

CRONDALL PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING
Held Monday 20th February 2023

PRESENT	Councillor R Freeman-Griffiths - Chairman Councillors D Argent, G O'Connor, G Smith, I Taylor, F Williams, and S Worthington
APOLOGIES:	Cllr N Lambert Councillors J Kennett, and J Hale - Hart DC
IN ATTENDANCE	Councillor J Glen – Hampshire County Council Councillor C Dorn – Hart DC A Angove - Parish Clerk

The meeting commenced at 7.30 pm and ended at 9.30 pm.

Members of the public – 4

169/23 Declarations of Interest

No declarations of interest were made.

170/23 Minutes of 16th January 2023 Council Meeting

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

172/23 Matters Arising

- Precept – the Clerk confirmed that the paperwork had been submitted as agreed to HDC and that a communication would be issued to parishioners outlining the amount and rationale behind it.
- Access to bins for litter pickers – it was confirmed by the Clerk that the litter pickers had been informed about access to the Parish Council bins.

173/23 Announcements from the Chairman, Clerk and Members questions received in advance

The Chairman and Clerk confirmed that there were no announcements or questions this month.

174/23 County & District Councillor's Reports

Cllr Dorn provided a verbal update:

- Oak Park Pre-App – whilst welcoming the purchase of the golf club, a number of concerns have been raised with HDC, specifically the erection of eco pods providing PDL status much as in the case of Broden Stables and the practicalities of connecting them to mains sewerage etc. The potential increase in traffic is also concerning;
- Sewage Levels – whilst there are currently no answers, Cllr Dorn is looking into the high levels mentioned by Thames Water;
- Flooding – with representatives from the Environment Agency and other experts in the field, Cllr Dorn carried out a walk around both Crondall and Mill Lane looking at options to reduce the threat of flooding.

Cllr Freeman-Griffiths thanked Cllr Dorn for his update and confirmed that the Oak Park pre-app would be discussed in further detail later in the meeting. A member of the public questioned the reported high water levels with Cllr Dorn clarifying that brown water levels should not be affecting this but that the sensor at Tile Farm has not been working for about three to four months, with current levels in Crondall being predicted based on data received from other sensors. Following a question, Cllr Dorn, confirmed that the sensor in the village pond is a separate sensor.

Cllr Glen:

- Wilson Plant – the first liaison meeting will be taking place shortly but currently there is no set date. Cllr Glen asked that all complaints and issues be forwarded to him prior to this meeting, preferably in bullet format;
- Calf Lane Liaison Panel – the new owners of the plant will be joining the next meeting.

Cllr Freeman-Griffiths added that with regard to the Wilson Plant, it was important to liaise with HDC as well as HCC as the planning history is complex. There is a fear that by virtue of being too complicated, it will be put in the “too difficult” box by Enforcement and issues not followed through. Cllr Dorn confirmed that he would raise it with the HDC Planning team.

Cllr Dorn left the meeting.

175/23 Representations by the public

One member of the public, raised the state of the duck house within the village pond, adding that when the next pond clearance takes place, it will need to be levelled up. This was duly noted.

176/23 Planning Applications

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

23/00017/HOU	15 Chaundlers Croft Crondall GU10 5PH	Erection of a single storey side extension following demolition of existing detached garage and outbuilding and extension of patio.
Recommendation: NO OBJECTION , subject to external materials to be approved by the LPA. Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Taylor and AGREED unanimously.		
22/02956/HOU	Priors House Croft Lane Crondall GU10 5QF	Demolition of existing garage, alterations to fenestration, introduction of sprockets to rafter feet and creation of walled garden.
Recommendation: OBJECTION , pending revised plans submitted in respect of Walled Garden (in respect of visibility) and Court Estate (Curtilage) Ltd has removed its objection. Cllr Argent questioned whether the Estate’s objection was valid. It was clarified that given their knowledge, it is advisable to defer to this, particularly as it is not being disputed by the applicant. Cllr Freeman-Griffiths emphasised that this would not create a precedent. Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Worthington and AGREED unanimously.		
22/02917/FUL	Land At Blue Bell Lodge Rye Common Lane Crondall	Proposed energy storage facility encompassed by 2.4m high palisade fencing and 3.7m high acoustic fencing to provide energy balancing services to the National Grid and access to the public highway.
Recommendation: OBJECT , on grounds that:		

- Wholly inadequate application and cannot be determined given no details regarding fire safety. Any positive determination would be challengeable as irrational given no evidence in front of LPA regarding how the scheme has been designed to minimise fire risk;
- A battery fire safety management must be required, with the plan consulted on with the emergency services;
- No evidence that the parameters of the batteries have been designed to reduce fire risk – e.g. sufficient gaps between battery containers;
- No evidence of water suppression system to combat any fire;
- No evidence of emergency planning being taken into account;
- Contrary to LP NBE 1, LP NBE10.

Following a short discussions, where it was clarified that it is a planning consideration whether a suitable fire safety management plan has been included and that with the current restrictions to the grid connectivity it is unlikely that a further application to increase the size of the plant would occur, Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Argent and AGREED unanimously.

22/02775/HOU	Hanbrige Redlands Lane Crondall GU10 5RF	Demolition of existing garage and erection of single storey rear/side extension, proposed roof additions following removal of dormers, proposed pergola and alterations to fenestration.
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Recommendation: **NO OBJECTION**.

Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Taylor and AGREED unanimously.

177/23 Oak Park Pre App (22/03006/PREAPP)

A written report having previously

been distributed, Cllr Freeman-Griffiths provided a verbal overview, confirming that CPC supports, in principle, proposals that will retain a golf course at Oak Park as a community facility as set out in Policy 8 of the Neighbourhood Plan. A number of concerns were discussed, including:

- Reduction in golf course size to just a 12-hole golf course has not been justified;
- The proposal to effectively create a camping site of 54 “pitches” (ie the Eco Lodges) together with other leisure and eating facilities, in effect a “destination” leisure park which will have significant impact in terms of character, residential amenity and highway safety. There are worries that the applicant is underplaying these concerns.
- “Eco Lodges” – the parish council does not consider that the proposed lodges are truly eco, in that the applicant has expressed the plan to connect to mains water, electricity and sewage disposal. As such their designation as “eco” and their conformity with planning policy is doubtful and the parish council remains concerned that they may create a precedent enabling significant subsequent residential development on the site should the venture fail;
- “Eco Lodges” – the parish council understands from the material that Eco Lodges are required for viability reasons. However, having not seen the Financial Viability Assessment it is not possible to accept this assertion.
- Transport - the local impact of traffic to and from the site has been underestimated, given that the majority of usage of the lodges will be for weekend stays, and that the golf course and other leisure facilities are openly intended to be more popular than in its previous incarnation even before its recent closure. The “baseline” traffic numbers need careful assessment and agreement by Hampshire County Council.
- Residential amenity – councillors were concerned that the various site activities (people staying in the lodges eating and drinking outside, BBQs, risk of fire, music playing etc) will unacceptably impact on nearby residents.

- Light – concern that the current ‘dark skies’ attribute of the site will be severely compromised was expressed. Despite what is written in the proposal there is a considerable amount of development in this proposal.

Based on the points raised, Cllr Freeman-Griffiths proposed that the parish council comment on the pre-app. Seconded by Cllr Smith and AGREED unanimously.

Cllr Freeman-Griffiths proposed that a formal letter outlining the parish council’s position including the belief that an Environmental Impact Assessment is warranted to fully assess the environmental impact of the proposal on the countryside and surrounding area be sent to HDC Planning. Seconded by Cllr Argent and AGREED unanimously.

178/23 Annual Parish Meeting

It was AGREED that due to a clash with the Coronation weekend, the Annual Parish Meeting now be held on the following Monday, namely 15th May 2023 and that the Clerk contact the office of the local MP inviting him or, if unavailable, one of his cabinet colleagues, to join the meeting as the main speaker.

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

179/23 Ratification of payments

The circulated list of 13 items including Payroll, valued at £17,264.86, was proposed by Cllr Freeman-Griffiths, seconded by Cllr Taylor, and **AGREED** unanimously.

180/23 To CONSIDER and AGREE a list of items for spending

The circulated list of three items for authorisation including the return of unused Neighbourhood Plan grant and required electrical work on the Football Pavilion and Tractor Shed, valued at £3,616.60 were proposed by Cllr Freeman-Griffiths, seconded by Cllr Worthington, and **AGREED** unanimously.

181/23 To NOTE the Income and Expenditure report and Balance Sheet to 31st January 2023

No questions were raised, and the Council NOTED the report.

182/23 To NOTE the independent examination of the Bank Reconciliation for January 2023

The Clerk confirmed that she had undertaken an independent examination of the Bank Reconciliation for January 2023. No questions were raised. Council NOTED the Clerk’s report.

REPORTS

183/23 Clerk’s Report

A full written report having been distributed prior to the meeting, the Clerk confirmed that the youth shelter had been erected on 30th January and has received a broadly positive response and is being used.

Following the previous agenda item, the Clerk outlined the nature of the electrical work required on the two parish owned buildings, emphasising that there was a safety risk should the work not be carried out.

No further questions were raised, and the report was NOTED.

184/23 Conservation Area Review

Cllr O’Connor provided a verbal update on progress, confirming that a response had been received from HDC about proposed changes to the conservation area boundary. The response was broadly positive with a few minor suggested changes. A follow-up meeting with Alan Baxter Associates is planned for 1st March.

185/23 Roads & Traffic

Cllr Taylor confirmed that he continues to report pot holes and issues, including a number of recent repairs that are in need of remedial work. A review of the footpaths will, weather permitting, be taking place during March.

186/23 Correspondence

All email correspondence has been circulated to Councillors and any physical correspondence was made available at the meeting.

187/23 Any Other Business

- Cllr O'Connor updated the meeting on a recent traffic accident around the school. A number of initiatives have been put in the place following this, including the erection of a SID on Croft Lane but concerns remain about the speed of traffic driving through Glebe Round and turning right and joining Croft Lane. The Clerk suggested that she raise the issue with HCC and that in turn the Speedwatch team be contacted for any additional initiatives.
- Cllr O'Connor updated the meeting regarding dead trees in Old Parsonage Meadow which were believed to be presenting a danger to passers-by and surrounding buildings, adding that HCC had confirmed it is the legal duty of the owner to ensure that they are safe, and it is her understanding that is already in hand.
- Cllr Worthington explained that the pill box project has once again stalled but that the team are now liaising with the local Scout groups with a view to moving the project forward.
- Cllr Worthington requested that more bin bags be provided for the litter pickers.

Signed as a true record dated 20th March 2023