

CRONDALL PARISH COUNCIL

MINUTES OF MEETING

Held on Monday 28th January 2019 in Crondall Church Rooms

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

There was 1 member of the public in attendance at the start of the meeting.

The meeting commenced at 7.35pm and ended at 9:20pm

The Chairman welcomed Vanessa the new Deputy Clerk to her first meeting.

209/19 Declarations of Interest

Cllr O'Connor declared a non-pecuniary interest in the planning application under consideration for Yew Tree Cottage; Cllr Argent declared a non-pecuniary interest in the planning application for Fanlings.

210/19 Minutes of 17th December 2018 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.

211/19 Minutes of the In-Committee Meeting of 17th December 2018

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

Matters arising from the 17th December 2018 meeting not covered by the agenda

212/19 Public Space Protection Order (PSPO)

The Clerk reported that she had submitted the previously circulated response to Hart DC and receipt has been acknowledged.

213/19 Proposed closure of the Farnham waste re-cycling centre

The Clerk had submitted a response to this consultation. Councillors understand this has been granted a reprieve.

214/19 Announcements from the Chairman, Clerk, and Members questions received in advance.

There were no Members questions. The Chairman made no announcements. The Clerk outlined HALC training that the newly appointed Deputy Clerk will be attending over the coming months. Initially this will be Knowledge and Core Skills training and Local Council Finance for Officers, with others to follow as required.

215/19 District Councillor's Report

No District Councillors were in attendance. Cllr Crookes had advised by e-mail that there was nothing further to report from the District.

216/19 Planning Applications

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

18/02788/HOU	Fanlings Croft Lane Crondall GU10 5QG	Erection of a single storey rear extension following demolition of the existing rear extensions, replacement of the garage door with a bay window to the front elevation to facilitate the conversion of the garage to habitable accommodation and insertion of a door in the ground floor side with a porch above and a window in the ground floor side
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CPC raised no objection to the previous application at this property. Cllr Dorn proposed **NO OBJECTION**. This was seconded by Cllr Bryant and **AGREED** (In Favour 5:1 Abstention).

18/02796/PRIOR	Gazings Farm Redlands Lane Ewshot GU10 5AR	Conversion of agricultural building to dwelling house
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Cllr Seary presented the plans for the conversion of an agricultural building to a new dwelling house. It was noted that the proposed dwelling sits within the footprint of the existing agricultural building and appears to comply with the requirements for a Class Q application.

Cllr Seary recommended the following comment:

- It is clearly for Hart to decide if the applicant has met the relevant conditions for a Class Q application but CPC are concerned about creeping development outside the established settlement boundaries.*

In addition Cllr Hebborn raised concerns for road safety as the access to this property is on a dangerous bend. Cllr Argent felt CPC should maintain a consistent approach to that which has been taken by CPC towards the proposed Broden Stables development. Cllr Seary therefore proposed that as addition to the comment above, the following comment be made:

- CPC has grave concerns about increased vehicle movement and access to this property.*

Cllr Hebborn seconded this proposal and it was **AGREED** unanimously.

18/02862/PRIOR 18/02863/PRIOR 18/02864/PRIOR	Unit 3 Units 4, 5 and 6 Units 1 and 2 Marsh Farm Industrial Estate Bowling Alley Crondall GU10 5RJ	Notification for Prior Approval for a Change of Use from premises in Light Industrial Use (Class B1 (c)) and any land within its curtilage to dwelling houses (Class C3)
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Cllr Seary presented 3 aggregated prior applications seeking to establish the right to convert from Light Industrial Use to dwelling houses. It would appear the applicant has submitted 3 separate applications to ensure each application is less than 500 sq m. The applications lack any significant detail on which to comment on internal arrangements or external alterations.

Cllr Seary proposed the following comment:

- *It is clearly for Hart to decide if the applicant has met the relevant conditions for a prior approval application but CPC are concerned about creeping development outside the established settlement boundaries. Notwithstanding the fact that this application only seeks to establish a principle we are surprised that no proposed elevations or internal plans are required or provided.*

Cllr O'Connor stated that the proposed site for this development had scored well in the Neighbourhood Plan and that Hart DC believe this to be a reasonable site and not in a flood zone. It was only down-selected in the Neighbourhood Plan due to the potential risk of job losses should the businesses on this site be closed in favour of housing development. Additionally, Cllr O'Connor did not think that Hart would agree with the 'creeping development outside settlement boundary' comment for this site, as it is an existing brownfield site. Cllr Dorn reiterated that Council can only refer to current policies when considering these applications.

Cllr Seary's proposed comment as stated above was seconded by Cllr Hebborn and **AGREED** (In Favour 5:1 Abstention).

18/02838/HOU	4 Beech Court Wimble Hill Crondall Farnham GU10 5HL	Erection of a timber conservatory to the rear
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Cllr Seary presented this application for the erection of a timber conservatory to the rear of this locally listed property, reminding Council that a previous application for a larger PVCu conservatory was refused mainly due to the materials proposed.

Cllr Seary proposed:

- *No objection subject to compliance with the Heritage Officers comments.*

Cllr O'Connor queried whether hard or soft wood was being proposed as the building material, as this would impact on the longevity and appearance of the conservatory.

Cllr Seary proposed an additional comment to that above to include the suggested use of hard wood. This was seconded by Cllr O'Connor and **AGREED** unanimously.

18/02853/FUL	Goddards Farm Bowling Alley Crondall GU10 5RJ	Erection of a two storey building for office (B1a) use with ancillary workshop and plant store and associated parking in association with Goddards (Landscape Contractors) Ltd. -
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Cllr Seary presented this application to erect a two storey building for office use. The applicant has said that they are currently using all of their available office space, so require this building to expand the business, and that is 'not realistic or financially viable to relocate the existing business'.

Cllr Seary went on to say that although the land affected by this application is part of an existing complex of buildings, the Local Plan considers it to be 'in the countryside' and is therefore affected by a number of policies including RUR3 which seeks to restrict commercial development in the countryside unless there are exceptional circumstances. He does not believe this application has proven exceptional circumstances.

Cllrs discussed additional concerns that the applicant has a separate desire to develop a site for residential use in the area, and that the site proposed here should be considered in the Neighbourhood Plan.

Cllr Seary proposed **OBJECTION** on the grounds that this does not satisfy RUR3 (exceptional circumstances), and the potential conflict that the applicant is believed to want this site to be included in the Neighbourhood Plan for residential development.

This was seconded by Cllr O'Connor and **AGREED** (In Favour 5:1 Against).

19/00070/HOU 19/00071/LBC	Yew Tree Cottage Dippenhall Street Crondall GU10 5NX	Alterations to existing garage to provide a new roof with ancillary residential accommodation and a garden store and potting shed
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Cllr Seary presented this application to alter an existing garage to provide ancillary residential accommodation with a wc and shower. This is broadly the same as a previously approved application, and given CPC did not object to the last application, Cllr Seary proposed **NO OBJECTION**.

There was some discussion regarding the implications for parking and turning vehicles on the drive, but as there will still be a garage on site and the accommodation provided will be ancillary to the main dwelling, it was concluded that these concerns do not need to be put forward in response to the application.

Cllr O'Connor queried whether raising no objection to this application demonstrates an inconsistent approach by the CPC to accommodation above garages in other applications. Cllr Dorn believed not as this is clearly not a separate dwelling but ancillary accommodation only.

Cllr Seary proposed **NO OBJECTION** subject to the accommodation being ancillary to the main house, and that construction vehicles be kept off the highway at all times. Cllr Dorn seconded this and it was **AGREED** (In Favour 5:1 Abstention).

19/00154/HOU	Imley Cottage, Church Street, Crondall, GU10 5QQ	for Demolition of existing conservatory and erection of two storey rear extension. Change ground floor rear window to double doors. Remove first floor extension and replace ground floor roof with flat lead rolled roof. New windows on first floor rear, side and front. Insert new rooflight to the rear.
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This is a resubmission of a previous application which was refused due to no bat survey being completed. As the now completed survey has found no bat concerns, and as CPC raised no objection to the previous application, Cllr Seary proposed **NO OBJECTION**. This was seconded by Cllr Argent and **AGREED** unanimously.

18/02859/PREAPP	All Saints Church Croft Lane Crondall GU10 5QQ	Construction of toilets between the existing buttresses at the West End of the Church.
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Cllr Seary outlined this pre application for the construction of toilets between the existing buttresses at the West End of All Saints Church. As this is a pre app, CPC are not a formal consultee at this stage, but an initial discussion on the proposal took place. There were mixed views from Cllrs regarding the necessity for toilets on this site, given that the Church is Grade I listed. Cllr Dorn suggested no formal comment from CPC at this stage, although Cllrs are at liberty to make their own individual comments.

Cllr Argent proposed **NO COMMENT** seconded by Cllr Seary. This was **AGREED** (In Favour 4:1 Against and 1 Abstention).

Planning Update

Finally Cllr Seary provided a brief update in respect of the Travers Farm appeal. This application for a demolition and rebuild was rejected in December 2017 with an appeal submitted in May 2018. It has only recently been allocated by the Planning Inspectorate, so despite the delay this is a valid appeal which the Council will need to take a view on. This will be carried forward for discussion at the next meeting on 25th February.

217/19 Hart Planning Committee: Broden Stables 2

Cllr Dorn sought agreement that the Chairman (or other Councillor to be nominated by the Clerk in the event that he is unavailable), be authorised to speak at Hart Planning Committee concerning the second Broden Stables application.

Cllr Dorn's proposal was seconded by Cllr Argent and **AGREED** unanimously.

218/19 Neighbourhood Plan Update

Cllr O'Connor took the meeting through the details of his written report, providing some additional information. An update was provided on the Regulation 15 submission: a draft report is now with Andrew Ashcroft who will edit the document with particular focus on the developers', landowners' and main statutory bodies' comments. This work is expected to take 4-6 weeks, aiming to be ready to bring to the March Council meeting. An extraordinary meeting may be held earlier if all documents are ready.

Following previous feedback from Hart DC, 3 members of the NPWG met with Hart Planning on 14th January to discuss their feedback in detail. This was a positive meeting with some clarification provided on their views regarding suitable sites. The Phantom Motors site being in flood zone 3B was a concern and Hart was not likely to favour this site. They were also not keen on Windamoor Farm as a proposed site. Feedback from this meeting was also discussed with Andrew Ashcroft.

Cllr Argent queried the nature of Hart's concerns regarding traffic issues associated with the Mill Lane site. Cllr O'Connor said that their concerns related to allegedly insufficient evidential documents in the Regulation 14 submission and not to 'traffic' per se. . and that the developer's proposal had been rejected.

Cllr O'Connor's written and verbal reports were **NOTED**.

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

219/19 Budget and Precept Request for 2019-20

The Clerk circulated documents outlining a proposed budget for the next four years and precept request for the 2019/20 financial year. An additional document show the projects suggested by Cllrs for consideration, ranked by the level of support for these proposals. The projects most favoured have been included in the proposed budget including:

- Speedwatch scheme
- Researching possible additional parking provision
- Provision of public toilets on Hook Meadow
- Build brick inner store to tractor shed.

There was some discussion regarding the money put aside for the Broden Stables Statutory Review, and what the financial implications of winning or losing that case would be, including the cost cap.

Cllr Bryant said that the Village Hall Committee would like to put forward comments on the option to expand the Village Hall car park.

Cllr O'Connor asked whether the costs indicated in the budget for parking and toilets were estimates or quotes. The Clerk confirmed these are just estimates at this stage based on research.

Cllr Dorn proposed Council **AGREE** to the budget and a precept of £70,266, seconded by Cllr Seary and **AGREED** (In Favour 5:1 Against).

A copy of the agreed budget is attached as Appendix A.

221/19 Crondall Trust

Cllr Dorn proposed the appointment of Caryll Martin as a Trustee to Crondall Trust for a term of 4 years from March 2019. This was seconded by Cllr Argent and **AGREED** unanimously.

222/19 Annual Parish Meeting

The Clerk asked the Council for views on the content and format for the Annual Parish Meeting on the 15th April 2019. Cllrs **AGREED** on the previous format of having wine and nibbles and an interesting speaker to attract parishioners. The Clerk suggested a suitable speaker might be someone with a positive experience of setting up a scheme to deal with village traffic. Cllr Seary suggested a contact he will forward on to the Clerk. Other ideas would be welcomed within the next week.

223/19 Speed Watch Group

In response to requests from parishioners, the Clerk outlined some recent findings regarding Speed Watch schemes. Volunteers have to become Police Support Volunteers and be equipped with appropriate hi-vis clothing and kit. As agreed, there is £2,000 allocated to this in the budget, although costs may be lower with the equipment we already have. Cllr Dorn asked whether a Cllr would be willing to take a lead on this. Scott Shepherd (member of the public in attendance) offered to take this forward with the agreement of Council. The Clerk will liaise with Scott.

Finance and Risk Management

224/19 Signatories

Cllr Dorn proposed to reduce the number of payment signatories on the Council's Bank Account from 3 to 2 due to difficulties sometimes found in obtaining 3 signatures and there was no statutory requirement for that number. Assurance was given that there would be no increase in risk. This was seconded by Cllr O'Connor and **AGREED** (In Favour 5:1 Against).

225/19 Ratification of payment commitments

The circulated list of 20 items valued at £7,670.72 was proposed by Cllr Argent for authorisation and payment, seconded by Cllr Seary and **AGREED** unanimously.

226/19 Income and Expenditure report for December 2018 and Balance Sheet at 31/12/18

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

227/19 Bank Reconciliation

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

PARISH COUNCIL REPORTS

228/19 Estates Report.

The Clerk's Estates Report was taken as read. Cllr Dorn noted that the insurance claim has now been settled. Attempts should be made to seek out football or other sports teams interested in renting the football pitch on Sundays from next season. Council **NOTED** the Estates Report.

229/19 Memorial Applications and Burials.

The Deputy Clerk's previously circulated report was taken as read. There were no burials, internment of ashes or new applications received this month. Council **NOTED** the report.

230/19 Footpaths

A report had been circulated by Cllr Hebborn listing priorities of paths to be cut by Hants CC. It was suggested that the Golf Club should be approached requesting that they tidy up their path. Cllr O'Connor suggested a contact to put forward to the Clerk.

231/19 Traffic and Highways

No report had been received or circulated.

232/19 FACC Report

No report had been received or circulated.

233/19 Correspondence

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

234/19 Other Business

Councillors had no business to raise.

235/19 In Committee (Confidential Minutes)

Council discussed the Broden Stables Statutory Review and a Staffing matter.

Signed as a true record dated 25/02/2019