

CRONDALL PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING
Held Monday 21st August 2023

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

The meeting commenced at 7.31 pm and ended at 9.23 pm.

Members of the public – 4

62/24 Declarations of Interest

Cllr Gregory declared a non-pecuniary interest in planning application 23/01733/LDC (The Bourne) and agreed not to take part in the vote. No further declarations of interest were made.

63/24 Minutes of 24th July 2023 Month Meeting

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

64/24 Matters Arising

The Clerk confirmed there were no matters arising from the previous Minutes, not otherwise on the Agenda for this meeting.

65/24 Announcements from the Chairman, Clerk and Members questions received in advance

There were no announcements.

66/24 County Councillor's Reports

Cllr Glen provided an update on the Wilson Plant, confirming that a site visit had taken place that morning. Notably the wall and dust netting have not been completed with top seeding still required on the landscaping bund. It was confirmed that a spot check would be taking place sometime in September and a schedule of all deliverables would be provided by the owner in time for the next liaison meeting.

HDC have not been engaging to date, but Sharon Whittaker is now on board and will be checking sub-contractors on the land who are not regulated by the overall contract. The Liaison Panel will continue as a long-term overseeing body.

Cllr Glen confirmed that a formal application for five warehouses at Junction 5 of the M3 is expected soon. Whilst not falling in the parish boundary, it will nonetheless have an impact. Cllr Glen confirmed that he would copy the Clerk in on any updates from the HDC Senior Liaison Officer, Jon Huggett.

67/24 Representations by the public

Mrs Sylvester-Evans enquired what the parish council position on the proposed Oak Park development was, adding that in her opinion it would be good for the community. Cllr Smith confirmed that the parish council had submitted a response to the second PREAPP last month in which they had reaffirmed their stance that whilst generally supportive of the concept, there are concerns about certain aspects, including long term viability and the precedent set by the inclusion of the eco lodges.

Mr Simon Crowther, Chairman of the Village Hall raised concerns about lack of communication between the various bodies and interest groups within the village, citing an occasion recently where the Village Hall administration were unaware of a marquee on Hook Meadow being erected for a wedding. It was clarified that as the wedding was being held at the village hall with the marquee providing an overflow facility the assumption had been made that this was known. That said, the list of Hook Meadow fixtures, including cricket matches, are distributed to both the Village Hall and Bowls Club. It was, however, agreed that a link from the parish council website to the websites of the Village Hall, Bowls Club, Church and other groups would be a good idea with the proviso that it be within any regulations pertaining to parish council websites and a disclaimer that the parish council does not control the content of these external websites.

The Clerk confirmed that a communication from the office of the Police & Crime Commissioner with reference to arranging a public meeting had been received. This is in direct response to a request by Mr Owen Durrett of the Bowls Club following a spate of issues with antisocial behaviour and initial lack of action by the police. The Clerk confirmed that she would liaise with the PCC's assistant on their return from annual leave and organise the meeting.

Cllr Glen requested that he be kept updated of any ongoing issues so that he can also liaise directly with the PCC on the parish's behalf.

(Cllr Glen and three members of public left the meeting)

68/24 Planning Applications

Applications were considered in line with the previously circulated Planning Report and presented Cllr O'Connor.

23/01582/HOU	South Lee Swanthorpe Lane Crondall GU10 5HH	Erection of a single storey front extension with steps, flat roof linking the dwelling to the boiler room, replacement of pitched roof to boiler room with a flat roof, pitched roof to single storey front element with a flat roof, relocation of solar panels from roof of dwelling to flat roof of single storey front element and replacement of two windows to ground floor front with doors and creation of a Juliet balcony to first floor rear.
Recommendation: No Objection subject to the usual conditions as to prior approval of external facing materials and colours.		
Cllr O'Connor proposed as listed. Seconded by Cllr Worthington and AGREED unanimously.		
23/01589/PREAPP	Townsend House Dippenhall Street Crondall GU10 5PE	Total of 4no glamping units.

Recommendation: CPC has concerns over the proposed development in the Countryside (as defined in planning policy) on the basis that:

- it appears to be in conflict with Policy NBE1;
- contrary to the Neighbourhood Plan, which directs development to within the Settlement Boundary (Policy 1);
- the site is not previously developed land and no justification is given as to why the site should be used;
- an alternative site assessment should be provided;
- concerns over access – the entrance is narrow and concealed and CPC would be against any visibility splays being installed;
- concerns over the extent of hardstanding being erected – new path, lighting, units themselves, water treatment plant;
- concerns over residential amenity and noise.

Cllr O'Connor proposed as listed. Seconded by Cllr Gregory and AGREED unanimously.

23/01494/HOU	Lych Gate Cottage Well Road Crondall GU10 5PW	Erection of a two storey side extension, single storey rear extension, first floor rear extension and replacing the existing flat roofs to the rear with pitched roofs with gable ends.
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Recommendation: **No Objection** subject to:

- bat survey;
- plans reflecting the actual boundary line to ensure at least 1m separation distance between the property and The Orchard;
- usual conditions as to prior approval of external facing materials and colours.

Proposed as listed by Cllr O'Connor. Seconded by Cllr Gregory and AGREED unanimously.

23/01536/FUL	16 Glebe Road Crondall GU10 5PJ	Erection of a three bedroom dwelling with associated hard and soft landscaping and cycle store and alterations to hard and soft landscaping to existing dwelling.
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Recommendation: **Objection** on the basis of the proposed development is contrary to:

- Para. 124 of the NPPF, which states that planning decisions should support development that makes efficient use of land whilst taking into account the desirability of maintaining an area's prevailing character and setting (including residential gardens);
- Policy SS1 of the Local Plan, by not being located on previously developed land and not on an allocated site;
- Policy NBE3 of the Local Plan, by not providing an Appropriate Assessment or mitigation for the Thames Basin SPA;
- Policy NB4 of the Local Plan, by not providing any BNG;
- Policy 2 of the Neighbourhood Plan, which directs where new residential development should go. The proposed site is not allocated.
- Policy 2d of the Neighbourhood Plan requires all net new housing development to demonstrate that appropriate SANG capacity is in place and make an appropriate contribution to Strategic Access Management and Monitoring Measures. No such demonstration or contribution in the application.
- Policy 3 of the Neighbourhood Plan requires development to demonstrate good design, which requires "soft landscaped front gardens and landscaped front boundaries should be retained or enhanced."

Proposed as listed by Cllr O'Connor. Seconded by Cllr Gregory and AGREED unanimously.

23/01733/LDC	The Bourne Redlands Lane Crondall GU10 5RF	Construction of a three bedroom house with car port in accordance with approved plans of planning permission granted at Appeal (ref: APP/N1730/W/21/3286799).
Given the extent of the differences, which relate to appearance (a barn style car port to a rendered garage) and a considerable number of additional windows which could have amenity impacts, there should be an assessment of these impacts on neighbouring properties. There is none and so no assessment can be made on whether the changes are acceptable to the character of the area and residential amenity . Recommendation: Objection for the reason above. Proposed as listed by Cllr O'Connor. Seconded by Cllr Worthington and AGREED (in favour 4 : abstention 1)		

(One member of the public left the meeting)

69/24 Hart District Council Settlement Capacity and Intensification Study

The details having already been communicated to parishioners, the Clerk had provided a full written report outlining the details and aim of the study. Residents and organisations across Hart are being asked to take part in a new study to understand the potential for regeneration and growth within the boundaries of existing towns and villages. The timescales for input to the study being such, Cllr Smith proposed that Cllr O'Connor with her background of working on the Neighbourhood Plan and the Clerk submit proposals on behalf of the parish council. Seconded by Cllr Worthington and AGREED unanimously.

REPORTS

70/24 Clerk's Report

A full written report having been distributed prior to the meeting, no questions were raised, and the report was NOTED.

71/24 Hook Meadow Pill Box Project

Cllr Worthington confirmed that the gate for the pill box had been fitted and has been padlocked.

FINANCE AND RISK MANAGEMENT

72/24 Appointment of Internal Auditor for 2023/24

Having liaised with other Clerks within the North East Hampshire group, the Clerk proposed that Mike Platten of April Skies Consulting remains the best choice. Cllr O'Connor therefore proposed that Mike Platten be appointed as internal auditor for 2023/24. Seconded by Cllr Worthington and AGREED unanimously.

73/24 Ratification of payments

The circulated list of 8 items including Payroll, valued at £4,167.66 was proposed by Cllr Smith, seconded by Cllr O'Connor, and AGREED unanimously.

74/24 To CONSIDER and AGREE a list of items for spending

No items for spending were listed.

75/24 To NOTE the Income and Expenditure report and Balance Sheet to 31st July 2023

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

76/24 To NOTE the independent examination of the Bank Reconciliation for July 2023

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

GENERAL

77/24 Correspondence

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

78/24 Any Other Business

No other business was raised.

Signed as a true record dated 25th September 2023