

**CRONDALL PARISH COUNCIL**  
**MINUTES OF PARISH COUNCIL MEETING**  
**Held Monday 25<sup>th</sup> July 2022**

|                      |                                                                                                                        |
|----------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>PRESENT</b>       | Councillor D Argent – Acting Chairman<br><br>Councillors R Fitzhugh, N Lambert, G O'Connor, I Taylor and S Worthington |
| <b>APOLOGIES:</b>    | Councillors R Freeman-Griffiths and G Smith<br>Councillor C Dorn, J Hale, and J Kennett - Hart DC                      |
| <b>IN ATTENDANCE</b> | Councillor J Glen* – Hampshire County Council<br>A Angove - Parish Clerk                                               |

\*Joined part way through the meeting. No members of the public attended the meeting.

*The meeting commenced at 7.32 pm and ended at 8.18 pm.*

**47/23 Appointment of Acting Chair for the Meeting**

In the absence of both the Chairman and Deputy Chairman, the Clerk requested nominations for an Acting Chairman for the meeting. Cllr O'Connor proposed Cllr Argent, this was seconded by Cllr Taylor and **AGREED** (in favour 5 : abstention 1). Cllr Argent abstained from voting.

**48/23 Declarations of Interest**

No declarations of interest were declared.

**49/23 Minutes of 20<sup>th</sup> June 2022 Parish Council Meeting**

The Minutes of the Council meeting were proposed for acceptance as an accurate record by Cllr Argent, seconded by Cllr Worthington and **AGREED** unanimously.

**50/23 Minutes of 20<sup>th</sup> June 2022 In-Committee Parish Council Meeting**

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

**51/23 Announcements from the Chairman, Clerk and Members questions received in advance**

The Clerk confirmed that no questions had been received in advance and no announcements were made.

**52/23 Representations by the public**

There were no representations by the public.

**53/23 County and District Councillors Report**

County Councillor – Cllr Glen – A copy of Cllr Glen's written report having been distributed to all councillors, Cllr Glen provided a brief verbal update:

- Following a recent site visit of the Wilson Plant, where recommendations centre around a brick boundary wall and netting to catch dust, it is looking as if HCC are minded to approve the application. The meeting is now scheduled for September. Cllr Glen will be attending, and it is hoped that both Cllrs Dorn and Freeman-Griffiths will be able to join virtually.

- Following a request from Cllr Lambert, Cllr Glen confirmed that he had liaised with Hampshire Highways and the repainting of the white lines outside the village shop has been added to their schedule.
- Cllr Glen repeated his request for a list of roads the PC would like brought to the attention of the Executive member responsible for them. He clarified that the list should only highlight a couple of key roads, rather than be an extensive list of every fault. Cllr Taylor confirmed he would email Cllr Glen with the list.
- Cllr Lambert questioned the length of time it had taken for a new water meter to be fitted, with three days of road closure instead of managing the operation with traffic lights seeming somewhat excessive in his opinion. Cllr Glen suggested he direct his question to Steve Pallet who would be better positioned to explain the rationale.

*As Cllr Glen had a secondary appointment to attend, it was agreed that the order of the Agenda be changed and the Lodge Farm Pre-App be discussed next.*

#### **54/23 Lodge Farm Pre-App**

The Clerk had provided a report outlining the details of the proposed development. The development is extremely large in scale. The cover letter calls for 105,000 square metres of B2/B8 (storage and distribution) floor space over five separate warehouses. They also plan to provide space for 200 EV charging points. The overall site is over 32 hectares (79 acres) and whilst the cover letter says the buildings will be 18-20 metres tall, the “Theoretical Visibility Plan” mentions 15-35 metres above existing ground level.

Cllr Argent congratulated Odiham Parish Council on their detailed and impressive documented response to both the Pre-App and EIA, copies of which had also been distributed to all councillors. It was explained that the current applications are not formal planning applications and that as a rule, the PC does not comment on Pre-Apps. Whilst not a consultee, councillors are however, conscious of the level of concern amongst the community. Bearing these points in mind, councillors were requested to consider and agree whether they feel the proposed development will have an effect on Crondall and if so, whether submitting an opinion at this stage is appropriate.

Both Cllrs Worthington and O'Connor expressed concern about forecast increases in traffic – total movements for the whole site between 5,642 and 14,273 movements daily, the majority of these being HGVs plus movements associated with the Electronic Vehicle Charging Station of 1,143 and 2,000 per day – and the knock-on effect that this would have on Crondall, in particular the A287 but also the surrounding roads and within the village itself.

Cllr Glen provided additional background following the recent meeting at Odiham to discuss that parish's response to the applications. They are liaising closely with Dummer who recently fought off the application to site the distribution centre at Junction 7 of the M3.

Cllr Lambert stated that in his opinion the proposed development would have little effect on Crondall and that he was not aware that parishioners are overly concerned about it. It was clarified that the item had been included on the agenda in part because questions have been raised by parishioners.

The Clerk confirmed that Odiham PC have already submitted their detailed stance to Hart DC. Cllr Argent proposed the Clerk to write to Hart DC in full support of Odiham PC's position, and to thank Odiham PC for their excellent work. Seconded by Cllr Worthington and **AGREED** (in favour 5 : against 1).

*Cllr Glen left the meeting*

### 55/23 Planning Applications

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

Cllr Argent proposed the following planning applications be voted as listed on as a group. Seconded by Cllr Worthington and **AGREED** unanimously.

|                                                                                                            |                                                                |                                                                                                                        |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 22/01251/HOU                                                                                               | 23 Chaundlers Croft<br>Crondall GU10 5PH                       | Erection of a single storey rear extension.                                                                            |
| Recommendation: No Objection                                                                               |                                                                |                                                                                                                        |
| 22/01288/HOU                                                                                               | 28 Finns Business Park<br>Bowenhurst Lane<br>Crondall GU10 5HP | Erection of a single storey rear extension.                                                                            |
| Recommendation: No Objection                                                                               |                                                                |                                                                                                                        |
| 22/01152/HOU                                                                                               | 22 Glebe Road<br>Crondall GU10 5PJ                             | Erection of a single storey rear extension following demolition of existing conservatory and render ground floor rear. |
| Recommendation: No Objection                                                                               |                                                                |                                                                                                                        |
| 22/00998/LBC                                                                                               | The Cedars<br>Dippenhall Street<br>Crondall GU10 5NY           | Erection of a single storey rear extension following demolition of existing single storey rear extension.              |
| Recommendation: No Objection, subject to materials receiving prior approval from the Conservation Officer. |                                                                |                                                                                                                        |

The following applications were discussed and voted on individually.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                       |                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22/01247/FUL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 28 St Cross Road<br>Crondall GU10 5PG | Construction a two-bedroom dwelling with new access from Chaundlers Croft (following demolition of existing conservatory and two outbuildings) and bike store to serve host dwelling. |
| <p>Recommendation: <b>Objection</b> on grounds that:</p> <ul style="list-style-type: none"> <li>The description of development in the planning permission refers to an "integral garage". This is being removed by the revised plans, which cannot happen through a variation. A new planning application should be submitted</li> <li>The increased elevations are unacceptable in that they would have a negative impact on the character/appearance of the area. The proposed elevations are similar to that dismissed by the Planning Inspectorate for these reasons</li> </ul> <p>Cllr Lambert reiterated his belief that this construction was no different than existing changes and extensions to the properties within the area.</p> |                                       |                                                                                                                                                                                       |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                      |                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Cllr Argent proposed as listed. Seconded by Cllr Taylor and <b>AGREED</b> (in favour 5 : 1 against).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                      |                                                                                                                                       |
| 21/02937/FUL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Penn Croft Farm<br>Crondall GU10 5PX | Installation of an energy storage facility comprising of battery containers, fencing, switching station, kiosk, and associated works. |
| <p>Recommendation: <u>Objection</u> on the basis that:</p> <ul style="list-style-type: none"> <li>• Proposal is located in the countryside, contrary to HLP NBE1</li> <li>• Proposal has adverse effects on: <ul style="list-style-type: none"> <li>○ Agricultural land (no assessment has been made as to Grade 3a or 3b). Contrary to HLP NBE10;</li> <li>○ Biodiversity: No net gain quantification has been given and harm to the New Copse SINC, Ancient Woodland and Semi-Natural Woodland. Contrary to HLP NBE4 and NBE10;</li> <li>○ Residential amenity: The +9 to +14dB increase in night time noise is a significant adverse impact resulting in adverse impacts on residential amenity contrary to HLP NBE10;</li> <li>○ Landscape and Visual: Harm to the open countryside contrary to HLP NBE2 and HLP NBE10.</li> </ul> </li> <li>• Additional comment – agree that such facilities are necessary but the location needs to be appropriate, which this is not.</li> </ul> <p>Cllr Taylor questioned whether any of the additional information provided answered any of the questions raised by the PC in their original response. It was felt that the position remained unchanged. Cllr Argent proposed as listed. Seconded by Cllr O'Connor and <b>AGREED</b> (in favour 5 : against 1).</p> |                                      |                                                                                                                                       |

## FINANCE AND RISK MANAGEMENT

### 56/23 Ratification of payments

The circulated list of 11 items including Payroll, valued at £8,367.32, was proposed by Cllr Argent, seconded by Cllr O'Connor, and **AGREED** unanimously.

### 57/23 To CONSIDER and AGREE a list of items for spending

There were no items for spending.

### 58/23 To NOTE the independent examination of the Bank Reconciliation for June 2022

The Clerk having had technical difficulties accessing the account, had not had the opportunity to complete an independent examination of the Bank Reconciliation for June 2022. The Clerk confirmed that she would do so as soon as possible and confirm at the next meeting.

## REPORTS

### 59/23 Clerk's Report

The report had been circulated prior to the meeting, with the Clerk drawing the meeting's attention to a few points:

- New picnic benches – there is an ongoing discussion with the cricket club to agree a permanent site for the benches which won't impact play.
- Rewilding area – an adder has recently been seen amongst the grass and feedback is indicating an increase in ticks. The Clerk is working together with the Groundsman to decide whether a smaller,

wildflower area may be more appropriate next year with rewilding kept only to the edges of Hook Meadow under the poplar trees.

- Youth Shelter – the Clerk confirmed that following an initial meeting with HDC the process for claiming on the S106 money had been outlined. A document laying out the business case against the criteria will be submitted by the Clerk with a second meeting agreed for mid-August and the final decision due by the following month. It was agreed that a decision on whether to order the shelter before the HDC decision on the S106 money is released be delayed until the August meeting.
- Cllr Lambert observed that the cricket matches seem to be playing closer to the pavilion and Village Hall but was unable to confirm whether the pitch's boundaries had actually changed. The Clerk agreed to raise it with the cricket club for their consideration.

There were no further questions raised. Council **NOTED** the report.

#### **60/23 Correspondence**

It was confirmed that all email correspondence has been circulated to councillors. Any physical correspondence was made available at the meeting.

#### **61/23 Any Other Business**

Cllr Fitzhugh updated the meeting on an email he had received from Cllr Dorn confirming that the sewer lining work along Pankridge Street was now complete.

Cllr Worthington enquired whether the Clerk had received an invoice for the proposed metal work on the Hook Meadow pill box. The Clerk confirmed that she had not received it but understood that it was expected soon.

Signed as a true record ..... dated 22<sup>nd</sup> August 2022