

CRONDALL PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING
Held on Monday 28th October 2019 in Crondall Church Rooms

PRESENT: Cllr C Dorn – Chairman
Cllrs D Argent, C Bryant, C Hebbron, N Lambert, S O'Connor, M Seary

APOLOGIES: Cllr T Evans
Cllr Crookes - Hart DC

IN ATTENDANCE: A Angove - Parish Clerk
Cllr Glen - Hampshire County Council
Cllr Kennett- Hart DC

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

Cllr Bryant sent apologies that he would be joining the meeting late.

The meeting commenced at 7.31pm and ended at 10:03pm.

120/20 Declarations of Interest

Cllr Seary declared a non-pecuniary interest related to the sale of Finns Industrial Park in Bowenhurst Lane.

121/20 Minutes of 23rd September 2019

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

Matters arising from the 23rd September 2019 meeting not covered by the agenda

122/20 115/20 Crondall Cricket Club. It was agreed that this would be discussed as part of the Estates Report later in the meeting.

123/20 Announcements from the Chairman, Clerk, and Members questions received in advance

124/20 Cllr Dorn confirmed that the Village Shop agenda item would be brought forward in the agenda to allow members of the public to leave following discussion. This was unanimously **AGREED**.

125/20 Cllr Dorn has been in touch with Hampshire Police with a view to them giving a talk at this meeting to provide reassurance to Crondall residents, following a spate of thefts in the village. Unfortunately, Hampshire police were unavailable for the meeting, but did provide written information which was circulated to Cllrs at the meeting. Cllr Dorn intends to set up a meeting between CPC and Hampshire Police to discuss options and next steps for crime prevention. This topic is linked to the later item regarding fly-tipping.

126/20 District Councillor's Report

Cllr Kennett gave a verbal report, explaining that things had been relatively quiet, and confirmed that the Local Plan was progressing. It is hoped that the Local Plan will be agreed by the inspector in Bristol by end November/early December, with ratification by Hart in January 2020.

The Shapley Heath Garden Village situation continues, with the development plans in flux, but potentially expanding such that new development may join Hook and Fleet. Some of the plans are being contested and Hart may be obliged to accept part of the development burden. Cllr Kennett confirmed that Crondall is unlikely to be directly affected.

Cllr Kennett also confirmed the attempted theft of horses in South Warnborough, and cautioned Crondall residents to be extra vigilant.

Cllr O'Connor questioned the apparent delay in the ratification of the Local Plan. Cllr Kennett replied that the process followed a standard timeline, and the Local would have full weight once the inspector in Bristol had approved it, in turn meaning that no extraordinary Hart meeting was required.

Cllr Argent questioned whether there was a risk that the Shapley Heath development would affect the Local Plan. Cllr Kennett responded that the Shapley Heath issue was a stand-alone item and was not part of the Hart Local Plan.

Cllr Bryant joined the meeting.

127/20 Representations by the public

A member of the public (Simon Crowther) provided the meeting with an update on the status of the village shop and village shop action group. Mr Crowther confirmed that there are 14 members of this group, some of whom were also members of the previous action group. Notices advertising the group had been posted throughout the village and in the shop window, and 50 volunteers to help out have come forward to date. Mr Crowther also confirmed that the current Crondall Stores will definitely be closing in December 2019.

The village shop action group is also exploring options for maintaining a Post Office within Crondall.

Cllr O'Connor sought clarification about the current Post Office license. Mr Crowther confirmed that the intention was to maintain the current license (rather than apply for a new license) at whatever premises a Post Office will eventually use.

Mr Crowther explained that most of the previous options explored by the previous village shop action group were non-starters and that it is now likely that a temporary arrangement would be needed to maintain the current shop and Post Office until a more permanent solution is in place.

Mr Crowther explained that one proposal under consideration was to combine a shop with a sports hall, however a prerequisite for this option would be expanded parking at Hook Meadow.

Cllr Dorn questioned whether sufficient time was available to take meaningful action. Mr Crowther replied that a temporary arrangement is likely to be needed given the short timescales before closure of the existing shop in December. Mr Crowther also informed the

meeting that questionnaires about shopping habits were being posted to all properties in Crondall to support the development of options.

Cllr Lambert questioned whether the questionnaire results would be reported by household or on an individual basis. Mr Crowther replied that results would be reported by household, however the scope of the questionnaire is limited to shopping habits.

Cllr Dorn confirmed that some surveys in the past have been by individual and not just household.

Cllr Dorn thanked Mr Crowther for his input to the meeting.

128/20 Planning Applications

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

19/01367/HRA	Land North Of Erlands House Bowling Alley Crondall Farnham Surrey GU10 5RL	Notification under regulation 75-77 of the Conservation of Habitat and Species Regulations 2010 in respect of the proposal for Erection of three detached dwellings with garages and new access from Bowling Alley
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Cllr Seary clarified that this application had been previously considered and was for information only, with no action required at this stage.

19/02161/HOU	Manor House Dippenhall Street Crondall Farnham GU10 5NX	Proposed changes to fenestration to rear elevation.
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It was agreed that the windows proposed, specifically the large French windows, were not in keeping with the property. Cllr Seary **OBJECTED** to the application and was seconded by Cllr Argent and **AGREED** (In Favour 6:1 Against).

19/02189/HOU	The Bourne Redlands Lane Crondall Farnham GU10 5RF	Erection of single storey side and rear extension
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Two previous applications were made in 2018. One was withdrawn and one went through, although CPC objected. Cllr Seary **OBJECTED** to the application and this was seconded by Cllr Hebborn and **AGREED** (In Favour 6:1 Against).

19/01956/HOU	The Yews Dippenhall Street Crondall Farnham GU10 5NX	Erection of a first floor rear extension
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Cllr Seary proposed **NO OBJECTION**. This was seconded by Cllr Argent and **AGREED** (In Favour 6:1 Against)

19/02114/HOU	1 - 2 Townsend Cottages Dippenhall Street Crondall Farnham GU10 5PF	Replacement of two windows, repair of one double door and new entrance porch and door on south west elevation, replacement of one door on south east elevation, internal alterations and repairs to building fabric
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Cllr Argent proposed that there be **NO OBJECTION** subject to Conservation Officer approval. This was seconded by Cllr O'Connor and **AGREED** unanimously.

19/02068/HOU	Manor House Dippenhall Street Crondall Farnham GU10 5NX	Replace single and double glazed softwood windows W2, W3, W5, W6, W7 and W8 with double glazed timber framed leaded windows, replace double glazed plastic door W1 with double glazed timber framed door and replace double glazed softwood french doors W4 W4 with double glazed timber framed leaded French doors.
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A Grade II listed property, which currently has a mix of windows. Cllr Seary proposed that any decision be **DEFERRED** pending Conservation Officer report. This was seconded Cllr Argent and unanimously **AGREED**.

Cllr Lambert questioned the amount of times CPC have disagreed with the Conservation Officer findings. Cllr Dorn understood this to be on quite a few occasions. Cllr Bryant sought clarification on policy for fitting double-glazed windows in listed buildings. Cllr Kennett explained that the general advice provided to councils was subjective, with double glazing sometimes permissible when there is no overall cohesion with the property's exiting windows.

19/02291/FUL	Finns Industrial Park Bowenhurst Lane Crondall Farnham GU10 5HP	Erection of a factory / warehouse building with small mezzanine for office
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Cllr Seary confirmed that, to avoid any suggestion of bias, he elected not to provide an opinion. No specific use has been declared. Cllr Dorn proposed that CPC **OBJECT** on the basis of lack of clarity of class of use, and potential noise, parking impact, Article 4 and access. This objection was seconded by Cllr Hebbron and agreed **AGREED** (in favour 6:1 abstain)

19/02077/FUL	Rye Common Lane Crondall	Proposed energy storage facility to provide energy balancing services to the National Grid.
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The Rye Common development is proving unpopular with residents and a number of objections have been received. A short discussion was held about the proximity of the proposed facility to residential areas, and why it is necessary. Cllr Seary proposed that CPC **OBJECT** to the application, and this was seconded by Cllr Hebbron. Unanimously **AGREED**.

19/02197/FUL	Clifton Barn Croft Lane Crondall GU10 5QF	Erection of replacement agricultural building
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Following a presentation on the application by a member of the public (Mr Peter Hall) on behalf of the Crondall Action Group in support of the application, two proposals were made but not seconded. A third proposal from Cllr Lambert was for CPC to have **NO OBJECTION**, subject to suitable screening, parking, a guarantee that no retail outlet will be established on the site, and best endeavours to limit the height of the building. Seconded by Cllr Argent, **AGREED** (in favour 6:1 against).

19/02252/HOU	Itchel Corner Itchel Lane Crondall GU10 5PT	Proposed single storey rear and side extension and alteration to fenestration
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Cllr Hebborn raised concerns that the extension would be visible to some extent, but no other issues were raised. Cllr Seary proposed CPC has **NO OBJECTION**; seconded by Cllr Argent. **AGREED** (in favour 6:1 against).

19/02244/FUL .	The Bungalow Pankridge Street Crondall GU10 5QU	Demolition of existing three bedroom bungalow and replacement with new two bedroom chalet bungalow and detached garage/garden store
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Cllr O'Connor noted that the proposed front fenestration would not be in keeping with the general street scene. Cllr Seary proposed CPC has **NO OBJECTION** and this was seconded by Cllr Lambert and **AGREED** (in favour 6:1 against).

Cllr Lambert raised a question about the status of Rowanhurst, Dippenhall Street and an alleged breach of conditions. Cllr Seary confirmed that he had not received any information to date but would inform the councillors when he did.

129/20 To note an update on the status of the appeal against 16/02377/FUL at Broden Stables:

Cllr Dorn provided the meeting with an update on developments, Since the last meeting, there has been intense activity around CPC's input into the appeal under Rule 6. A Statement of Case was submitted on 22nd October, and Proof of Evidence submitted on 28th October prior to the meeting in both hard and electronic copy.

Cllr Dorn thanked Cllr Argent, the Clerk and the deputy Clerk for their input.

Cllr Dorn confirmed that CPC had retained the services of Horatio Waller to support the ongoing legal process. Mr Waller conducted a site visit on 14th October as an information-gathering exercise. Next steps will include a review of opposing evidence, and a response to the Statement of Common Ground issued by Hart and Indigo Developments.

The inquiry is scheduled to begin on 19th November 2019 at 1000 at Hart Council offices in Fleet. The public are welcome to attend, and the inspector has confirmed that statements from the public will be heard. Four days have been put aside for the enquiry, which will include a site visit by the inspector.

Cllr Glen pointed out that members of the public should attend and should sign in as having attended. This will add weight to the proceedings.

Cllr proposed that should he be unable to represent CPC during the inquiry, the Clerk shall either take his place or nominate an appropriate representative. Proposed by Cllr Dorn, seconded by Cllr Argent, and **AGREED** (In Favour 7:0 Against).

Cllr Argent thanked Cllr Dorn for his considerable efforts in respect of the Broden Stables appeal.

130/20 To agree CPC meeting dates for next calendar year

Proposed meeting dates were circulated prior to the meeting. The Clerk issued a correction to the July and August dates, which were **AGREED** unanimously. The Clerk will check availability of the Church Rooms accordingly.

Cllr Argent proposed that CPC monthly meetings be moved from Monday to Tuesday. Seconded by Cllr Lambert. The proposal was **DEFEATED** (In Favour 3:3 Against: 1 Abstain; Chairman's deciding vote Against).

4 members of the public and Cllr Glen left the meeting.

131/20 To consider the appointment of a Cllr to lead on the formal work relating to the use of CCTV to deter fly-tipping in Crondall

The Clerk had circulated a report on this topic prior to the meeting. Cllr Dorn provided additional background.

Cllr Lambert questioned whether it would be just fly-tipping in and around the village, expressing concern about the current numbers of private CCTV system at private premises in Crondall. Cllr Dorn confirmed that if the scheme goes ahead, CCTV would only be located at the most appropriate locations for deterrence.

A brief discussion was held around the practicalities of a CCTV system. Cllr O'Connor suggested that he felt most residents would be in favour of a CCTV system, and that residents may be open to supporting it with a Cllr acting as an intermediary. Cllrs Lambert and Hebborn were of the opposite opinion. Ultimately, the meeting did not identify a Cllr to lead this initiative and as such, the scheme is deferred.

132/20 To discuss Hart's consultation on proposed changes to off-street car parking charges

Cllr Dorn provided a brief background on the issue, reminding the meeting that while Crondall itself would not be affected, residents would be affected when visiting Hart.

Cllr Dorn explained that the overall proposal discussion was seen as negative by many businesses in Fleet, as they felt shoppers would be discouraged from spending significant time in the town with higher parking charges.

It was **AGREED** that Cllr Dorn and the Clerk would draft a response to the consultation and share with CPC for comment.

133/20 To note an update on the status of the Neighbourhood Plan

Cllr O'Connor gave a verbal update on the status of the Neighbourhood Plan.

The Broden Stables developer had applied to Hart to gain information about the Neighbourhood Plan, but Hart responded that the deadline for enquiries had passed.

Cllr Lambert questioned why all Cllrs were not able to view question responses prior to their issue, and suggested that all Cllrs should now be provided with copies of all questions and their responses. Cllr Dorn clarified that the Neighbourhood Plan consultant (Andrew Ashcroft) had confirmed that the Crondall Neighbourhood Plan had received relatively few questions compared with others. Cllr O'Connor also stated that he had a tight timescale to turn around responses and that a full review of every item was neither required nor practical.

Cllr O'Connor confirmed that all documents are available publically, and added that the consultant Andrew Ashcroft considered that CPC responses as exemplary.

Cllr Argent asked whether Mr Ashcroft would be submitting any more invoices for fees. Cllr O'Connor agreed to check and confirm.

Cllr Kennett left the meeting.

Finance and Risk Management

134/20 Ratification of payments

The circulated list of 21 items, plus payroll, valued at £8,096.18 was proposed by Cllr Argent for authorisation and payment, seconded by Cllr Dorn and **AGREED** (In Favour 6:2 Against).

135/20 Income and Expenditure report for September 2019 and Balance Sheet at 30th September 2019

There were no questions. The report was **NOTED**.

136/20 Bank Reconciliation

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

PARISH COUNCIL REPORTS

137/20 Estates Report

The Clerk's written report was circulated in advance.

Crondall Cricket Club:

Having agreed at the September 2019 that both Cllr Lambert and Cllr Hebborn should be involved in future discussions with Crondall Cricket Club (CCC), it was noted, that it had been agreed at the August meeting that Cllr O'Connor should in fact provide the liaison alongside the Clerk.

Cllr O'Connor explained that he had had positive discussions with Julian Ranger of the CCC and that Mr Ranger would now be our main point of contact for future discussions. The Clerk thanked Cllr O'Connor for his input. In view of this, it was agreed that the Clerk would commence initial discussions and call on support from Cllrs O'Connor, Lambert and Hebborn as required.

138/20 Memorial Applications and Burials

Council **NOTED** the report.

139/20 Footpaths Report

Cllr Hebborn's written report was circulated in advance and was **NOTED**.

139/20 Correspondence

It was confirmed that all email correspondence has been circulated to councillors as usual. No further correspondence was distributed at the meeting.

140/20 Any Other Business

Cllr Lambert disputed the point made by Cllr Dorn under 127/20.

Signed as a true record dated 25/11/19