

CRONDALL PARISH COUNCIL

MINUTES OF MEETING

Held on Monday 29th January 2018 in Crondall Church Rooms

PRESENT: Cllr C Dorn – Chairman

Cllrs D Argent, C Bryant, T Evans, C Hebborn, N Lambert, S O'Connor,

APOLOGIES: Cllr M Seary – Crondall Parish Council

Cllrs K Crookes, S Gorys, J Kennett - Hart District Council

Cllr J Glenn – Hampshire County Council

IN ATTENDANCE: Mrs M Harris - Parish Clerk

There were 9 members of the public in attendance at the start of the meeting

The meeting commenced at 7.31pm and ended at 9.50pm

197/18 Welcome

The Chairman welcomed everyone present and wished them a Happy New Year. In particular he welcomed the Parish's newest councillor, Therese Evans, to her first meeting. He reminded all present that this was a meeting in public and not a public meeting.

198/18 Declarations of Interest

No Declarations of Interest were made.

199/18 In-Committee Minutes of 20th November 2017

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

200/18 Minutes of 11th December 2017 meeting

Cllr O'Connor pointed out a small error at 181/18. The acronym SHMA was incorrect, this was corrected to OAHN and initialled by the Chairman. The Minutes were then proposed for acceptance as an accurate record by Cllr Dorn, seconded by Cllr O'Connor and **AGREED** (In Favour 5 : 1 Against : 1 Abstention). The Chairman signed the Minutes.

Matters arising from the 11th December 2017 meeting not covered by the agenda

201/18, 182/18 - 2 Pankridge Street, Construction Method Statement. The Clerk advised that having spoken to Hart Planning she had established that this was the opportunity for the developer to state how they planned to meet the Conditions set in their planning approval. She had shared Council's concern with Hart that the developer had stated that there were 'no issues regarding their compliance with the method statement regarding parked construction vehicles *as there was plenty of parking on Pankridge Street*'. Cllr Lambert concurred that indiscriminate parking of a large number of construction vehicles was an on-going problem with construction works in the village. The Clerk was mandated to contact District Councillors regarding this ongoing problem.

202/18, 193/18 - Noticeboards and Footpath Maps. Cllrs Argent and O'Connor were thanked for their work on removing and replacing the Hook Meadow sign. Cllr Argent was particularly thanked for the excellent job he had done on refurbishing the sign. There was a brief discussion about the most suitable location for the new footpath map taking into account its construction and the

prevailing weather. Materials had been purchased to facilitate the erection of map as soon as the weather is suitable.

203/18, 196/18 - GDPR Training. The Clerk advised that training had been sourced from HALC for the Clerk, the Chairman and Vice-Chairman, this would take place in February and March. In the meantime she was keeping up to date with developments as the implications for Parish Councils were still unclear. She would report back to Council in due course.

204/18 Appointment of Planning Lead

Cllr Lambert was thanked for undertaking the Planning Lead role for a number of years. Following his resignation from this role the Chairman sought expressions of interest as Planning Lead. Cllr Seary had indicated that he would be prepared to undertake this role, there being no other nominations Cllr Dorn proposed Cllr Seary for the role, this was seconded by Cllr O'Connor and **AGREED** unanimously.

205/18 Announcements from the Chairman, Clerk, and Members questions received in advance.

There were no Members Questions.

The Chairman stated that he had recently attended the moving launch of the David Hoyle Foundation. He anticipated that the Council may have some involvement with this in due course. Cllr Dorn thanked Dennis Jones for his work clearing the surface water drains on Redlands Lane and for his video of the flooding recently experienced.

The Clerk thanked Council for their understanding over Christmas and New Year when she needed time to address a family matter.

206/18 Representations

One member of the public was in attendance to speak to the Bowenhurst Planning Application. The Chairman sought Council's permission to bring this application forward on agenda. This was agreed.

207/18 District Councillor's Report

There being no District Councillors present there was no report.

208/18 Planning Applications

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

17/02041/FUL	The Horns Bowling Alley Crondall GU10 5RJ	Alterations to the existing dwelling including demolition of later extensions. Proposed new two storey dwelling
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Council discussed the application focusing on parking, the adjacent stream and problems with sewage. Cllr Dorn proposed **OBJECTION**

- *Inadequate parking arrangements and turning space at the NE end of the site*
- *Concerns regarding flooding from the adjacent stream and the implication that the stream might need to be "piped" to implement the design shown, with attendant risks of blockages etc.*
- *Failure to plan for adequate sewage treatment for the new property and existing concerns about fluid output from existing plant.*

Should Hart Council be minded to approve the application a Construction Method Statement is required as the site is on a blind bend. All S106 monies to be spent within Crondall Parish.

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

17/02916/FUL	Bowenhurst Farm Bowenhurst Lane Crondall GU10 5RP	Change of use of the land to allow the parking of vehicles and onsite training, plus the construction of a replacement maintenance shelter and retention of the existing uses.
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A local resident Bill Douglas spoke in opposition to the application highlighting current and past problems with noise, out of hours working and damage to the road. He stated that Bowenhurst Lane is not designed for heavy vehicles.

Following a comprehensive discussion of the concerns raised Cllr Dorn proposed **OBJECTION**

On the grounds of:

- *Damage to the existing road, congestion, safety, noise, pollution and other matters.*
 - *The proposed new workshop is substantially taller than existing units and positioned much closer to the road making it unacceptably dominating on the street scene.*
 - *The risk of creating a larger industrial site (as noted in Highways comments), given the current poor adherence to planning conditions.*
 - *The proposed noise reduction measures appear ineffective and are unlikely to be enforceable on a long-term basis (e.g. switching off reversing warnings).*
 - *Inadequate infrastructure (in particular the access road) to support the proposed usage*

Should Hart Council be minded to agree this application the following are required:

Permanent passive systems e.g. improved sound absorption fences or the installation of proper sound absorbing barriers are required. Current noise levels should be measured and frequent/regular (at least quarterly) noise monitoring introduced with regular reports on this made public. Residents have raised particular concerns with CPC about out of hours operation.

The access road must be strengthened and improved in order to support current usage levels and the increased usage and tonnage of vehicles accessing the site. Council believes that the road's existing appalling state is almost entirely due to the applicant's use of it for heavy vehicles. Any planning consent should be conditional on this 'infrastructure' requirement being completed to HDC's and HCC-highways satisfaction before any other work is carried out. HCC-Highways consultee statements and questions are fully supported.

Defined working hours agreed which are to be monitored for compliance.

It is noted that no Bat Survey has been completed.

Council also notes the following concerns:-

- *The drawings do not have dimensions as required by Hart's submission standards. The 2 scales provided in the drawings are not associated with any particular view and hence are open to misinterpretation.*
- *Several nearby residents have expressed concern that they have not been notified of the application by the automated system - for which they are registered; we therefore ask that this be investigated to establish how this happened in order to avoid it happening again.*

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

18/00094/FUL	Penn Croft Farm Penn Croft Crondall GU10 5PX	Change of use of agricultural building to classic car storage use (class B8)
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Although apparently straightforward Council was concerned that there was a lack of information provided. Cllr Lambert proposed NO OBJECTION but having found no seconder the motion failed. Cllr Argent proposed **OBJECTION**

The application contains insufficient detail regarding possible security measures alarms/sirens etc., floodlighting, delivery and access arrangements e.g. the potential use of low loaders, which may all impact adversely on neighbouring properties. Such features are a reasonable expectation of the implied use and their design and impact should also be properly assessed (with possible constraints) to ensure acceptable levels of impact on the natural environment.

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

17/02809/HOU	Holly Cottage Church Street Crondall GU10 5QQ	Replacement shed
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This application was AGREED by Hart prior to Council's meeting.

17/02929/PREAPP	1 Pankridge Street Crondall GU10 5RQ	One new dwelling
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The Clerk explained that this is a Pre-application. Council looked at the various plans and raised concerns regarding space on site, parking, flooding and loss of trees. Cllr Agent proposed NO COMMENT this was seconded by Cllr Evans but the motion FAILED (in Favour 3: 4 Against).

Cllr Dorn proposed making **COMMENTS**

Council wishes to raise early objections to this pre-application due to

- *The adverse impact on the pinch-point at the entry point to the village with site access so close to the single carriage section.*
- *The adverse impact on the Crondall Conservation Area with an additional new house at the edge of the village.*
- *Concerns regarding potential flooding*
- *Uncertainty regarding the status of the already agreed side-extension to 1 Pankridge Street in the proposed plans. It is unclear if that permission would be rescinded to avoid over-crowding of any design.*

These were seconded by Cllr Hebbron and **AGREED** unanimously.

209/18 Neighbourhood Plan Update

Cllr O'Connor spoke to his Update Report which had been circulated in advance. He explained that the Site Exhibition feedback and revised site boards would be made available on the Parish Council's Website. All sites had been re-scored taking into account consultation feedback and an additional category of social contribution. The NPWG is now gathering together the additional materials that go with the Plan. The sites assessment document is now ready to go to Hart for the SEA and HRA assessments to be completed on all listed sites, after which the Pre-Submission Plan can be generated for widespread consultation. Cllr O'Connor thanked his wife Gillian for all her hard work and significant contribution to the development of the Plan paperwork.

210/18 Consideration of a revised target for the 'housing numbers variable' in the Crondall Neighbourhood Plan.

Following notification by Hart of revised numbers in their Local Plan the NPWG reviewed the Crondall target. A paper circulated in advance of the meeting explained the rationale behind the proposed target of 40-45 units of accommodation plus windfall. Having listened to the debate Cllr Hebbron expressed the view that the number was too high and the type of accommodation was unsuitable, he would like to see more affordable housing. Cllr O'Connor explained that the numbers were based on the OAHN and that only larger sites would generate an allocation of affordable housing. Cllr Lambert proposed one large site 'and get on with it' but Cllr O'Connor explained that this option was not favoured among those who responded to the sites assessment exercise. Cllr Dorn proposed that Council agree that the NP be developed based on a target of 40-45 units plus windfall, this was seconded by Cllr Argent and **AGREED** (In Favour 5 : 2 Against).

211/18 Response to the Broden Stables Appeal

A comprehensive draft response had been circulated to councillors in advance of the meeting and some comments had been received and incorporated. The final table proposed to be included was Confidential' and would be discussed at a later In-Committee meeting. Cllr Lambert queried the use

of 'Wheatcroft' to support CPCs arguments however Cllr Dorn pointed out that this was an example cited by the Appellant and Cllr Argent noted that English Law used many precedents, some dating back 100s of years. Cllr Lambert reiterated the view that as the plans were significantly different they should be brought back in a new planning application to enable local consultation. Cllr Dorn proposed agreement to the draft pending any late amendments to be sent to the Clerk. This was seconded by Cllr Argent and **AGREED** (In Favour 6 : 1 Against).

212/18 Consideration of Budget and Precept for 2018-19

A draft Budget with indicative Precept had been circulated well in advance in order for councillors to raise questions and queries, none had been received. Cllr Lambert queried the inclusion of the Burial Ground wall as it had also been in the budget for the prior year. It was confirmed that there was no duplication, the monies previously set aside for this would be carried over.

Cllr Dorn proposed acceptance of the Budget for 2018 – 2019 as drafted (attached as Appendix 1), this was seconded by Cllr O'Connor and **AGREED** (In Favour 6 : 1 Against).

Cllr Dorn proposed a Precept request of £66,920 for the year 2018-2019. This was seconded by Cllr Argent and **AGREED** (In Favour 6 : 1 Against).

213/18 To consider a response to the proposed revised Code of Practice issued by the Government under section 45 of the Freedom of Information Act

A response paper created by Cllr Argent was commended. It was proposed for acceptance for onward transmission by Cllr Argent, seconded Cllr Dorn and **AGREED** unanimously.

214/18 Update on the provision of Dog Signage and Poo Bag Dispensers at the Council's recreation sites.

In Cllr Seary's absence the Clerk updated Council. The signage was ready for distribution and should be seen around the village soon. Two dog poo bag dispensers were soon to be installed, with the location of the third dispenser still being a matter for discussion (one possibility being in the area of the Hampshire Arms).

215/18 Annual Parish Meeting

The Clerk asked for suggestions for a speaker. Following a brief discussion the following were agreed to be approached in priority order

- Hampshire / Hart Highways
- Office Commanding RAF Odiham
- Waste Management – in particular the closure of Waste Disposal Sites, introduction of charging and response to Fly Tipping.

216/18 Payments and Purchases to be made.

Cllr Argent explained that the list included full payment for the Pavilion works as it was hoped that these would be completed prior to the next Council meeting. The final tranche would not be released until Council was satisfied that the work had been completed satisfactorily.

22 invoices totalling £24,738.34 were proposed for authorisation and payment by Cllr Dorn, seconded by Cllr O'Connor and **AGREED** (In Favour 5:2 Against).

217/18 Purchase Authorisation Requests

There were no purchase authorisations. .

218/18 Income and Expenditure Report.

Cllr Lambert queried why some planned projects were not being done? The Clerk advised him that the majority were now underway or legitimately delayed due to the weather / time of year. There were no further questions and the report was **NOTED**.

219/18 Bank Reconciliation

Cllr Argent advised Council of the new form which had been created on which to record the reconciliation. The Clerk confirmed that she had undertaken an independent examination of the

Bank Reconciliation for December 2017. No questions were raised. Council **NOTED** the Clerk's report.

PARISH COUNCIL REPORTS

220/18 Estates Report.

The Clerk advised of the problems associated with fitting a replacement barrier beside the Hook Meadow south gate. She appealed for the opportunity to borrow a 'Kango'. Councillors noted the request. The Clerk's Estates Report was taken as read. Council **NOTED** the report.

221/18 Memorial Applications and Burials.

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

223/18 Footpaths

Cllr Hebbron advised that he had sent back the Annual Cutting List as requested. He had prioritised six paths. The NE Hampshire Ramblers Association were active in footpath maintenance. Cllr Hebbron stated that he walked all the paths regularly and reported on problems to HCC. Sheep were identified as particular problem at the present time. Cllr O'Connor reported that Footpath 13 had been ploughed and not re-instated.

224/18 Growing a Rural Community - CPRE

An online survey had been completed and sent back. Cllr Hebbron was thanked for doing this.

225/18 Correspondence

Correspondence received during the month had been circulated to councillors by e-mail; hard copies of some magazines are available from the Clerk including the new Farnham Town Guide.

226/18 Reports of Representatives

This item was deferred to a future meeting due to lack of time.

227/18 Other Business

Pavements

Cllr Bryant mentioned the very poor state of the pavements between Lefroys Field and the shop.
Spire Hospital signage

Cllr Argent stated that he had again written to Hart regarding the Spire Hospital signs but had received no response. He was seeking co-operation to try to resolve the situation.

Highways

Cllrs Evans and Lambert commented on the large number of highway problems; the Clerk was requested to make this a future Agenda item.

Hook Meadow ditch

This is blocked. Cllr Lambert agreed to report the problem on Fix My Street

Roads and Traffic role on Council

Cllr Argent suggested that Cllr Lambert might be willing to take over 'roads and traffic'. Cllr Lambert indicated that this would interest him. The Clerk will place this item on the agenda for the next Council meeting.

228/18 In – Committee (Confidential Minute)

Council discussed a Neighbourhood Planning matter and agreed on a future course of action.

Signed as a true record dated 26/02/2018