

CRONDALL PARISH COUNCIL

MINUTES OF MEETING

Held on Monday 24th October 2016 in Crondall Church Rooms

- PRESENT:** Cllr D Argent – Vice Chairman in the chair
Cllrs C Bryant, C Hebborn, N Lambert, S O'Connor
- APOLOGIES:** Cllrs C Dorn, D Evans, R Ellerington - Crondall Parish Council
Cllrs K Crookes and J Kennett - Hart District Council
- IN ATTENDANCE:** Cllr S Gorys – Hart District Council, *until 9.10pm*
Mrs M Harris - Parish Clerk
There were 7 members of the public in attendance
The meeting commenced at 7.36pm and ended at 10.00pm

119/17 Declarations of Interest

Cllr Argent declared a non-pecuniary interest in the planning applications for 2 Pankridge Street and The Limes, Dippenhall.

120/17 Minutes of 26th September 2016 meeting

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

Matters arising from the 26th September 2016 meeting not covered by the agenda

121/17, 105/17 – Bowls Club Lease. The Clerk advised Council that the Lease was agreed and awaited signature. Prior to this the Lessor was required to sign a Statutory Declaration under the Landlord and Tenant Act and, following the resolution of a query, this was in process.

122/17, 115/17 – Back up for Burial records. The Clerk advised that Cllr Ellerington had this matter in hand.

123/17 Announcements from the Chairman, Clerk, and Members' questions received in advance.

There were no Announcements or Members' questions.

Representations

124/17 Recycling to the rear of Peacock Nursery

Rob Dance and Sam Wilson attended to advise Council on their retrospective revised planning application to Hants CC for the recycling facility to the rear of Peacock Nursery. Mr Dance advised that the application was similar to that submitted previously but with the addition of information in response to Council's previous comments. Topographical, noise and drainage capacity surveys had now been undertaken. It was confirmed that no lighting was proposed. Vehicle movements would average 4 lorries in and 4 out per day. In response to questions Mr Wilson advised that the site was used to recycle soil, stone and concrete from site clearance. He stated that all materials brought to site are cleared in advance of receipt as inert and free from contamination. Soil was screened on site to produce a BS standard product and the stone etc. was crushed to produce hard-core for the construction business. There are no waste materials. A significant planted bund is proposed

between the stock piles and the local watercourse in order to protect from any run-off. No water is used in the processing. The presenters were thanked for their attendance and comprehensive answers to questions.

125/17 Proposed Rye Common Village

Mr Wooldridge spoke on behalf of 15 local households opposed to the Bell Cornwell proposals for Rye Common Village. He hoped that Crondall would take account of these concerns in its Neighbourhood Plan. He raised concerns in regard to transport particularly the capacity of the A287 for additional traffic flows, and also regarding secondary education and drainage. He noted that the traffic figures in the proposal document 'don't make sense' and highlighted the potential for cars from the proposed development to seek alternative routes through Crondall and Odiham. He stated that no secondary school was proposed for the site despite the fact that all local secondary schools are already full. He also asserted that the local clay soils were incompatible with the proposed alternatives to mains drainage. Overall their view was that the project was in contravention of Hart's requirement for development on brownfield sites. Councillors asked questions and there was a brief discussion regarding the Odiham NP which appears not to have even contemplated the possibility of any such development, but does mention the need for strategic gaps and non-coalescence between local communities. This item was further discussed after Planning 127/17.

126/17 District Councillor's Report

Cllr Gorys advised that the Odiham NP had had some challenges, also that they had not considered Rye Common as at the time it was not on their horizon. He confirmed that Hart has a number of sites available 'better developed and ready to go' than Rye Common. In response to a query he advised that officers had been willing to speak to Bell-Cornwell the Rye Common potential developers as they are constrained by protocol when approached by outside interests.

Cllr Gorys explained that there had been a delay in the Hart Local Plan due to re-consideration of the numbers evidence base, following confirmation that Hart would not now be required to provide any housing on behalf of Rushmoor and Surrey Heath. In response to a question Cllr Gorys advised that definitive housing numbers were not yet known however he was confident that Hartland Park would be included. Hart currently has a six year land supply and plans a prudent approach allowing some flexibility going forward. The start of the consultation on a revised Draft Local Plan is now scheduled for January and everything is being done to try to keep to this timetable. Of particular interest is the fact that Hart is considering setting up its own Housing Company to enable the provision of better levels of affordable housing locally; this would require a large investment. In response to councillors' questions Cllr Gorys advised that due to government policy on rent levels Housing Associations are having a difficult time delivering affordable housing so Hart is following the lead of a number of other local authorities in hoping to be 'fleet of foot' in delivering approximately 25 units per year over the next 5 years. He confirmed that Sentinel and First Wessex Housing Associations were 'close' to merging. In response to a specific question Cllr Gorys answered that he had raised objections to the 'Land to the north of Croft Lane' planning application but he certainly hadn't made a personal comment.

Cllr Gorys reported that the new Leisure Centre is on track, with opening planned for Spring 2017, also that Hart Council is just starting the budgeting process for 2017-18.

On being asked whether Hart were taking any refugees Cllr Gorys stated that they had taken no-one at present and needed to know more about what was proposed.

Cllr Gorys was thanked for his attendance and contribution

127/17 Planning Applications

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

16/02586/LBC & 16/02583/HOU	The Brambles, Church Street, Crondall GU10 5QL	Restoration, alteration and single storey rear extension.
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Council noted that the owners of this property appear to be going to considerable lengths to improve this currently run down building, works that will not only preserve and enhance the building but the street scene as well. They should be congratulated and encouraged.

Following a brief discussion and clarification regarding the use of 'conservation' roof lights Cllr Lambert proposed **NO OBJECTION**, this was seconded by Cllr Hebbron and **AGREED** unanimously.

16/01501/HOU	2 Pankridge Street, Crondall GU10 5RQ	Enlargement of bay window to front elevation, new double storey side extension with garage, single storey rear extension.
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This is an amended plan for a previously considered application. Council discussed the proposed use of UPVC windows, parking provision, traffic issues at the 'pinch-point' and the property's status as a positive building in the Conservation Area Plan document.

Cllr Lambert proposed **OBJECTION** commenting

- The two storey side extension is overdevelopment of the site. Inadequate parking spaces, parking in this difficult area is becoming increasingly dangerous. Crondall Parish Council does not support the use of UPVC windows on this positive dwelling in the Conservation Area as such the application fails to preserve and enhance the Crondall Conservation Area.*
- Crondall Parish Council supports the comments of the Conservation Officer and Highways Officer, although accepts some of their concerns have been met.*
- Should Hart District Council be minded to grant this application then the following conditions should be included. The approved parking facilities for vehicles shall not be used for any purpose other than the parking of motorised vehicles and access shall be maintained at all times to allow them to be used as such. An approved Construction Method Statement to include parking of vehicles of site operatives and visitors in this dangerous area.*

The proposal was seconded by Cllr Hebbron and **AGREED** (In Favour 4:1 Abstention).

16/02663/HOU	The Paddocks, Itchel Lane, Crondall GU10 5PR	Demolition of front North East single storey extension. Demolition of front North East porch. Erection of front North East two storey extension and open porch. Erection of front North East single storey garage extension. Erection of side South East two storey extension and masonry chimney. Erection of side North West single storey extension and open porch. Erection of rear South West glazed veranda. Erection of driveway and pedestrian gates. Layout alterations to shared driveway. Various internal and external alterations.
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Cllr Lambert proposed **NO OBJECTION**, this was seconded by Cllr O'Connor and **AGREED** (In Favour 4:1 Abstention).

16/02732/HOU	Travers Farm, Well Road Crondall GU10 5HJ	Demolition of existing conservatory and construction of an Orangery and Utility room.
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Cllr Lambert proposed **NO OBJECTION**, this was seconded by Cllr Hebbron and **AGREED** unanimously.

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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Councillors were taken through the plans by Cllr Lambert. It appeared that it was proposed to re-align the property creating a new entrance which would overlook neighbours.

Cllr Lambert proposed **OBJECTION** commenting

- *Existing and proposed block plans are incorrect and misleading, the property appears to have been turned around by 180 degrees within the site. Recommend a site visit by the Planning Officer.*

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

16/02359/LBC	Limetrees, Dippenhall Street, Crondall GU10 5NX	Repair and rebuilding of existing brick garden wall and wooden fence. The wall is relatively modern (less than 100 years old) and about 3 feet in height.
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Cllr Lambert explained that the property was in the Conservation Area. The planning application had arisen as the result of 'enforcement' action when the wall was beginning to be demolished. Councillors discussed the proposed length of fencing (within the wall) which it was anticipated was intended to provide access, being in a different position from the original.

Cllr Lambert proposed **OBJECTION** commenting

- *The Parish Council is disappointed that the plans are of poor quality.*
- *This application fails to preserve and enhance the Crondall Conservation Area.*
- *The introduction of what appears to be a fence panel part way down into the wall is unacceptable.*
- *The panelled fencing that was previously on the top of the wall does not appear on the plans.*
- *This is an opportunity to restore the wall to the complete length of this roadside section, preserving and enhancing the property*

The proposal was seconded by Cllr Hebbron and **AGREED** (In Favour 4:1 Abstention).

16/02718/HOU	Lovelace ,Pankridge Street, Crondall, GU10 5QZ	Double storey rear extension
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It was noted that this application was for the home of Cllr Ellerington who had been unable, due to illness, to attend the meeting. His written comments regarding parking and 'instep' from the next door property were carefully considered.

Cllr Lambert proposed **OBJECTION** stating that 'he had no objection in principle however on the basis of symmetry the property did not match its neighbour'. There being no seconder the motion **FAILED**.

Cllr Argent then proposed **NO OBJECTION**, this was seconded by Cllr O'Connor and **AGREED** (In Favour 2 + Chairman's Casting Vote = 3:2 Against with 1 Abstention).

Cllr Gorys left the meeting at 9.10pm.

Broden Stables – it was noted that there was as yet no agreed date for the consideration of this application by Hart's Planning Committee. It was **AGREED** that when a date became known the Clerk would liaise with Council to see who might be available to attend the meeting and speak on behalf of Council.

Rye Common response – It was **AGREED** that the Vice Chairman and the Clerk would draft a response to the consultation based on what they had heard that evening and circulate to councillors for comment.

128/17 Update on The Crondall Conservation Area document

Cllr O'Connor advised that Hart were in receipt of the consultation comments and their consultants were advising on changes to the document in the light of these. It was hoped the document revisions would be drafted before a scheduled meeting with Hart in early November. The re-drafted plan is scheduled to come to the November Council meeting with final approval by Hart after that.

129/17 Neighbourhood Plan (NP).

Cllr O'Connor reported that he had organised a 'kick-off;' meeting of the Working Group. Not everyone who had expressed interest was able to attend but Cllr O'Connor would be in touch with those who weren't there. Although one person had resigned another had come forward to replace them. A video clarifying the purpose of the exercise was well received and some members of the group already have some 'home-work' to do. Cllr O'Connor reported that he is working to agree who does what with a view to the next milestone of having a draft document in place by April 2017. Cllr Lambert asked how the sites would be defined. Cllr O'Connor advised that this was down to members of the Working Group working with the public at large, the group will also be looking at who has got land they want to put into the plan. Cllr Lambert was concerned that there would not be an opportunity for him to get his views across but he was reassured by Cllr O'Connor that all members of the public would have the opportunity to make input into the process. A key question now is the housing numbers which will be detailed by Hart in the New Year. It was important to recognise that this is plan for the whole parish and not just Crondall village.

Cllr O'Connor was thanked for his work on this.

130/17 Local Government Finance Settlement 2017/18 – Referendum Proposals

The Clerk had drafted and sent out a briefing document on this topic in advance of the meeting. It was **AGREED** that the Clerk would amend the proposed letter to the MP in the light of the pro-forma letter just received from HALC and that the letter also be copied into the Minister of State for Local Government.

131/17 Village 'Spring Clean'

It was reported that with the exception of Church Road, Croft Lane and The Borough all other areas had been 'cleaned' as per Cllr Evans request of the last meeting. It was unclear whether Councillors Hebborn and Lambert would be undertaking this task. Council now felt that it was time to tackle the remainder of the village e.g. Itchell Lane and Well Road etc. It was felt that it would be preferable to seek volunteers to assist with this rather than councillors doing all areas. It was suggested that Cllr Dorn be asked to draft something for his regular village 'Round Robin' and that an appeal be placed on the parish website.

132/17 Boundary Commission Review

After a brief discussion it was **AGREED** that Councillors were free to make their own personal comments, and that the Parish Council did not plan to do so.

133/17 External Audit

The Clerk reported that the Audit was now complete. Council members had been sent a copy of the Notice of Conclusion of Audit and the Audit Issues Report which made a minor point in regard to the recording of pre-payments. The Clerk confirmed the documents and final accounts were available on the council's website. Council **NOTED** the conclusion of the audit.

134/17 Payments and Purchases to be made.

Cllr O'Connor queried the proposed renewal payment for the Council's PO Box number on the grounds of cost. Following a discussion it was agreed that Cllr Argent would hold payment whilst an investigation was made into possible alternatives, noting that there was a limited time before the contract needed to be renewed.

The invoice for the use of the Hart Dog Warden was briefly discussed – the targeted use of the Dog Warden is further referred to under Other Business 142/17.

The payments as listed (7 invoices totalling £2,642.81) were proposed for authorisation and payment by Cllr O'Connor, seconded by Cllr Hebborn and **AGREED** unanimously.

135/17 Purchase Requests

A purchase request for a £50 contribution to the British Legion Poppy Appeal was **AGREED** unanimously.

136/17 Income and Expenditure Report

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

137/17 Bank Reconciliation

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

PARISH COUNCIL REPORTS

138/17 Estates Report.

The Clerk's report was taken as read. Cllr Lambert stated that the hedge cutting at the Football Field had not been completed. The Clerk said that she would investigate and ask the Groundsman to complete the job where required. Council **NOTED** the report

139/17 Memorial Applications and Burials.

The Clerk's previously circulated report was taken as read. The Clerk reported that over the previous weekend someone had laid wooden edging and gravel over the length of a grave. As this was contrary to the Burial Ground regulations she proposed to sensitively approach the grave owner and ask for the grass to be re-instated. Council **NOTED** the report.

140/17 SID report

Cllr Argent had circulated a report in advance of the meeting. He stated that on the whole this indicated that people were complying with the various local speed restrictions with very few extreme speeds. He would continue to circulate SID around the parish and would at the request of Cllr Lambert try at some point to place it on Heath Lane.

141/17 FACC Report to October 2016

Cllr Lambert agreed to circulate a written report to all councillors after the meeting. He advised that TAG Farnborough Airport is currently undertaking an Airspace Change Proposal (ACP), a formal UK

Civil Aviation Authority (CAA) process, in order to introduce a new airspace design in the vicinity of the airport.

The consultation is limited in scope to the geographical area of Midhurst, it covers the residents of 24 civil parishes in West Sussex and part of the South Downs National Park. Details on how to respond to the consultation can be found in the Consultation Documents section of the TAG website. A decision on the Proposal is expected by early 2017.

Prior to the June FACC meeting the last complaint reported to TAG Farnborough was on 20th November 2015, this was an 'out of hours' non-TAG flight. Council **NOTED** Cllr Lambert's update.

142/17 Correspondence

In addition to routine correspondence the Clerk had received a request to further support the Hampshire Branch of the CPRE. Cllr Argent advised that Council already supports the CPRE through annual membership of the national body.

143/17 Other Business

Dog Warden

It was noted that the invoice for the Dog Warden included a letter stating that they could identify their specific activity in Crondall if required. There was some feeling that they had not been very active in the village but Cllr Lambert stated that he had seen them on patrol. He asked that the Clerk request a further supply of poo-bags as stocks are low. Through the Clerk Cllr Ellerington had asked that an issue about dog fouling be raised, this had been brought to his attention by young mothers in the village. At the Clerk's request he had produced a map showing the worst areas for this offending. It was agreed that the Clerk share this with the Dog Warden with a request that they mount a campaign targeted on these areas.

Football punctures

Cllr Lambert advised that he had received complaints from youngsters about their footballs being punctured on the hedge behind the 'goal'. He thought that netting should be erected to prevent this.

Village Pond

Cllr Argent advised that this had been cleared by volunteers over the past weekend however the rotting vegetation remained on the banks. He wondered whether the Council's Groundsman might have somewhere to compost it. The Clerk agreed to investigate.

Street Lighting

Cllr Argent advised that Council had been notified of an increase in the costs per kilowatt hour, however as the major component of the costs charged to the Council were for maintenance this was unlikely to make a significant difference to Council's bills.

Friday Street Developers

Councillor Dorn had received a note from Friday Street which he had circulated to all councillors; they proposed no action at present as the purpose of the document was unclear.

Parish Map

It was reported that this remained with a local resident for execution and was 'in hand'.

Signed as a true record dated 21/11/2016