

CRONDALL PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING
held at the Crondall Village Hall
on Monday 29th April 2024

PRESENT Councillor R Freeman-Griffiths – Chairman
Councillors D Argent, S Gregory, G O'Connor, G Smith, I Taylor and S Worthington

APOLOGIES: Councillors J Kennett, and J Hale – Hart District Council (HDC)

IN ATTENDANCE Councillor J Glen – Hampshire County Council (HCC)
Councillor C Dorn – Hart District Council (HDC)
A Angove - Parish Clerk

The meeting commenced directly after the Annual Parish Meeting, starting at 8.37 pm and ended at 9.54 pm.
Members of the public – 46

215/24 Declarations of Interest

No declarations of interest were made.

216/24 Minutes of 25th March 2024 Monthly Meeting

The Minutes of the Council meeting were proposed for acceptance as an accurate record by Cllr Freeman-Griffiths, seconded by Cllr Argent and **AGREED** (in favour 6 : abstained 1).

217/24 Matters Arising

The Clerk confirmed that there were no matters to be raised.

218/24 Announcements from the Chairman, Clerk and Members questions received in advance

There were no announcements.

219/24 Representations by the public

The Clerk confirmed that whilst there were no specific representations, two members of the public, namely Karen Walker, a representative from Penn Croft Winery and Mike Coomber, a parishioner, had registered to speak in support and against 24/00467/FUL planning application respectively.

220/24 Planning Applications

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

24/00467/FUL	Penn Croft Winery Croft Lane Crondall GU10 5QD	Erection of a detached single storey building for mixed use as a cafe and cellar door facility to accommodate wine tours and sales including lobby / store to side with covered verandah (retrospective), erection of a single storey building for use for food storage and preparation, covered walkway, fridge and WCs and the proposed formation of a new access to car park
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		for 28 vehicles on an existing agricultural field to be used in association with the cafe and cellar door facility sought within this application.
Recommendation: Objection on the basis of: - No evidence has been provided as to why it is commercially unviable to operate the Cellar Door as originally envisaged; - No evidence has been provided as to why the Cellar Door needs to be a “standalone” café (which is more than just a café – it will serve alcohol and substantial meals) open to anyone and not just the wine tours; - No evidence that a “standalone” substantial “café” is a rural enterprise and is required to support farm diversification; - No evidence that the car park and café is required to enable people to enjoy the countryside; - As no evidence that the wine tours and café should be treated separately, there is no evidence for a 28 space car park; - Harm to the Conservation Area and Countryside in the form of the car park hardstanding creating an “urbanising” feel and development creep outside the Crondall Settlement Boundary; - Traffic impacts, residential amenity impacts; - All of which are contrary to the NPPF, HLP SS1, ED3, NBE1 and the Neighbourhood Plan. Members heard verbal presentations: - Karen Walker on behalf of the applicant – provided an overview of how the business had outgrown the current planning restrictions on the site and that some of the developments made without permission form part of the current application. Specific developments include a pedestrian access point from the end of Crondall village running along the inside of the hedge (Croft Lane), planting of vines and creating a bund to be planted with wildflowers and trees using soil from the excavation for the car park to improve the aesthetics and add a measure of noise insulation during use. - Mike Coomber spoke on behalf of parishioners against the proposals, citing issues of “flagrant” non-compliance plus ongoing noise and light pollution. Additionally, there are concerns about the increase in traffic, incorrect statements within the application such as the number of pubs within the village and emphasised that these concerns were based on Itasca’s disregard of previous planning restrictions and therefore fears they would continue to do so. Whilst some councillors were generally supportive of the principle of the business and the application, a number of concerns were raised, including: - Itasca having not kept to previous restrictions and concerns these would continue to be flouted; - No evidence submitted to support statements such as the Cellar Door is not viable if just reliant on wine tours; - General statements as outlined above but with no supporting evidence. It was confirmed by the applicant that the maximum numbers outlined in the application stand and that use of the car park would not be restricted to visitors of the winery/Cellar Door. Cllr Freeman-Griffiths proposed that the parish council OBJECT to the planning application as listed. Seconded by Cllr Argent and AGREED* (in favour 3 : against 3 : abstained 1) * Chairman’s casting vote Cllr Argent proposed that the following conditions be added to the parish council’s recommendation to HDC, namely in the event that HC does consider a favourable response to the application, CPC recommends that approval be subject to the following conditions: <u>Proposed new parking area:</u>		

- This area should be securely gated (as recommended by HDC’s Environmental Health Officer) and kept locked outside the site’s permitted operating hours (see ‘Opening times’ below);
- The Applicant should erect and maintain clearer signs than those already existing so as to firmly discourage visitors from arriving at and departing from the site through the centre of the village of Crondall, that is Pankridge Street, Dippenhall Street, Church Street , Croft Lane and the Borough.
- Premises lighting:
 - All external lighting, including the car parking area, must be designed to ensure that it does not cause any nuisance for neighbours at night (as recommended by HDC’s Environmental Health Officer);
 - Approval of the Application to be subject to a detailed lighting plan having been submitted to and approved by HDC prior to commencement or continuation of any use of the site contemplated by the Application;
 - No external lighting (other than is reasonably necessary for security purposes) is permitted outside of permitted opening times (see below).
- Opening times:
 - Opening times committed to by the Applicant at section 4.5 of its Planning and Heritage Statement (quoted below) should (a) be imposed as a condition and (b) should refer to the opening and closure, not only of the Cellar Door but also of the car parking area (for example only, neither to open before 9am or to close after 9pm on Fridays).

“The proposals are to continue the use of the building as existing which is currently as follows:-
Monday & Tuesday - CLOSED
Wednesday & Thursday - 9AM to 5PM
Friday & Saturday- 9AM to 9PM
Sunday - 10AM to 2PM”
 - With regard to section 4.6 of the Applicant’s Planning and Heritage Statement (*“The applicants would also like the flexibility to have some evening use for private events, although it is within the gift of the Council to impose conditions as they see fit”*) that such flexibility not be granted more than four times in any 12 month period; that it will only be granted for events which HDC are satisfied as being ‘private’; and that attendees’ numbers will never exceed 50 (to safeguard the surrounding area from inappropriate parking).

Furthermore, that the applicant be held to verbal assurances given by the Applicant’s representative at Crondall Parish Council’s Annual Parish Meeting on 29th April 2024 – specifically:

- The creation of a new footpath and corresponding entrance gate onto the field, along Croft Lane from the end of the “built up area” (i.e. last house) along the length of the field to the car park and winery;
- That said field be planted with vines;
- The soil excavated in the creation of the car park be used to create a “bund” screening the car park and said bund be planted with wildflowers and trees.
- That such actions to be completed within at most twelve months of the approval of the Application.

Seconded by Cllr Taylor and AGREED unanimously.

Cllr Freeman-Griffiths thanked both representatives for their contribution to the discussion and the information provided.

(40 people left the meeting)

24/00269/HOU	The Orchard Well Road Crondall GU10 5PW	Improvement to the external fabric, proposed internal alterations and first floor extension above existing garage.
Recommendation: Objection for the reasons as per original application, namely: • Concern that the alterations and additions are disproportionate in scale; • Concern that the proposal will have an overbearing impact on the plot, neighbouring properties, and the Conservation Area; • 3 neighbour objections including on impact on privacy given the number of new windows at first floor level over looking gardens ; • Concern the proposal harms the visual appearance of the existing property ; • Concern the proposal harms the prevailing character of the residential area; • Conclusion – proposal will have a negative impact and harm the Conservation Area. Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr Taylor and AGREED unanimously.		
24/00795/LBC	Dean Cottage Dippenhall Street Crondall GU10 5NY	Part replacement of existing timber windows and doors to front and rear elevations.
Recommendation: No Objection subject to the prior approval of all external materials by HDC. Cllr Freeman-Griffiths proposed as listed. Seconded by Cllr O'Connor and AGREED unanimously. <i>(3 people left the meeting)</i>		

221/24 Clerk's Report

A full written report having been distributed prior to the meeting, the Clerk raised two items for discussion and agreement.

Directly in response to the ongoing issues with vandalism and antisocial behaviour, some of which has been increasingly violent in nature, the proposal to introduce security patrols around the village. Having liaised with other councils who have experienced similar issues, namely Crookham Village and Church Crookham, the Clerk has looked into securing the services of a private security company to patrol the main areas of the village which are experiencing these issues as well as Hook Meadow and the churchyard.

Proposal:

- 30 mins patrol x 3 pw @£15.10 per patrol £2,355.60 per annum
- Key Holding @ £15.00 per month £180.00 per annum
- Plus alarm response at £25.00 per attendance.

It was agreed that based on extremely positive feedback from the other parish councils and in view of the increasing visibility of the issue, the initiative be introduced, with the ongoing requirement and effectiveness to be reviewed on an ongoing basis.

Following recent graffitiing of the Youth Shelter, the Clerk had received quotes of either £1,250.00 to have the shelter repainted, including paint, rollers, and labour or £300.00 for the supply of the paint only. Councillors felt however, that with this likely to be an ongoing issue, the proposal that the shelter be “decorated” with more tasteful art or decorative graffiti should be investigated with the Clerk agreeing to liaise with the local art college and report back.

No further questions were raised and the report was NOTED.

(The remaining members of the public left the meeting)

FINANCE AND RISK MANAGEMENT

222/23 To CONSIDER and AGREE requests for donations

Two written requests had been received for contributions under s137 of the Local Government Act 1972 and distributed prior to the meeting:

- **Village Pump** – a request for top-up funding towards the Big Day Out 2024. Cllr Argent proposed that CPC contribute the £750.00 shortfall. Seconded by Cllr Gregory and AGREED unanimously.
- **Life Education (Wessex & Thames Valley)** – a request for a donation to work they are providing at Crondall Primary School, specifically providing help with the PSHE requirements of the curriculum, namely health, well-being, and drug prevention education. The school has contributed approximately 70% of the cost, leaving them with a shortfall of £155.00 which they are looking to cover by means of a donation from the PC. Councillors agreed that it was important to support the school as much as possible. Cllr Freeman-Griffiths proposed that the sum of £155.00 be contributed to Life Education (Wessex & Thames Valley). Seconded by Cllr O'Connor and AGREED unanimously.

223/24 Ratification of payments

The circulated list of 13 items including Payroll, valued at £12,270.14 was proposed by Cllr Freeman-Griffiths, seconded by Cllr Gregory, and AGREED unanimously.

224/24 To CONSIDER and AGREE a list of items for spending

There were two items listed for authorisation, namely the introduction of Security Patrols by DGCS (£2,355.60 pa) and increased security support for the Tractor Shed (£180.00 pa plus call out charges) by the same company as outlined in the Clerk's Report. Proposed by Cllr Freeman-Griffiths, seconded by Cllr Taylor and AGREED unanimously.

225/24 To NOTE the Income and Expenditure report and Balance Sheet to 31st March 2024

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

226/24 To NOTE the independent examination of the Bank Reconciliation for March 2024

The Clerk confirmed that she had undertaken an independent examination of the Bank Reconciliation for March 2024. No questions were raised. Council NOTED the Clerk's report.

227/24 To CONFIRM any conflict of interest with the SAAA appointed external auditor, BDO LLP

The Clerk requested that any conflict of interest with BDO LLP be declared. No declaration having been received both at the meeting and in response to the Clerk's written request, the report was NOTED and corresponding paperwork signed by the Chairman.

GENERAL

228/24 Correspondence

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

229/24 Any Other Business

Cllr Worthington outlined that the Ultrafast Fibre Broadband project continues to be delayed "due to the onboard contractor" and confirmed that he would keep the parish council updated of any changes or progress.

Signed as a true record dated 13th May 2024