

CRONDALL PARISH COUNCIL

MINUTES OF MEETING

Held on Monday 25th February 2019 in Crondall Church Rooms

- PRESENT:** Cllr C Dorn – Chairman
Cllrs D Argent, C Bryant, C Hebborn, S O'Connor, T Evans
- APOLOGIES:** Cllrs M Seary, N Lambert - Crondall Parish Council
Cllr J Kennett, K Crookes, S Gorys- Hart District Council
- IN ATTENDANCE:** Mrs M Harris - Parish Clerk
Mrs V Honeyman- Deputy Parish Clerk

There were 4 members of the public in attendance at the start of the meeting.

The meeting commenced at 7.35pm and ended at 9:10pm

239/19 Declarations of Interest

Cllr Bryant declared a non-pecuniary interest in the Travers Farm appeal and will abstain from comment or vote on this matter.

240/19 Minutes of 28th January 2019 meeting

The Minutes were proposed for acceptance as an accurate record by Cllr Dorn seconded by Cllr O'Connor and **AGREED** (In Favour 5:1 Abstention). The Chairman signed the Minutes.

241/19 Minutes of the In-Committee Meeting of 28th January 2019

The Minutes were proposed for acceptance as an accurate record by Cllr Dorn seconded by Cllr O'Connor and **AGREED** (In Favour 5:1 Abstention). The Chairman signed the Minutes.

Matters arising from the 28th January 2019 meeting not covered by the agenda

242/19 Precept request 2019/20

The Clerk reported this had been sent and receipt acknowledged.

243/19 Crondall Trust trustee

Carol Martin has been reappointed as a Trustee of Crondall Trust and was thanked for all her work over the last four years.

244/19 Annual Parish Meeting

The Clerk has secured a speaker with expertise on setting up a Speedwatch scheme.

245/19 Announcements from the Chairman, Clerk, and Members questions received in advance.

There were no Members questions, or announcements from the Deputy Clerk. The Clerk confirmed that her working hours are gradually decreasing as those of the Deputy Clerk increase. The Chairman announced that on 14th February he was selected as the Conservative Party candidate for the Odiham Ward in the upcoming elections. Cllr Dorn announced that he intends to continue in his current role with Crondall Parish Council whatever the outcome of the election. Warm congratulations were passed on by all Cllrs present.

246/19 District Councillor's Report

No District Councillors were in attendance. The inspector's letter regarding the Neighbourhood Plan was expected by end of February, but at the time of the meeting had not been received.

(After meeting note: on 28th February the inspector's letter was received from Hart and circulated by email).

247/19 Representations by the public

Robin Assael was in attendance and asked for an update on the Broden Stables Statutory Review and the costs to date. Cllr Dorn explained that there was a degree of sensitivity surrounding the costs in order to protect the Parish Council's position as the Statutory Review approaches. At the January 2019 meeting Council agreed in its 2019-20 budget to allocate up to £24,000 to the case but are also anticipating contributions from parishioners in the region of £10,000. Final costs will depend on the outcome of the review: if CPC loses, it is protected to a certain extent by the Aarhus cap. If it wins, at least some legal costs can be claimed back from the defendants (the Secretary of State and Crondall Developments Ltd).

Cllr Dorn extended particular thanks to Cllr Argent and Mary Harris for their hard work in preparing the papers for the case and Mr & Mrs Hall for their practical support. Costs have been kept as low as possible without compromising on the quality and expertise of legal representation.

As a supplementary question Robin asked whether there was any progress to report on the second Broden Stables application. Cllr Dorn answered that no further updates had been made available to date on the Hart website.

248/19 Planning Applications

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

19/00182/LBC	Triggs Crondall Road Crookham Village Fleet GU10 5RU	Raising the height of the first floor over G1/G4, reduction of the floor level in G4/G5, modifying the brick step in G2, removal of internal partitions, relocating door to G3, removal of paint from existing joist, In filling two areas of the corridor G5, removal of windows and doors in the lean-to porch, modifications to the door to G3 and creation of an opening for access between the kitchen and G1.
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This application follows an LBC application 18/00235/LBC which was rejected in May 2018. In line with CPC's response to this previous application Cllr Seary recommended:

NO OBJECTION subject to Conservation Officer's approval.

Cllr Dorn proposed the above statement. This was seconded by Cllr Argent and **AGREED** unanimously.

19/00236/PREAPP	Triggs Crondall Road Crookham Village Fleet GU10 5RU	Follow up preapp following the refusal of 18/02013/FUL Land North of Triggs Farm - 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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As outlined in the Planning Report, this is a follow up preapp following the refusal of 18/02013/FUL. CPC objected strongly to this on four grounds:

1. Contrary to RUR2 etc.
2. Red line for the site does not include land required for access nor evidence of sufficient rights.
3. Footprint of the barn is unjustified and is not commensurate with the scale of the described business.
4. Impact on SPA.

Cllr Seary recommends that CPC makes no comment but be ready to deal with the next application when it comes. This was proposed by Cllr Dorn, seconded by Cllr O'Connor, and **AGREED** (In Favour 5:1 Against).

19/00230/FUL	Middlemarsh Bowling Alley Crondall GU10 5RJ	Re-siting of existing field access and related works
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This application seeks to move the access from one end of the frontage to the other, with improved sight lines, and will be set back 8m to allow vehicles to leave the highway before stopping to open the gate. It also seeks to replace the existing scalped access area with a metaled surface for the new entrance.

Cllr Dorn proposed **NO OBJECTION** which was seconded by Cllr Argent and **AGREED** unanimously.

19/00084/HOU 19/00089/LBC	Well Cottage 2 Chilloway Terrace Pankridge Street Crondall GU10 5QY	Single storey rear extension
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The property is listed and in the Conservation Zone, and Cllr Seary felt that the applicant had demonstrated due regard to this in the design of this extension.

Cllr Dorn proposed **NO OBJECTION** which was seconded by Cllr Hebbron and **AGREED** unanimously.

19/00293/PRIOR	Clare Park Farm Clare Park Farnham GU10 5DT	Construction of a new agricultural sprayer building.
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The proposed building will be 16.6m x 9m x 6.8m high. A qualifying agricultural building will be deemed to have prior approval and so not require a planning application. The application states that the building is required to house an agricultural sprayer and minimise the risk of spills during filling. The building is to be sited on the edge of the existing yard where a number of buildings are let to commercial tenants. It was noted that most existing buildings were single storey and unsuitable for such a sprayer.

Cllr Dorn proposed the following comment:

'It is for Hart to decide if the application meets the requirement for a prior approval'.

This was seconded by Cllr Argent and **AGREED** (In Favour 5:1 Abstention).

19/00210/HOU	The Horns Bowling Alley Crondall GU10 5RJ	Removal of existing single storey toilet block and single storey rear extension, replacement of existing front porch, alterations to fenestration and erection of a detached garage.
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A number of applications have been made for this site in recent months, and some works have begun. The last application was considered at the November CPC meeting.

Cllr Seary recommends that CPC reiterate the previous comment: **‘NO OBJECTION, however the Council remains concerned about what happens to the remainder of the site.’** This comment was proposed by Cllr Dorn, seconded by Cllr Hebborn and **AGREED** unanimously.

19/00345/PRIOR	9 Finns Industrial Park, Bowenhurst Lane, Crondall, GU10 5RX	Notification for Prior Approval for the change of use of offices (Class B1a) to Dwellinghouse (Class C) to form a residential studio apartment.
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This prior approval application seeks to establish that planning consent is not required for conversion to residential accommodation. If there are material alterations to the exterior then a full application will normally be required. A previous application for units 10,11,27,28 was granted in May 2016.

Cllr Seary recommended the following comment:

‘It is for Hart to decide if this application is compliant with the conditions for this sort of notice, particularly given the imminent Article 4 Direction. Crondall Parish Council is concerned about the creeping change in use on this estate and welcomes the removal of permitted development rights.’

This was proposed by Cllr Dorn, seconded by Cllr O’Connor, and **AGREED** unanimously.

249/19 Travers Farm Appeal

A draft letter was circulated in advance of the meeting. Cllr Dorn suggested the addition of an extract from NBE1, and Cllr O’Connor was able to confirm the answer to a query raised in the drafting of the letter that the site had not been within those considered by the Neighbourhood Plan. Cllr Dorn proposed Council approve the draft letter with the above additions. Cllr Hebborn seconded this, and it was **AGREED** (In Favour 5:1 Abstention).

1 member of the public left the meeting.

250/19 Neighbourhood Plan Update

- Cllr O’Connor’s previously circulated report and verbal report were **NOTED**.
- An information request from a local resident has been a time-consuming exercise this month.
- If on examination the local gap policy is thrown out, the plan can still be “Made” and the rest of it would still stand.
- There are a few areas which may jar with national policy. The examiner will remove unnecessary or unjustified details but won’t add anything in so it was felt better to leave items ‘in’ at this stage.
- According to Daryl Phillips, Hart will not propose local gaps in their Plan, but are anticipating that Parish Council Neighbourhood Plans would have local gaps.
- The SEA must be updated to reflect any modifications to the plan.

- Cllr Argent expressed concern regarding the delay in bringing the Plan to Council for approval as dates keep slipping. A key point to check was how long AECOM would take to revise the SEA. Cllr O'Connor responded that the Submission Plan should be ready in time for the April meeting.

3 members of the public left the meeting; 1 member of the public joined the meeting.

251/19 Speedwatch Group Update

- Scott Shepherd provided a verbal update on the progress made to date. Scott has had discussions with Cllr Argent and a police liaison officer.
- Research is underway to source a suitable Speedwatch device; Hampshire Police do not endorse the use of the handheld devices, preferring stationary models (but not large pole mounted units such as the existing CPC SID). It is important to comply with this requirement in order that volunteers are adequately insured and supported.
- Also investigating the options for signs on lampposts etc.
- 10 villagers have volunteered to help, plus one volunteer from Farnham. Hampshire Police will run DBS checks and do any necessary training.
- Cllr Argent asked Scott to come up with a proposed budget for this project once he has finished his research. Both Scott and the Council are agreed that CPC's SID should continue to operate separately to the Speedwatch project.

252/19 Dignity at Work Policy

A draft Dignity at Work Policy was circulated in advance, with Cllr Seary sending a comment in support of the document ahead of the meeting as he was not able to attend. Cllr O'Connor queried why this was necessary in addition to the Code of Conduct but was satisfied with the justification provided by the Clerk.

Cllr Dorn proposed **APPROVAL** of the policy. This was seconded by Cllr Evans and **AGREED** unanimously.

253/19 Grass Verge Management

Council were asked to agree a response to an email received from the Crondall Society regarding the management of the grass verge next to the football field. A report was circulated in advance of the meeting and discussed. On balance, it was agreed that there is a stronger argument in favour of continuing with the current practice of keeping the grass verge tidy during the mowing season (April-October). Keeping the grass cut enables the verge to be used for parking, and as a safe access route to footpaths and football field for a range of users. Sean leaves an area of the verge uncut which allows for wildlife to thrive in that area. The Deputy Clerk will send a response to the Crondall Society. This course of action was proposed by Cllr Argent, seconded by Cllr Hebborn and **AGREED** unanimously.

254/19 Road and Traffic Papers

Cllrs Argent and Lambert both circulated discussion papers in advance of the meeting. In Cllr Lambert's absence, Cllr Argent proposed that this item be deferred to the March meeting to allow for a more productive discussion, and time to consider working up a joint paper. Cllr Dorn encouraged Cllrs to direct their comments to the authors.

Finance and Risk Management

255/19 Ratification of payment commitments

The circulated list of 17 items valued at £6,527.34 was proposed by Cllr Argent for authorisation and payment, as well as a proposed contribution of £100 to Hampshire CC's archive service - seconded by Cllr Bryant and **AGREED** unanimously.

256/19 Income and Expenditure report for January 2019 and Balance Sheet at 31/01/19

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

257/19 Bank Reconciliation

The Deputy Clerk confirmed that she had undertaken an independent examination of the Bank Reconciliation for January 2019. No questions were raised. Council **NOTED** the Deputy Clerk's report.

PARISH COUNCIL REPORTS

258/19 Estates Report.

The Clerk's Estates Report was taken as read. There was a query regarding when the gates might be replaced. The Clerk reiterated that she hopes to see this project completed by the financial year end. Council **NOTED** the Estates Report.

259/19 Memorial Applications and Burials.

The Deputy Clerk's previously circulated report was taken as read. One application for the interment of ashes has been received. Historic burial records have been archived at the Hampshire Records Office. Council **NOTED** the report.

260/19 Footpaths

There was nothing new to report this month.

261/19 FACC Report

Cllr Lambert's previously circulated report was taken as read. Council **NOTED** the report.

262/19 Correspondence

Electronic correspondence received during the month had been circulated to Councillors by email. A letter was received from the Hampshire Records Office regarding the recently archived Crondall burial records. The custody agreement for these records was signed and returned by the Deputy Clerk.

263/19 Other Business

The Clerk advised the Council that £250 has been received from Fisher German LLP the Land Agents for Esso in exchange for allowing them access to the recreation area.

Cllr O'Connor advised that there have been a number of recent burglaries in the village, and that parishioners may note an increased police presence as a result.

264/19 In Committee (Confidential Minutes)

Council discussed the Broden Stables Statutory Review.

Signed as a true record dated 25/03/2019