

CRONDALL PARISH COUNCIL

MINUTES OF MEETING

Held on Monday 24th September 2018 in Crondall Church Rooms

PRESENT: Cllr C Dorn – Chairman
Cllrs D Argent, C Bryant, T Evans, N Lambert, S O'Connor, M Seary

APOLOGIES: Cllrs K Crookes, S Gorys, J Kennett - Hart District Council
Cllr J Glen – Hampshire County Council

IN ATTENDANCE: Mrs M Harris - Parish Clerk

There were 3 members of the public in attendance

The meeting having been preceded by a presentation from the Esso Pipeline Project team commenced at 7.50pm and ended at 9.30pm

102/19 Declarations of Interest

There were no Declarations.

103/19 Minutes of 20th August 2018 meeting

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

Matters arising from the 20th August 2018 meeting not covered by the agenda

104/19, 89/19 Role of Community Events Liaison. Cllr O'Connor reported that he had raised this matter at the Crondall Society and although some members were not keen others thought it was an excellent idea. Cllr O'Connor volunteered to write some terms of reference and to bring these to the next Council meeting.

105/19 Announcements from the Chairman, Clerk, and Members questions received in advance.

There were no announcements. There were no Members questions.

106/19 District Councillor's Report

No one was available to report.

107/19 To consider returning to the decision recorded at Minute 88/19 in the Minutes of the meeting of 20 August 2018.

Following the receipt of a request signed by five councillors the Clerk placed this item on the Agenda. Cllr Argent proposed to invoke Standing Order 11.1 regarding revisiting decisions, this was seconded by Cllr Seary and **AGREED** (In Favour 6:1 Against). The issue to be revisited referred to the timescales within the Neighbourhood Plan Reg. 14 Consultation. Cllr Dorn proposed that the timetable set out in the original presentation made to Full Council at their meeting on 20th August 2018 be adopted, thereby overturning the amendment made to the original proposal at the 20th August meeting. This was seconded by Cllr O'Connor and **AGREED** (In Favour 6:1 Against). Cllr Dorn agreed to recirculate the timetable.

108/19 Planning Applications

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

18/01837/HOU	The Bourne Redlands Lane Crandall Farnham GU10 5RF	Single storey extension and erection of timber garage
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It was **NOTED** that this application had been withdrawn prior to the Council meeting.

18/01951/FUL	Natta Plant Ltd Rose Court Rye Common Lane Crandall	Erection of an infill two storey office extension
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Cllr Seary proposed **NO OBJECTION** to the principle of development subject to

- *This change REMOVING the permitted development rights to Rose Court and NOT extending them to the whole building, this is in order to prevent residential development in the future.*

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

18/01049/HOU	2 Garnham Cottages Church Street Crandall GU10 5QR	Replacement of existing glass roof of conservatory with tiled roof with flue for wood burning stove.
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Cllr Seary recommended **NO OBJECTION** this was seconded by Cllr O'Connor and **AGREED** unanimously.

18/02013/FUL	Land North Of Triggs Farm Crandall Road Crookham Village GU10 5RU	Temporary Siting of a Log Cabin as a Rural Worker's Dwelling and erection of 10m x 30m mixed use agricultural barn and office -
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Cllr Seary made Council aware of this application for a 3 double-bedded mobile home and 10 parking spaces in addition to a very large barn. In discussion Council felt that this application was of a scale that was completely inappropriate for this location. There was considerable scepticism about the use of the area for up to 120 hives and the need for a worker to be on-site at all times. Cllr Seary proposed **OBJECTION** stating

- *The need for the Barn has not been demonstrated*
- *The barn is oversized for the location and proposed use*
- *The conditions for permission for an agricultural dwelling have not been met*

It was also agreed to draft and send a letter of objection including all the issues discussed. This proposal was seconded by Cllr Evans and **AGREED** unanimously.

18/01986/AMCON	Longlees, Redlands Lane Crandall	Variation of Condition 5 attached to planning permission 17/01636/FUL dated 23.08.17 to allow the accommodation at first floor to be used as residential ancillary to main dwelling.
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Cllr Seary made Council aware of the previous application for a home office and storage to which they had objected, including at that time a caveat that should the application be approved then it should not be allowed for residential use. The Clerk made Council aware of a submission by a near neighbour who had been unable to attend the Council meeting to present himself.

After a brief discussion Cllr Seary proposed **OBJECTION** stating

- *The conditions imposed on granting the previous permission were specifically intended to prevent the space being used as residential accommodation.*

- *This type of application is inappropriate, if the applicant is looking for residential use then they should apply for it in the usual way.*

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

Pre-application

Cllr Seary made Council aware of a pre-application for The Paddock, Wimble Hill, Crondall. Cllr Dorn advised that he believed this to be contrary to NBE1. As Council is not a statutory consultee for pre-applications Cllr Seary proposed **NO COMMENT** at this stage. This was seconded by Cllr Argent and **AGREED** unanimously.

109/19 Neighbourhood Plan Update

Cllr O'Connor reported that the Strategic Environment Assessments (SEA) and Habitat Regulation Assessments (HRA) had not yet been received. It was anticipated that once received it would take two weeks to update the draft NP with comments raised by the assessments. Council would then be in a position to review a draft NP before the Reg14 consultation. Cllr O'Connor also reported that work was continuing in parallel approaching local landowners regarding the 'green spaces'.

Cllr O'Connor commented on the effect of the Broden Stables appeal on the NP; he reported that the NPWG had agreed to treat this as 'windfall'. Cllr Lambert asked about the future of the proposed development north of the A287, Cllr O'Connor had no intelligence on this.

It was noted that SHLA 74 (the land behind the Scout Hut) was 'Up for Sale'. A letter had been received from the landowners explaining why they wished to sell the land. Cllr O'Connor pointed out that this land was scheduled to be part of the NP designated Local Gap.

The NP Update Report was **NOTED**.

110/19 Broden Stables Working Group

Cllr Dorn had drafted and circulated Terms of Reference for a Working Group (WG) the purpose of which is to work with Hart DC to try to influence some of the final decisions on design etc. for the site. It was proposed that the WG be made up of representatives from the Council and from the local community. A number of local residents had already expressed interest in being involved. Cllr Lambert felt this exercise was a waste of time 'as the horse had already bolted', he believed it would have been of more use had Council spoken to the developer before his plans were submitted. Cllr Dorn stated that Council had made their views known through detailed objections to both the Planning Application and the Appeal. He emphasised that the role of the WG would be to try and make some improvements. Cllr Lambert stated that it was too late – 'the developer can start on site tomorrow'. Despite this Cllr Dorn believed that it was worth 'having another go'. Cllr Dorn also explained that the Working group would have role in ensuring compliance by the developer. Cllr Dorn proposed the setting up of the WP as outlined in the TOR with two CPC representatives being Cllrs Dorn and Argent, however it was agreed that Cllr Seary would take over from Cllr Argent in no more than a couple of months' time when he would have more time available. The motion was seconded by Cllr Seary and **AGREED** (In Favour 6:1 Against).

Cllr Argent although in favour of trying to influence the situation feared that Cllr Lambert may be right, but if people were willing to commit to the WP effort, and there was negligible cost, there was nothing to be lost. At the very least the Construction Method Statement would need to be agreed, and monitoring for compliance undertaken, even if there were no changes to the design. It was emphasised that the purpose of the WP was to be constructive not just to say 'no'.

111/19 Possible challenge to the outcome of the Broden Stables Appeal

Cllr Dorn and others locally had been looking into the possibility of a legal challenge to the Planning Inspector's decision through the process of Statutory Review. A Statutory Review is made on the basis that there were failings in the 'process'. Cllr Dorn is currently taking advice into whether there is a case to be made. Cllr Dorn was hoping that should this Review go ahead the Council would be willing to support it morally and financially. At present the total costs were uncertain however they would likely be somewhere between £10,000 and £30,000. Cllr O'Connor felt that the Review would be helpful in understanding why certain decisions were made, in particular why Hart changed their stance so significantly during the Appeal process, compared with their original rejection of the application. Cllr Dorn emphasised the importance of having some idea of the likelihood of success

before moving ahead. If a challenge is to be made it must be done within 6 weeks of the result of the Appeal i.e. by 4th October 2018. Cllr Argent stressed the importance of getting advice 'from someone who knows what they're doing' and Cllr Dorn wanted to make sure the CPC felt it was worth pursuing financially. Cllr Lambert was clear that he did not think this was a good use of Tax Payers' money. Cllr Argent thought it would be worth pursuing if the cost is reasonable and there's a reasonable possibility of winning. Cllr O'Connor thought that if CPC would support the moral view and then in the event that there was a reasonable chance of winning a maximum figure should be agreed for funding. It was generally agreed that should there be more to discuss and agree on this matter then the Chairman would call an Extraordinary council meeting.

112/19 Payments and Purchases to be made.

Eight items totalling £1990.09 were proposed for authorisation and payment by Cllr Argent, seconded by Cllr Seary and **AGREED** unanimously.

113/19 Purchase Authorisation Requests

The listed purchases were proposed for agreement by Cllr Argent, seconded by Cllr O'Connor and **AGREED** (In Favour 6:1 Against).

114/19 Income and Expenditure report for August and Balance Sheet at 31/08/18

There were no questions and the Report was **NOTED**

115/19 Bank Reconciliation

The Clerk confirmed that she had undertaken an independent examination of the Bank Reconciliation for August 2018. No questions were raised. Council **NOTED** the Clerk's report.

PARISH COUNCIL REPORTS

116/19 Estates Report.

The Clerk's Estates Report was taken as read. The Clerk reported that over the last weekend a large oak tree had come down on the corner of the football field. The bulk of the tree had fallen in the field adjacent and the farmer was keen that it was cleared away as soon as possible. The clerk will obtain quotes and get the work done as soon as practically possible.

The Noticeboard survey in Mill Lane has resulted in a consensus that the board be placed in front of the garage adjacent to the path to the garage, Sean will install this.

No progress had yet been made on clearing the accumulated spoil, Cllr Lambert suggested that the area to the west of Hook Meadow be compacted, graded out and sown. Council was unsure this was practical. The Clerk agreed to discuss this with Sean.

Cllr Lambert asked in anyone was clear who owned the sewage tank on Hook Meadow and the pipe to the road, this had had to be diverted whilst work was undertaken on the Village Hall extension. The Clerk agreed to investigate. Council **NOTED** the report.

117/19 Memorial Applications and Burials.

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

118/19 Footpaths

Cllr Hebborn's previously circulated Report was **NOTED** and described as very useful.

119/19 Traffic and Highways

No report was made.

120/19 Correspondence

Correspondence received during the month had been circulated to Councillors by e-mail.

121/19 Other Business

Insurance – The Clerk reported that after scrutinising the renewal offer from the Council's broker and discussing the matter with the Finance Lead - Cllr Argent, she had renewed the Council's insurance with the Broker's recommended Insurer. The premium was within budget.

Flower Meadows – Cllr Argent reported that the Crondall Society were keen to see wildflower areas developed on CPC land around the village. Having had no formal approach from the Crondall Society it was generally agreed that Council would await their approach before discussing this matter further.

Increased Village Traffic Cllr O'Connor reported that the Crondall Society was concerned about increased traffic through the village believed to be as a result of a new development in Farnham. It was suggested that Hants CC be approached regarding posting a sign taking cars via Dora's Green Lane to the M3. Cllr Lambert thought a better option would be a new road, he would however look into the matter.

Cllr Lambert raised concerns about planning delays at Hart, apparently due to their inability to recruit staff. It was suggested this was raised with Cllr Gorys.

Hannams Copse Cllr Dorn mentioned that the Scouts were concerned about the proposed sale of Hannams Copse and that there had been a suggestions that a local consortium of villagers might get together to buy it as a village amenity, for existing use. He was liaising with the Scouts District Executive on this matter. It had been suggested that CPC might take a loan in order to purchase this land but it was pointed out that there was little potential for income generation to support loan repayments. Cllr O'Connor wondered whether the sale was actually a subterfuge to try to enable to the owners to use some of the land for future development. He felt that if people in the village were interested in buying it they should be encouraged to do so.

122/19 In Committee (Confidential Minute)

Council was updated by the Clerk on a Staffing matter.

Signed as a true record dated 29/10/2018