The Clerk had also requested that a Facebook site for 600 young families in Farnham mention the parking issues in Crondall when advising families of the great facilities there.

108/15 AOB:

Responsibility for Council Finance operations

Cllr Groslin asked when the responsibility was to be handed over to the Clerk. Cllr Argent suggested that this be discussed with the Clerk on his return from holiday.

Electricity Contract

Cllr Argent explained that Council had reached the end of their contract for electricity supply. He had investigated alternatives but believed the offer he had been made by SSE was as good as it was possible to achieve given the very low usage. It was recognised that this matter should have been considered under item 101/15, however in the circumstances it was **AGREED** that Cllr Argent should accept the new contract offered by SSE.

Expenditure

Cllr Argent drew Council's attention to the fact that it was now half way through the financial year and Council still had significant budgeted items to spend e.g. replacement maintenance equipment and the pavilion refurbishment etc.

Cheap Countryside Homes for first time buyers

Cllr Argent made Council aware of a recent government statement on the provision of homes in the countryside which appeared naive in the extreme. He felt that Council's concerns should be brought to the attention of the Council's MP. With Council's agreement Cllr Argent was asked to draft a letter to the MP.

Parking

Cllr Lambert again raised the issue of parking. Cllr Dorn pointed out that this was highlighted as a priority issue in the recent Amenity Priority list sent to Hart and he felt that Council should await Hart's response. The Clerk would chase an acknowledgement and a response.

Bus Shelters

Cllr Lambert felt that it was time these were cleaned and maintained, especially the ones by the school and in Dippenhall Street.

Neighbourhood Plan 'lite'

Cllr Dorn suggested that Council consider creating a Neighbourhood Plan 'lite' focusing on development issues only. He believed that the creation of a list of acceptable sites for development in the Parish would assist in discussions with Hart rather than the Parish being pressured to accept pre-identified Strategic Housing Land Assessment Availability (SHLAA) sites. Cllr Lambert believed that any list must be fully consulted with the village as a whole. Cllr Dorn agreed and stated that 'developers' would also need to be consulted as potential development sites must be deemed suitable for development. Cllr Dorn felt that Council needs to better understand the process and that exploratory talks with Hart would be helpful. Cllr Dorn asked councillors to think about this issue and consider whether it should be an agenda item for the next meeting.

Signed as a true record dated 28/09/2015