

**CRONDALL PARISH COUNCIL**  
**MINUTES OF PARISH COUNCIL MEETING**  
**Held Monday 23<sup>rd</sup> October 2023**

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

*The meeting commenced at 7.30 pm and ended at 9.22 pm.*

*Members of the public – 5*

**100/24 Declarations of Interest**

No declarations of interest were made.

**101/24 Minutes of 25<sup>th</sup> September 2023 Month 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** (in favour 6 : 1 abstention).

**102/24 Matters Arising**

- Farnborough Airport Consultation – the Clerk confirmed that a letter outlining the Parish Council's initial response to the consultation, as agreed at the September meeting had been submitted.
- Conservation Area Review – following a meeting with Alan Baxter Associates, where the Clerk confirmed the Parish Council's decision to note that plot 18 has a "strong contribution" to the conservation area, the final documents are being compiled by ABA with a view to submitting them to Hart District Council in November.

**103/24 Announcements from the Chairman, Clerk and Members questions received in advance**

There were no announcements or members questions raised.

**104/24 District County Councillor's Reports**

Cllr Dorn provided a verbal update:

- Oak Park – noted that 360 Oak Ltd's Planning Application was on the agenda and will be discussed later and confirmed that he will be liaising directly with the planning officer about the business case. It was confirmed that Cllr Dorn will have access to the Applicant's Viability Report but being Commercially Confidential, cannot be distributed further.
- Bell Pub, Odiham – noted that it had been saved by the Planning Inspectorate refusing a change of use application, recognising the pub as a community asset.

- Planning Process – the Scrutiny Committee, of which Cllr Dorn is Chair, continue to work with the HDC Planning Department, pushing for improvements.
- Scrutiny Committee – in particular have been looking at CCTV. Five cameras have been replaced with five more to be installed before Christmas. Noted that requests by the police for access to footage is up 25%.
- FACC -Cllr Dorn is a member of the committee. Consultation on the proposed airport expansion has now closed but the full application is expected soon.

#### 105/24 Representations by the public

The Clerk confirmed that there were no specific representations by the public.

#### 106/24 Planning Applications

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

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| 23/02053/FUL<br>23/02054/LBC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Plume Of Feathers Ph<br>The Borough<br>Crondall GU10 5NT  | Installation of new and replacement exterior lighting to car park.                                                                                                                                                      |
| <p>Recommendation: <b>Objection</b> on the basis that:</p> <ul style="list-style-type: none"> <li>• Insufficient information to assess the potential impact of the proposed lighting on residential properties;</li> <li>• Height of luminaries could increase the area of illumination beyond the site boundary giving rise to glare and nuisance;</li> <li>• Style of lighting is not in keeping with the Conservation Area;</li> <li>• CPC recommends that lower level lighting should be considered that would provide the same security and safety outcomes - <b>recommendation being low-level, bat-friendly downlighters.</b></li> </ul> <p>Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Worthing and AGREED unanimously.</p> |                                                           |                                                                                                                                                                                                                         |
| 23/01897/FUL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Four Oak<br>Crondall Road<br>Crookham Village<br>GU10 5RU | Retention of an additional static caravan on plot 8 and plot 6 and the extension of the area of plot 8 consented under application 14/01653/FUL (retrospective).                                                        |
| <p>Recommendation: <b>No Objection</b></p> <p>Following a question, Cllr Freeman-Griffiths confirmed that this was a retrospective application but was not going beyond the agreed traveller site boundary.</p> <p>Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Smith and AGREED (in favour 6 : abstained 1)</p>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                           |                                                                                                                                                                                                                         |
| 22/01859/FUL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Marsh Farm<br>Bowling Alley<br>Crondall GU10 5RJ          | Demolition of existing buildings and erection of 2 x 2 bedroom, 2 x 3 bedroom and 5 x 4 bedroom dwellings with associated works including relocated access to the public highway. (amended description of development). |
| <p><b>Recommendation is to repeat our previous Objection:</b></p> <ul style="list-style-type: none"> <li>• CPC has considered this application twice before;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                           |                                                                                                                                                                                                                         |

- Applicant has revised the housing mix in the second application but CPC still considered the mix is not in accordance with the NP and objected;
- This application does not change that housing mix, just the positioning of some of the plot sizes.

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

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| 23/02171/OUT | Oak Park Golf Course<br>Heath Lane<br>Crondall GU10 5PB | Hybrid planning application to redevelop the existing 27 hole golf course into a 12 hole golf course Outline Planning Permission for the erection of eco-cabins and a solar array with associated access, landscaping, supporting infrastructure and associated works (approval sought for access only) Full Planning Permission for the demolition of four existing outbuildings associated with Gazing's Farm and driving range, erection of a short game centre of excellence, starters hut, putting course and racquet area and retention and alteration of cabana, club house and greenkeepers shed to include the erection of a welfare building and associated parking, access and landscaping, supporting infrastructure and associated works. |
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Recommendation: **Objection** on the basis of:

- Inappropriate development in the Countryside
  - Significant “new” development on land designated as “countryside” – notably eco-cabins – and as such conflicts with Policy NBE1 of the Hart Local Plan 2032 (“HLP32”).
- Viability:
  - CPC cannot comment on the viability as we have not been allowed to review the Applicant’s Viability Report. We ask HDC to get independent advice on the Viability Report and scrutinise it carefully. Indeed, we note that whilst the Club House will have guest rooms, there is no mention in the Planning Statement as to how those guest rooms contribute to the viability of the scheme. There is also no mention as to how many guest rooms.
- Transport:
  - CPC is concerned over the adequacy of the Transport Assessment that seems to be suggesting that despite a 70 space increase in car parking there will be no material changes in trip generation and even a reduction at the weekends.
  - CPC considers the TA is contradictory given it comes to its conclusion based on the 9-hole course being removed and the 18-hole course being reduced to 12. Yet the whole point of the reduction is apparently to make the course more attractive, which means more popular, which means more trip generation.
  - Furthermore, there are eco-cabins, guest accommodation in the Club House and other mixed use activities that will generation trips in addition to golf.
  - CPC considers the trip generation has been downplayed and that the transport impacts will have a negative impact on the village.
- Utility services for eco-cabins
  - CPC is concerned that no details as to the provision for foul drainage for the eco-cabins has been provided;
  - Planning permission cannot be granted when no information on how foul drainage and waste water will be dealt with has been provided and the impacts of installing those

services in the countryside (i.e. open cut trenching potentially) is not known. The environmental impact could be significant;

- CPC has a major concern over how foul drainage for 54 cabins is going to be provided and whether the installation of major infrastructure will give rise to significant and unacceptable associated environmental impacts in the countryside.
- Design, Countryside, and amenity:
  - Unacceptable impacts in terms of light pollution and noise impacts on the “countryside”, PRow and residential amenity.

A wide-ranging discussion was held where concerns about the viability of the enterprise, particularly without sight of the Viability Statement and the knock-on effect on future development of the site plus the impact on the roads including Redlands Lane particularly during the build stage were raised. It was noted that the traffic volumes within the application documentation appeared very low.

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

Councillors also discussed highlighting a number of conditions which any agreement of the planning application should include, specifically:

Without prejudice to CPC’s Objection, in the event HDC does consider granting planning permission, then CPC considers this can only be done on the following basis:

- An updated Transport Assessment that properly assess the likely impact of transport movements and such assessment demonstrating no adverse effects on the road network;
- An explanation as to how services, notably water, waste water and foul, are to be connected to the eco-cabins, the construction methodology of such connections and the likely impact of installing such services and such assessment demonstrating no adverse effects;
- An updated viability assessment taking into account the bedrooms proposed to be included in the Club House and whether that has any impact on the number of eco-cabins;
- A condition that prevents the eco-cabins from being constructed and operated until the 12-hole golf course and its associated infrastructure has been completed and operational;
- A condition/legal agreement that prevents the eco-cabins from being used other than as holiday accommodation for a limited period of the year;
- A condition/legal agreement requiring the eco-cabins to be removed and all their infrastructure decommissioned in the event that the 12-hole golf course is no longer in operation;
- A condition limited the number of eco-cabins, the times when outside lighting can be on and noise levels;
- Given the significance of CPC’s concerns, CPC to be review the proposed conditions and legal agreement.

Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr O’Connor and AGREED unanimously.

Councillors thanked Cllr Freeman-Griffiths for the in-depth report on all the planning applications but in particular the work involved in reporting on the complexity of the latter.

*(Cllr Dorn and three members of the public left the meeting)*

### **107/24 Public Consultation on proposed new development at Junction 5 of the M3**

The Clerk provided a brief verbal update, confirming that a letter had been received from Obsidian Strategic, confirming that they are continuing to prepare a planning application for a new logistics development in Hart, near Junction 5 of the M3 motorway. The proposals were initially announced to the

public in August 2022. Since then, the project team have been working with statutory consultees, and officers at HDC and HCC. A second round of public consultation is now taking place in advance of them submitting an application later this year. With this in mind and with no new pre-app being submitted, Cllr Freeman-Griffiths proposed that no further response over the parish council's initial response to the pre-app is required. Seconded by Cllr Worthington and AGREED unanimously.

*(2 members of the public left the meeting)*

**108/24 Information for Developers (S106)**

A written report having been circulated, the Clerk provided a brief overview of the purpose of the document and next steps. Once agreed, the document will be included on the website to provide contact details for developers but in particular will outline any projects which may benefit from a s106 contribution. The Clerk requested that councillors please review the documentation and feedback any suggestions and amendments with a view to including it on a future agenda for endorsement. The report was NOTED.

**109/24 Climate & Nature Charter**

Following last month's meeting when it was agreed that the Clerk would develop a Green Charter, outlining, amongst other things, the council's agenda, climate actions and proposed improvements, the Clerk had distributed a draft charter and supporting policy for consideration. Councillors were asked to consider the documentation and feedback suggestions after the meeting, with a view to endorsing the initiative at a future meeting. The report was NOTED.

**REPORTS****110/24 Clerk's Report**

A full written report having been distributed prior to the meeting, the Clerk reminded councillors that the November meeting would include a public meeting with the Police & Crime Commissioner and would therefore be taking place an hour earlier than normal. The draft budget will be considered at the same meeting and Councillors were requested to submit any projects and items for consideration prior to the meeting.

The Clerk confirmed that 40 Royal British Legion lamp post poppies had been purchased on behalf of the parish council. Two per post will be attached along Pankridge Street and up Church Street with the necessary licence already being in place. The total cost being £120.00 plus the licence for £65.00 with both sums included in the spending list.

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

**111/24 Roads, Traffic & Footpaths Report**

Cllr Taylor confirmed that with the work now completed on Dippenhall Street, he would be documenting issues on the remaining roads and reporting them to HCC.

**FINANCE AND RISK MANAGEMENT****112/24 Ratification of payments**

The circulated list of 13 items including the final payment to Alan Baxter Associates for the Conservation Area review and Payroll, valued at £10,909.70 was proposed by Cllr Freeman-Griffiths, seconded by Cllr Taylor, and AGREED unanimously.

**113/24 To CONSIDER and AGREE a list of items for spending**

The single item for spending, namely the purchase of 40 street light Remembrance Day poppies valued at £120.00 was proposed by Cllr Freeman-Griffiths, seconded by Cllr Worthington and AGREED unanimously.

**114/24 To NOTE the Income and Expenditure report and Balance Sheet to 30<sup>th</sup> September 2023**

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

**115/24 To NOTE the independent examination of the Bank Reconciliation for September 2023**

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

**GENERAL**

**116/24 Correspondence**

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

**117/24 Any Other Business**

Cllr Worthington confirmed that he would be chasing up a response on the issues of drainage on Bowling Alley and requested that the topic be included on the November Agenda.

**118/24 Move to In-Committee Meeting**

Cllr Griffith proposed that the main meeting be concluded, prior to the meeting continuing in-Committee to discuss staff matters. Cllr Freeman-Griffiths, therefore, moved that in view of the confidential nature of the business to be transacted, that pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, as applied by Section 100 of the Local Government Act 1972, Members of the Press and Public be excluded from the meeting. This was seconded by Cllr Argent and **AGREED** unanimously.

*(The Clerk left the meeting).*

Signed as a true record ..... dated 20<sup>th</sup> November 2023