

CRONDALL PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING
Held Monday 23rd August 2021

PRESENT	Councillor R Freeman-Griffiths – Acting Chairman Councillors D Argent, W Douglas, R Fitzhugh, N Lambert, J Taylor and S Worthington
IN ATTENDANCE:	Councillor Dorn – Hart DC A Angove – Parish Clerk
APOLOGIES:	Councillor M Roberts Councillors Crookes, Kennett - Hart DC Councillor Glen – Hampshire County Council

Three members of the public attended the meeting, including Mr Smith who had registered to address the meeting.

The meeting commenced at 7.30 pm and ended at 9.15 pm.

Cllr Freeman-Griffiths opened the meeting passing on Cllr Roberts' apologies for his absence due to ill health. The meeting extended their best wishes for a speedy recovery.

Cllr Freeman-Griffiths provided an update on the plans for testing of a video-conferencing facility, following the receipt of a demonstration system by CPC. Unfortunately, WiFi access did not allow the testing to take place and this will be undertaken on a future date when the WiFi access issue has been resolved.

60/22 Declarations of Interest

No declarations of interest were made.

61/22 To approve and adopt the Minutes of 26th July 2021

The Minutes of the Council meeting were proposed for acceptance as an accurate record by Cllr Freeman-Griffiths, seconded by Cllr Douglas and AGREED unanimously.

62/22 Matters Arising from the previous Minutes

Update on Hart District Council Planning performance – the Clerk confirmed that the letter had been finalised that day and would be sent to Mark Jaggard at HDC during the week with a copy forwarded to all Parish Councillors for information.

63/22 Announcements from the Chairman, Clerk and Members questions received in advance

There were no announcements.

64/22 District Councillor's Report – Cllr Dorn

Cllr Dorn provided the meeting with a verbal update:

- A287/Redfield roundabout, work has started. It's understood that this is inconvenient, but this is the plan agreed by HCC Highways. Where possible I try to de-conflict with other works, but HCC

is reluctant to change much and with the A287 roadworks lasting a year other works can't be delayed. So we will occasional have conflicting closures.

- Green waste collection have been suspended due to staff shortage, as many organisations struggle with finding sufficient drivers and the “pingdemic” affects crews. Hart is prioritising general waste collection. Following strong pressure from the Conservative Group, residents should have their contracts extended to compensate.
- We are still very concerned about the situation at Hart with a constantly evolving budget situation and obscurity in how various grants are accounted for. The situation is complex and Cllr Crookes has been doing sterling work highlighting these issues.
- A Fleet resident has been ordered to pay more than £2,000 after pleading guilty to cutting down protected trees in a conservation area. Residents across the district are experiencing the lack of preventative work that used to be undertaken by the Dog Warden. The loss of this service has negative impacts for many residents.
- I have also been following up on some individual resident issues. I am disappointed to see that 28 Finns Business Park is being re-submitted.

No questions were raised, although Cllr Lambert commented on an inaccuracy in a recent communication posted by Cllr Dorn regarding a planned road closure. The Clerk explained that this was in fact a communication from HDC which both she and Cllr Dorn had forwarded for information and that the reference to School Lane had been corrected to Croft Lane.

County Councillor's Report – Cllr Glen

A written report from Cllr Glen had been distributed to all Councillors prior to the meeting. The report was NOTED with no questions or issues raised.

65/22 Representations by the public

It was noted that a member of the public, Mr Smith had registered to speak on planning application HCC/2021/0302 but would be addressing the meeting when the application was discussed.

66/22 Planning Applications

Applications were considered in line with the previously circulated Planning Report and presented by Cllr Freeman-Griffiths.

Due to the number of applications to be considered and the complexity of a few of them, Cllr Freeman-Griffiths proposed that the following applications for which he had recommended no objection be approved as a group.

- 21/01858/HOU 24 Chaundlers Croft
- 21/01879/LBC Green Farm House
- 21/01893/FUL The Bourne
- 21/01469/HOU 1 The Old Dairy
- 21/01970/LBC Bathurst Cottage
- 21/01843/HOU Norreys
- 21/02051/FUL 28 Finns Business Park

The motion was seconded by Cllr Douglas and AGREED unanimously.

21/01858/HOU	24 Chaundlers Croft Crandall GU10 5PH	Erection of a single storey side/rear extension.
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Recommendation – No Objection		
21/01879/LBC	Green Farm House Pankridge Street Crondall GU10 5QZ	<u>External alterations</u> - replace door to ground floor side with window, replace stable door to ground floor side with part glazed door, replace french doors to ground floor rear with bifold doors, re-siting of boiler flue. <u>Internal alterations</u> - alterations to stud walls.
Recommendation – No Objection		
21/01893/FUL	The Bourne Redlands Lane Crondall GU10 5RF	Erection of a three bedroom house with car port.
Recommendation: No Objection PROVIDED THAT the applicant has completed a section 106 agreement to secure the SANG mitigation. No Objection on the basis that: - whilst the development is classed as inappropriate given it is outside the settlement boundary, it is recognised that the site is located in line with other buildings and would not create a new “building line”. It would, effectively, “merge” into the residential landscape given Broden Stables is being constructed to its east; - the site is not visible from any important views or from public open space/footpaths; - given the distances, the proposed development would not affect existing residential amenity; - in effect, this is a unique site and can be viewed as a windfall site.		
21/01469/HOU	1 The Old Dairy Church Street Crondall	Erection of side hung timber bi fold doors to existing garage to match adjacent.
Recommendation – No Objection		
21/01970/LBC	Bathurst Cottage Church Street, Crondall	Re-roof cottage.
Recommendation: No objection subject to conditions securing: - Method statement to ensure works carried out sympathetically to the listed building; - Prior approval of the replacement tiles to ensure appropriate colour and design to reflect the existing tiles.		
21/01843/HOU	Norreys Heath Lane Crondall GU10 5PA	Demolition of hen run and outbuilding and erection of a summer house.
Recommendation: No Objection as evidence submitted demonstrates: - that the proposed location, being some 6.8m from the highway, would result in there being no negative impacts on the Conservation Area; and - the proposed location is sufficiently far enough away from the adjacent Grade II building that there would be no harm to its setting.		
21/02051/FUL	28 Finns Business Park Bowenhurst Lane Crondall GU10 5HP	Retention of a replacement dwelling (retrospective).

Recommendation: No Objection

- Conforms to NBE1 (Development in the Countryside) pursuant to (g), being a replacement dwelling (the pre-existing dwelling was lawful);
- This dwelling is one of four in a defined part of the site;
- The dwelling meets the standard dwelling size;
- Dedicated outside space has been provided.

HCC/2021/0302	Land at Farnham Road Bowling Alley Crondall GU10 5RW	Change of use of part of land forming Redfields Plant Centre to use for recycling of inert materials.
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Recommendation: Objection on the basis that:

- No “special need” for the waste facility – non-compliance with MWP Policy 29;
- Proposal does not relate to “countryside activities” and does not require a “countryside location” – non compliance with MWP Policy 5;
- Accessibility of the site is not acceptable and contrary to MWP Policies 12 and 25;
- No evidence provided to determine if background noise levels at sensitive receptors will increase above the PPG maximum level of 10 dB(A) and no assessment has been prepared as to Air Quality Impacts on human health;
- In any event, site is not a suitable location given proximity of residential and ecological sensitive receptors contrary to Hart Local Plan Saved Policies GEN 1 and GEN 6 and MWP Policy 10;
- Limited net gain proposed, despite impacts to date on ditches and woodland for example - non compliance with LP NBE4 (Biodiversity) and MWP Policy 3;
- Whilst the main site is “hidden”, the HGV movements to the site will detract from countryside feeling and create an urbanising effect contrary to NP Policy 4 and MWP Policy 5.

A member of the public (Mr Smith) spoke in opposition to the application, citing perceived adverse impacts including noise, dust, use of heavy machinery, air pollution, increased traffic and harm to the rural environment. In particular, Mr Smith felt that the planned development constituted an industrial facility in a rural area and therefore breached planning policy. It was noted that at the time there were already 30 objections to the development submitted to the HCC website.

There followed a lengthy discussion about the application. Items discussed included working hours for the plant (currently 7am – 6pm Monday – Friday, and 8am – 1pm on Saturdays), although it was noted by Mr Smith (whose property is adjacent to the plant) that the plant is already operating outside of these hours.

Cllr Lambert stated that he had raised concerns about development activities around the site for some time, but that in his opinion CPC had not shared his concerns. Cllr Freeman-Griffiths pointed out that, on the contrary, CPC had, on the back of various reported observations in the area, instructed individuals to report their concerns to HDC, and that CPC had also reported their concerns through HDC’s official planning channels.

Cllr Lambert disagreed with the description in the planning report that the facility is a countryside location, stating that in his opinion the site was part industrial and part residential. Cllr Freeman-Griffiths clarified that the definition was not subject to anyone’s opinion, as planning policy defines the site as countryside as it lies outside the planning boundary.

Cllr Freeman-Griffiths confirmed that HDC had not yet issued their statement on the application to HCC and suggested, depending on the outcome of CPC's vote, a letter be written to HCC setting out in detail the issues from CPC's perspective, copying HDC.

Cllr Freeman-Griffiths proposed as listed, seconded by Cllr Worthington and AGREED (in favour 6 : 1 against).

21/01922/HOU	Primrose House Dippenhall Street Crondall GU10 5PF	Erection of a garden room.
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Recommendation: **Object** on the basis that no assessment has been made as to whether the proposed structure would conserve or enhance the Conservation Area as required by Policy.

- Concern that the structure would appear out of keeping given its location – being only 1.5m from the front boundary and therefore has the potential to impact negatively on the Conservation Area

Cllr Freeman-Griffiths confirmed that in his opinion it is a requirement that an assessment be made. No further questions were raised. Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Fitzhugh and AGREED (in favour 6 : 1 against)

21/01989/OUT	Courtlands Farm Lane Crondall GU10 5QE	Demolition of existing detached dwelling and garage and erection of two new detached dwellings and garages and appropriate driveways and hardstanding
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Recommendation: **OBJECT** on the grounds that:

- (1) The minor benefit of new homes (having considered the Hart 5 year supply) is not outweighed by the impact on the design and character of the area. The proposed development does not accord with Saved Policy GEN1, LP NBE9 and NP Policy 3 on the basis of an intensification of use of the site leading to a significant change in character of the area;
- (2) No housing need or mix justification has been provided and so contrary to LP H1. There is no need for 4 bedroom homes;
- (4) Thames Basin Heaths SPA: No offer has been confirmed to contribute or purchase SANG land to mitigate the impacts on the Thames Basin SPA.

There was a short discussion during which Cllr Worthington questioned whether in relation to the SANG, this be included as a condition for granting the application. Cllr Freeman-Griffiths confirmed that permission cannot be granted without this. Cllr Argent observed that in his opinion the proposed development did not represent over-development bearing in mind the layout of the other properties already on this side of Farm Lane.

Cllr Freeman-Griffiths proposed as listed and seconded by Cllr Taylor. The motion was REJECTED (in favour 2 : 5 against).

Cllr Worthington proposed a motion of NO OBJECTION to the application. Seconded by Cllr Argent and AGREED (in favour 5 : 2 against).

Cllr Argent thanked Cllr Freeman-Griffiths on behalf of the Parish Council for an extensive report and for the time and work involved in preparing it.

67/22 To AGREE the Meeting Dates for the next calendar year

The proposed meeting dates for the next calendar year had been distributed to all members of the Parish Council prior to the meeting. Following a brief discussion about the benefits of moving the meetings from a Monday to a Tuesday where it was identified that this would be problematic for a

few Councillors, the list of dates was proposed for acceptance by Cllr Freeman-Griffiths. Seconded by Cllr Douglas and AGREED unanimously.

PROJECTS:-

68/22 Hook Meadow Play area – Cllr Fitzhugh provided a verbal update on progress to date. Quotes are actively being sought for resurfacing of the play area, with two possible options: wet pour or rubber mulch. Initial verbal feedback from providers indicates a cost range of £50-£90k for the former and approximately £20k more for wet pour. These costs would be to resurface approximately two thirds of the play area. Due to the amounts being quoted, alternatives, including rubber mulch only in areas of high traffic are being investigated.

Equally, with the current fence rotting in places and requiring replacement, a like-for-like and a metal option are being quoted. Initial indications indicate a £6-16k and £11-18k respectively. Additionally, following input from the Groundsman, the possibility of installing a hedge is also being looked into.

Cllr Fitzhugh, the Clerk and Groundsman had met with a representative from Eibe that morning to discuss issues arising and the warranty. A few fixings have been identified for replacement with Eibe commenting that this was to be expected at this point. It was also noted by them that the play area equipment was in particularly good condition and that this was due to the excellent job done by the Groundsman in maintaining the play area.

Cllr Douglas raised the possibility of combining thought processes and looking at improvements to Hook Meadow, including the play area and proposed outdoor gym as one project, particularly bearing in mind the S106 monies from Cala.

69/22 Hook Meadow outdoor gym – Cllr Lambert provided a verbal update confirming that whilst it is always difficult to move quotes forward during August due to annual leave, he had approached three suppliers for quotes. Initial indications are a one-off cost of £12k to include an initial survey, matting underneath each piece of equipment plus the supply and fitting of equipment.

The need to gain village input into any decisions was recognised, with Cllr Argent clarifying that it was now imperative that allocation of funds for projects be bottomed out. Cllr Fitzhugh volunteered to push the combined project forward to look at possible improvements to Hook Meadow particularly in view of the S106 monies along with Cllr Lambert.

Cllr Freeman-Griffiths proposed that this approach be adopted. Seconded by Cllr Argent and AGREED unanimously.

It was agreed that councillors should forward their ideas for consideration to Cllrs Fitzhugh and Lambert by the end of the month.

FINANCE AND RISK MANAGEMENT:-

70/22 Ratification of payments

The circulated list of 7 items including Payroll valued at £3,640.07 was proposed by Cllr Argent, seconded by Cllr Lambert and **AGREED** unanimously.

71/22 To Consider and Agree a list of items for spending requests

There were no spending requests for consideration.

72/22 To NOTE the Income and Expenditure Report and Balance Sheet to 31st July 2021

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

73/22 To NOTE the independent examination of the Bank Reconciliation for June and July 2021

The Clerk had confirmed in writing prior to the meeting that she had undertaken an independent examination of the Bank Reconciliation for June and July 2021. No questions were raised. Council NOTED the Clerk's report.

REPORTS:-

74/22 Road and Traffic Report

Cllr Lambert provided a verbal report to the meeting:

- Potholes – only one engineer covering most of Hampshire inspecting reported issues. As a result, only those that are classified as a safety issue are being dealt with, while others are unlikely to reach the top of the list. Cllr Lambert, however, stressed that it was important for residents to continue reporting them.
- Hedgerows – further to last month's meeting, it had been confirmed that other than those on highway land, for example footpaths and grassed areas, it is the responsibility of the landowner to ensure hedgerows do not block sight and provide an obstruction (both visual and physical) to road users. It should be noted that hedges should not be cut between the March and August due to nesting birds.

75/22 Footpaths Report

Cllr Taylor had circulated a written report prior the meeting outlining the current situation regarding footpaths within the parish. It was agreed that the Clerk would write to Mr Butler re issues with FP7. Cllr Taylor was thanked for her in-depth report.

76/22 Correspondence

It was confirmed that all email correspondence has been circulated to councillors.

77/22 Any Other Business

No issues were raised.

Signed as a true record dated 27th September 2021