

CRONDALL PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING
Held on Monday 23rd September 2019 in Crondall Church Rooms

PRESENT: Cllr C Dorn – Chairman
Cllrs D Argent, C Bryant, T Evans, C Hebbron, N Lambert, S O'Connor, M Seary

APOLOGIES: Cllr Glen - Hampshire County Council
Cllr Kennett- Hart DC

IN ATTENDANCE: A Angove - Parish Clerk
Cllr Crookes - Hart DC

There were eleven members of the public in attendance at the start of the meeting.
Cllrs Hebbron and Seary sent apologies that they would be joining the meeting late.
The meeting commenced at 7.35pm and ended at 9.15pm

98/20 Declarations of Interest

Cllr Argent has a pecuniary interest as the owner of The Close and will, therefore leave the meeting and abstain from voting on decisions relating to this planning application.

99/20 Minutes of 19th August 2019

The Minutes for the Council meeting were proposed for acceptance as an accurate record by Cllr Dorn, seconded by Cllr O'Connor and **AGREED** (In Favour 6:2 Against:). The Chairman signed the Minutes.

Matters arising from the 19th August 2019 meeting not covered by the agenda

100/20 *76/20 Crondall Cricket incident.* It was agreed that this would be discussed as part of the Estates Report later in the meeting.

101/20 *91/20 Appointment of Internal Auditor* It was confirmed that this had been actioned and Mike Platten's services secured.

102/20 Announcements from the Chairman, Clerk, and Members questions received in advance

103/20 The vast majority of the members of the public in attendance were present to hear Agenda item number 9, namely to "Consider impact of Crondall Stores' possible closure". In view of this, the Chairman requested this item be brought forward to be discussed just after item number 7. This was unanimously agreed.

104/20 Cllr Lambert requested to ask the following question, namely "how much money has been spent by this Council on the Broden Stables applications 16/02377/FUL, 17/00101/REFUSE and 18/02554/FUL?"

Cllr Dorn clarified that 17/00101/REFUSE was in fact a conservatory demolition in Stockton Avenue, Fleet and had no relevance to the Broden Stables application

Cllr Dorn confirmed that it was his understanding that the net spend to date, excluding Clerk's time, which is not allocated to any particular task, is £60.00 excluding VAT, requesting confirmation from the Financial Officer, Cllr Argent

Cllr Hebborn joined the meeting.

Whilst Cllr Lambert expressed some surprise at the low number, Cllr Argent was able to confirm that, because the Council was awarded a costs order in the High Court action against the Secretary of State, the total cost to the Parish Council to date is £60.00 excluding VAT.

105/20 District Councillor's Report

Cllr Crookes gave a verbal report, explaining that there are two main issues to report on, namely the Overview and Scrutiny Committee and Shapley Heath. Regarding the former, a number of issues have been raised about a review of the planning function at Hart and the Terms of Reference for that process. Outcomes will be later in the year, with a specific focus on listed buildings. HDC will be seeking opinions from the parish councils.

1 member of the public arrived at the meeting

With respect to Shapley Heath Garden Community, the Inspector had reviewed the Local Plan and required the removal of policy SS3 (essentially covering the same area as Shapley Heath). However Hart wished to pursue the idea as garden community. A scoping project will go ahead but Cllr Crookes confirmed that it was important to ensure a town is not created by stealth. Cllr Argent requested confirmation that the review of planning applications would not result in any delay to existing requests and this was confirmed.

106/20 Representations by the public

There were no representations by the public

107/20 Consider impact of Crondall Stores' possible closure

A wide-ranging discussion was held regarding the impending closure of the village shop.

Cllr Dorn provided some background to the issue, noting that since being added to the agenda, an announcement had been made by the current owners, that the shop would be closing by end December 2019. Cllr Dorn added that when the shop was threatened with closure approximately three and a half years ago, a working group had been established in the village with strong support from the Parish Council, with a view to purchasing it. At the time, the current owner, Pritpal Singh (PS), chose to keep the shop open but has now decided it is no longer viable. Cllr Dorn stressed that this needed to be borne in mind during the meeting, adding that clarification about what the Council's remit is in situations like these and what can practically be done, needed careful consideration.

Cllr Lambert sought confirmation that the shop is definitely closing and this was confirmed by PS who was in attendance. Cllr Lambert expressed his disappointment that the situation had become so bad.

Cllr Argent expressed his view that while it is important for the village to have a shop, any solution would require a person(s) with the time and ability to run it, but that in his view CPC

should be willing to help. Cllr Argent added that it was equally important for the village to retain a Post Office facility, particularly for elderly residents.

Cllr O'Connor agreed with Cllr Argent's views, but added that the business environment had changed and a like-for-like replacement would be unlikely to succeed. While an alternative model was needed, the skills necessary were not available within CPC and it was not the direct responsibility of CPC to fund or run a replacement shop.

Cllr Hebborn doubted that sufficient business could be sustained to keep a viable shop at its current size.

Cllr Dorn described a visiting mobile Post Office service he had experience elsewhere in the country but added that he felt that it was not an adequate substitute for a shop-based facility.

Cllr Argent asked PS whether he would be willing to divulge financial data on the shop's trading. PS confirmed that he was happy to provide information to a CPC working group on request, as he was conscious of the effect the shop closure would have on the village.

It was agreed that while some of the original paperwork from the previous working group set up to help keep the shop open was available, many of the individuals involved were no longer resident in the village.

All Cllrs concluded that CPC would support (but not create) a working group to investigate alternative solutions for the shop, if such a working group were established. Cllr Argent agreed to try to facilitate an initial meeting of a potential working group of appropriate talent and experience. Cllr Lambert expressed his appreciation of CPC taking this stance.

10 members of the public left the meeting.

108/20 Planning Applications

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

Cllrs Argent and Lambert temporarily left the meeting.

19/01830/LBC	The Close Dippenhall Street Crondall GU10 5NY	Alterations to 1 st floor bathroom
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This application is for listed building consent only and involves internal changes only.

Cllr Dorn proposed **NO OBJECTION** This was seconded by Cllr O'Connor and **AGREED** unanimously.

Cllr Argent rejoined the meeting.

19/01268/PREAPP	The Bourne Redlands Lane Crondall GU10 5RF	New three-bed house with single garage at The Bourne Crondall, between the Doctors' surgery and The Bourne (a barn converted last year)
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For information only. Cllr Seary explained that Hart had issued an opinion in line with the Council's comments. The application departs from the Local Plan but at this stage no further action is needed.

19/01844/PRIOR	Gazings Farm Redlands Lane Ewshot GU10 5AR	Prior Notification under Class Q, Part 3, Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015 as amended in 2018 to convert an agricultural building into a dwelling.
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This application represented an amount of additional work.

Cllr Lambert rejoined the meeting.

Cllr Seary explained that as far as possible the application tried to keep the existing dimensions of the original agricultural building. The proposed glazing is new and development creep remains a concern. It was pointed out that it was difficult to see how much had changed from the original application. It was, however, agreed that precedent had been set on Redlands Lane, with Hart being in a difficult position as many had already built there

Cllr Seary proposed **NO OBJECTION**. This was seconded by Cllr Hebbbron and **AGREED** (In Favour 7:1 Against).

19/02025/HOU	The Ridings Redlands Lane Ewshot GU10 5AR	Demolition of existing detached store and utility room, erection of single storey front and side extension, erection of a front porch and replacement of ground floor rear windows with bi-fold doors.
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This represents a quite big change. The current store and utility room are detached. The plans would bring it all into one. Cllr Seary recommended that the application should be approved as the work would largely be round the back of the house and not visible from the road. This was disputed by Cllr Hebbbron but Cllr O'Connor observed that in terms of mass, the new plans do not represent a significant change to the exiting footprint.

Cllr Seary proposed **NO OBJECTION**. This was seconded by Cllr O'Connor and **AGREED** (In Favour 7:1 Against).

Cllr Argent asked to be excused for 10 minutes and temporarily left the meeting.

109/20 Redetermination of appeal against 16/02377/FUL at Broden Stables: discussion of next steps including appointment of Horatio Waller's services to represent CPC, submission of CPC inputs to the Inspector, request for Rule 6 status and setting of associated budget.

Cllr Dorn had circulated a note prior to the meeting explaining Rule 6, which essentially allows CPC to have the same status in the enquiry as Hart District Council and the Developer. While this exposes CPC to potential costs if it acted "unreasonably", the risk was felt to be low, based on the experience of our legal team.

It was agreed that while the engagement of FTB Chambers (Horatio Waller) would also incur costs, Mr Waller had agreed to reduced rates, and CPC would also receive (non-financial) support from the Environmental Law Foundation.

Cllr Lambert stated that he intended to oppose CPC in respect of fighting the development application and reiterated the proposed benefits of additional car parking near the Doctor's surgery and other potential benefits. Cllr Dorn stated that the Developer was only offering £15,000 in compensation to the parish which he felt was insufficient.

Cllr Dorn confirmed that hearing will take place on 19th November.

Cllr Hebborn then asked where CPC stood regarding funding; Cllr Dorn confirmed that he was looking into funding. Cllr Dorn also confirmed that should the hearing find in favour of the developer, no further action to prevent the application would be possible.

Cllr Argent re-joined the meeting.

Cllr Seary commented that he felt that allowing the development to go ahead would set a precedent for additional development outside the parish boundaries.

Cllr Dorn then suggested that CPC allow £6,000 funding for legal fees, which would allow for the hearing going in to two days. Cllr Argent confirmed that the 2019/20 Budget included a total allowance of £24,000 for legal costs, of which (as previously confirmed) only £60 had been spent to date.

As noted in the paper, it was proposed to appoint Mr Waller to represent CPC on a budget of £6,000, with Cllr Dorn representing CPC at the Hearing. Cllr Dorn proposed, seconded by Cllr Seary. **AGREED** (in favour 7:1 against)

Two members of the public left the meeting.

110/20 CPC's response to East Hants Local Plan in respect of development in Bentley

In consideration of the written response to the East Hants Local Plan written by Cllr Dorn CPC discussed the particular impact of Northbrook Park on Crondall traffic. It was considered that traffic from Dorn direction heading for the M3 would create severe traffic problems in Crondall village centre. CPC agreed that it was happy for Cllr Dorn's written response to be sent to East Hants Council. Cllr Argent proposed; Cllr Seary seconded. **AGREED** (in favour 7:1 against).

111/20 To note an update on the status of the Neighbourhood Plan

Cllr O'Connor gave a verbal update. Further to the previous minutes, Cllr O'Connor reported that CPC had received a number of questions from the Examiner, for which an extension had been requested in order to draft responses. CPC now needs to respond to these questions by close of play 26th September 2019.

Cllr Lambert asked whether the wider CPC members will have sight of the responses prior to submission. Cllr O'Connor stated that he would seek advice as to whether answers could be provided to CPC members prior to submission to the examiner. Cllr Lambert reiterated his view that CPC members needed to see responses prior to issue. The meeting noted this exchange.

Finance and Risk Management

112/20 Ratification of payments

The circulated list of 9 items, plus payroll, valued at £5,613.67 was proposed by Cllr Argent for authorisation and payment, seconded by Cllr Dorn and **AGREED** (In Favour 6:2 Against).

113/20 Income and Expenditure report for August 2019 and Balance Sheet at 31/08/19

There were no questions, however it was noted that the date on the August report was incorrect. The report was **NOTED**.

114/20 Bank Reconciliation

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

PARISH COUNCIL REPORTS

115/20 Estates Report

The Clerk's written report was circulated in advance.

Crondall Cricket Club: Cllr Lambert expressed frustration about the ongoing issues with Crondall Cricket Club (CCC) in respect of dealing with CPC. The Clerk explained that CPC was attempting to set up a meeting with CCC in order to discuss and agree a new working agreement for the coming cricket season. Matters to be discussed would include subletting by CCC to other clubs; keeping CPC updated with dates and times when the pitch would be in use; ensuring all CCC players were suitably insured; and CCC providing assurances that safe public access to Hook Meadow would be maintained at all times.

Cllr Argent stated that he shared Cllr Lambert's frustration and suggested that Cllr Lambert joins the Clerk in the forthcoming meeting(s).

Cllr O'Connor stated that any new contract would need to be such that reporting against it was possible. Cllr Seary was of the opinion that consideration should be given to letting the contract to Farnham Cricket Club instead of CCC, as they were the larger club and would be more likely to make more use of the ground.

Cllr Lambert suggested that Cllr Hebbbron also be involved in any renegotiations, due to his responsibilities for footpaths.

Cllr Seary agreed to provide the Clerk with contact details for Farnham Cricket Club.

Hook Meadow Playground: Following an inspection by the Groundsman and Clerk, the Clerk reported that the condition of parts of the playground were poor, particularly the extensive wear and tear on grassed areas. Remedial work is likely to be time consuming and will require a rotavator. The Clerk sought CPC agreement for quotes to be requested from external companies for this work. This was agreed, with the additional proviso that the cost of purchasing a rotavator also be investigated.

Chambers Waste Management: Cllr Lambert noted that co-operation between the Village Hall and CPC in respect of waste collection, may improve the service and reduce costs.

116/20 Memorial Applications and Burials

Council **NOTED** the report.

117/20 Footpaths Report

Cllr Hebbbron's written report was circulated in advance. Cllr Hebbbron noted that Footpath 4 (the section connecting with Footpath 2) has been raised as an issue with Hampshire County Council, which he is chasing.

Cllr O'Connor commented that further to the previous minutes, where a question was raised about a Footpath to Clare Park Farm, he has checked that a sign is still in place but that the site is overgrown. CPC thanked Cllr Hebbbron for a comprehensive and thorough report.

118/20 Correspondence

One CPRE magazine had been received which is available to anyone interested. Otherwise email correspondence has been circulated to councillors as usual.

119/20 Any Other Business

Cllr Argent provided a brief verbal update on roads and traffic. Cllr Argent noted that he had received an email from a Mrs Best (originally sent to the Crondall Society and forwarded via the Clerk) regarding the speed limits in force on Heath Lane. Cllr Argent confirmed that he would respond to Mrs Best acknowledging her concerns, and that he had already written to County Cllr Glen on the matter and noted that CPC had no authority with respect to speed limits.

The Clerk confirmed that due to upcoming training commitments, the date for issue of the agenda for the next meeting would be one day earlier on Tuesday 22nd October. The Clerk also confirmed that the next CPC would agree meeting dates for the upcoming year.

The Clerk provided a brief verbal report on progress regarding the establishment of a “cold calling” exclusion zone, which was **NOTED**.

Cllr Lambert thanked Cllr Evans for her input to the Crondall Parish News publication but requested that in future there be less focus on the work of the Groundsman and more details included about what else the Council do. This was **NOTED**.

Signed as a true record dated 28/10/19