

**MINUTES OF THE COUNCIL MEETING OF CRONDALL PARISH COUNCIL HELD IN THE
CRONDALL CHURCH ROOMS ON MONDAY, 24th AUGUST 2026 COMMENCING AT 7.30 PM**

PRESENT Councillor D Argent – Chairman
Councillors C Howlett-Molloy, G O'Connor, and S Worthington

IN ATTENDANCE Cllr C Dorn – Hampshire County Council (HCC) and Hart District Council (HDC)
A Angove (Parish Clerk) plus one member of the public.

47/27 Appointment of Interim Chairman and apologies for absence

In the absence of both the Chairman and Deputy Chairman, the Clerk asked for proposals for an interim Chairman to chair the meeting. Cllr Worthington proposed Cllr Argent. Seconded by Cllr O'Connor and AGREED (in favour 3: abstained 1).

Apologies were received from Cllrs Baldry, Gregory, Smith and Taylor plus Cllrs Hale and Highley (HDC).

48/27 Declarations of Interest and requests for dispensation relating to any item on the agenda.
No declarations of interest were received.

49/27 Approval of Minutes

RESOLVED: The minutes of the Monthly Meeting of the Council held on 20th July 2026 were approved as a true record of the meeting and signed by the meeting Chair. Proposed by Cllr Argent, seconded by Cllr O'Connor and AGREED (unanimous).

50/27 Meeting Action Points

Noted, as presented with the agenda (Appendix A).

51/27 Announcements from the Chairman, Clerk and Members questions received in advance
None

52/27 Public Session

None.

53/27 Reports from other councils

Cllr Dorn reported on behalf of HCC and HDC:

- Following an approach from a developer regarding Oak Park Golf Course, the Parish Council has invited them to attend the September meeting to present their proposals. Cllr Dorn confirmed his attendance.
- Concerns remain regarding the lack of transparency in the Local Plan process. The HELAA document has still not been published, although it is understood that publication is expected in October this year.
- Test Valley Borough Council has paused its Local Plan process, as it had been progressing under the previous model and was unlikely to complete the process before “unification”. It will now restart under the new 30-month gateway process.
- Hampshire County Council (HCC) has commenced a legal challenge against the Government’s decision on Local Government Reorganisation (LGR) in Hampshire and the Solent area, specifically the proposed reorganisation of councils. Several other county councils, including Essex, Norfolk and Suffolk, have now joined the challenge. This could potentially delay the Structural Change Order and have a knock-on effect on the planned elections in May 2027.
- National Cadet Week will take place from 5th – 11th October.

Cllr Howlett-Molloy raised concerns from parishioners regarding ongoing water leaks in the village and SE Water's apparent slow response. Cllr Dorn advised that, whilst he had no direct influence over SE Water, the prolonged dry and hot weather had caused significant cracking to the pipework and that repairs were being prioritised accordingly.

With no further questions raised, the Chairman thanked Cllr Dorn for his update and Cllr Dorn left the meeting.

54/27 Planning

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

26/01205/FUL	Itchel House Itchel Lane Crondall GU10 5PT	Change of use of existing annex accommodation to self-contained dwelling (Use Class C3).
Recommendation: No Objection		
26/01259/HOU	Laurel Cottage Redlands Lane Crondall GU10 5RF	Erection of a single storey front and side extension.
Recommendation: No Objection		

Cllr O'Connor proposed that the first two applications were approved as listed. Seconded by Cllr Argent and AGREED (unanimous).

26/01241/FUL	Terranova Crane Sales Bowenhurst Lane Mill Lane Crondall GU10 5RP	Erection of extension to maintenance shelter.
Recommendation: Objection on the grounds of Increased industrialisation of Mill Lane • Lack of any impact assessments • Lack of any fire risk assessments • Impact on local residential properties It was noted that the application and accompanying drawings did not clearly demonstrate whether the proposed new structure would result in an increase in both height and overall footprint. Notwithstanding this lack of clarity, the potential impacts arising from the identified issues remained a material concern in the assessment of the proposal. Cllr O'Connor proposed as listed. Seconded by Cllr Worthington and AGREED (unanimous)		

b. Oak Park Golf Club update

Cllr O'Connor provided a verbal update. The Chairman has been contacted by a prospective developer of Oak Park Golf Course, who has requested a meeting to seek the Parish Council's views before progressing further work on the proposals.

There is currently planning approval from HDC for the renovation of the golf club and development of the existing golf course; however, it is not yet clear what the prospective developer is proposing or how this may differ from the existing approved scheme.

In the interests of transparency and to ensure that parishioners have the opportunity to hear the proposals and provide their views, the Clerk has invited a representative of the prospective developer

to attend the September Parish Council meeting. The Clerk to inform parishioners via the usual communication routes.

c. M3 Junction 5 Warehouse Development

The Parish Council received an update from VOW (Villages Oppose Warehouses). Councillors were asked to consider whether an intervention at this stage would be appropriate or whether, in the absence of a formal planning application, the Parish Council should defer consideration until a formal application is submitted. Cllr O'Connor proposed that the Parish Council make no comment at this stage. The proposal was seconded by Cllr Argent and AGREED unanimously.

55/27 2026/27 Digital AGAR

Notification from the Smaller Authorities' Audit Appointments Ltd (SAAA) of a new digital AGAR has been presented with the agenda. It was noted it was an administrative decision which did not require a Council resolution and, as such, members noted that the Clerk would review as and when more information is provided and aim to submit the 2026/27 AGAR and financial papers on the new system if appropriate.

56/27 REPORTS

56/27a Meeting Reports – Cllr Howlett-Molloy's written report on her recent attendance at the HDAPTC meeting was NOTED. The Clerk committed to posting information about Hart's Community Safer Safety Team and their work on both the website and Facebook (<https://www.hart.gov.uk/community-safety>).

56/27b Project Updates:

- i. **Roads, Traffic & Footpaths** – in the absence of Cllr Taylor, no update.
- ii. **Youth Facilities** – Councillors noted the update provided by Cllr Howlett-Molloy. The Clerk will work with Cllr Howlett-Molloy to prepare posters and raise awareness of the request for public input on the matter. Due to annual leave commitments, this is unlikely to be progressed until October.
- iii. **Neighbourhood Plan** – Councillors NOTED the written update provided by Cllr O'Connor. Cllr O'Connor proposed that the Parish Council progress the review of the existing Neighbourhood Plan (NP) by updating the factual and background data, reviewing the existing policies, and assessing progress against the housing requirement.

It was further proposed that, once the HELAA information is published, a public meeting be arranged to update parishioners on the position, with a view to establishing a working group and progressing the full review of the NP.

The proposal was seconded by Cllr Worthington and AGREED unanimously.

- iv. **Football Field Partnership** – Councillors NOTED the excellent progress made by the new football team in improving the facilities. The Clerk confirmed that a dedicated page will be added to the Parish Council website to provide parishioners and potential users of the facilities with relevant information.

The Clerk will also ensure that the CPC logo is included on appropriate signage at the facilities.

- v. **River Hart Water Testing** – The update was NOTED. The Clerk is working with the water testing team to develop more targeted and informative reporting, together with a dedicated page on the Parish Council website to provide parishioners with relevant information and updates.
- vi. **Dimanche Tour of Hampshire** – Cllr Worthington's written response to the consultation documentation was NOTED. It was proposed that the response be formally accepted. The proposal was seconded by Cllr O'Connor and AGREED unanimously.
- vii. **Clerk's Report** – the report was NOTED. Cllr Howlett-Molloy raised concerns regarding the interpretation of the burial ground regulations in recent correspondence issued by the Clerk. It was AGREED that a review of the regulations, specifically in relation to flowers, wreaths and memorabilia, be added to the September meeting agenda.

56/27c Councillor Verbal Updates - None

57/27 FINANCE AND RISK MANAGEMENT

57/27a AGAR 2025/26 Conclusion

The successful conclusion of the AGAR 2025/26 and publication of the Notice of Conclusion of Audit were NOTED.

57/27b Appointment of Internal Auditor

The Clerk recommended that Mike Platten of April Skies Consulting remains the best choice. Cllr Argent therefore proposed that Mike Platten be appointed as internal auditor for 2026/27. Seconded by Cllr O'Connor and AGREED unanimously.

57/27c Ratification of payments (Appendix B)

The circulated list of 14 items including Payroll, valued at £5,913.07, was proposed by Cllr Argent, seconded by Cllr Worthington and AGREED (unanimous).

57/27d Items for Spending (Appendix B)

None

57/27e Income and Expenditure and Balance Sheet to 31st July 2026

The Council NOTED the report.

57/27f Bank Reconciliation

The Clerk confirmed that an independent examination of the Bank Reconciliation for the month of June 2026 had been undertaken, with no discrepancies identified. No questions were raised. Council NOTED the Clerk's report.

58/27 Correspondence

It was confirmed that all correspondence had been circulated to councillors.

59/27 Any other Business

There being no further public business the meeting closed at 8.45

Signed as a true record dated 21st September 2026

Appendix A

Crondall Parish Council
PO Box 623
Farnham
Surrey
GU9 1HB
Contact: Astrid Angove
Telephone: 07510 917232
e-mail: clerk@crondall-pc.gov.uk
Ref: L01280726_6012351
Date: 28th July 2026

By E-mail appeals@hart.gov.uk

West 1
Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough SL1 4PN

Appeal ref 6012351 - 25/01186/FUL Installation of a battery storage facility with ancillary infrastructure, including security fencing, access, landscaping and biodiversity enhancements to provide balancing services to the local electricity grid (Amended) at Bowenhurst Farm Mill Lane Crondall Farnham GU10 5RP

Crondall Parish Council (CPC) discussed the original application and responded to Hart in July 2025. The parish council raised a number of significant concerns, and following its meeting on 21st July 2025, voted unanimously to object to this planning application on the following grounds:

1. Policy Conflict

The proposal is located in the countryside, contrary to NBE1 of the Hart Local Plan and does not meet any of the acceptable development categories under either NBE1 or SS1.

Policy NBE2 requires proposals to respect and enhance the special characteristics, value, or visual amenity of the districts' landscape. The proposal will fundamentally remove part of a rural feature from a rural landscape and replace it with features that are entirely industrial, fundamentally changing the landscape character and harming its visual amenity.

Additionally, the proposal is also contrary to NBE4 in that it currently fails to secure Biodiversity Net Gain Improvements.

2. Impact on the local amenity

Whilst this application should be considered on its own merit, the proximity of the substation means that Mill Lane is being pinpointed for other BESS facilities. This is the **fourth** facility to be proposed within a small area of Mill Lane. The site is close to a petrol station, homes, kennels, leisure areas and a traveller site.

The parish council is particularly concerned that the noise report considers this site in isolation, not cumulatively with the other storage facilities raising real concerns for residents' well-being.

Noticeably, many residents have already contacted the parish council to raise their concerns about the impact of another facility, noting they are already subjected to other industrial noise, particularly from the Terra Nova plant and the Wilson Plant in addition to other storage facilities.

Mill Lane is a small hamlet with limited infrastructure and a quiet rural character. The concentration of BESS developments within a very limited geographic area would drastically alter the nature of the community and is, in the view of the parish council, wholly inappropriate for such a rural setting.

3. Strategic Planning

CPC has concerns that there appears to be no overarching strategy guiding the location or density of these BESS installations. Applications are being considered in isolation without fully accounting for the cumulative environmental, social and safety impacts on the community. Hart's climate emergency declaration does not override policies that protect our communities.

4. Fire Assessment

Fire Risk is a material consideration. Whilst an Online Battery Safety Management Plan is included in the application, it deals with statements of policy rather than an assessment of the proposal. At the recent meeting of the Development Management Committee on 16th July, it was agreed that a decision on application 24/02491/FUL (Land on the West Side, Crondall Road, Crondall, GU10) be deferred until such time as the information requested by Hampshire and Isle of Wight Fire and Rescue Service and detailed battery information has been received and assessed. Similarly, it is the parish council's opinion that a detailed assessment of this proposal against policy plus formal approval by the Fire Service is a minimum requirement before approval can be considered.

Our position remains that this is an inappropriate development in the open countryside and would contribute to the increasing industrialisation of a rural settlement. The Planning Committee at their meeting in February 2026 rightfully rejected this application on the basis that it would materially contribute to cumulative landscape harm and the progressive industrialisation of the countryside.

The appeal gives insufficient weight to the cumulative change that this installation of up to five energy facilities in the area would create. By limiting its assessment to selected energy developments and considering proposals largely in isolation, it fails to reflect the collective impact on residents and visitors to Mill Lane

In summary, whilst the development of battery storage can and does play a role in the move towards renewable energy, this should not come at the expense of rural communities and in particular, local safety. The scale, location and cluster of the BESS sites in Mill Lane is, in the opinion of the parish council, unreasonable, unsustainable and potentially dangerous and we would urge the appeal to be rejected.

Yours sincerely

Astrid Angove
Parish Clerk – Crondall Parish Council

Crondall Parish Council
PO Box 623
Farnham
Surrey
GU9 1HB

Contact: Astrid Angove
Telephone: 07510 917232
e-mail: clerk@crondall-pc.gov.uk
Ref: L01060826_6012351
Date: 6th August 2026

By E-mail appeals@hart.gov.uk

West 1
Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough SL1 4PN

Appeal ref 6012351 - 25/01186/FUL Installation of a battery storage facility with ancillary infrastructure, including security fencing, access, landscaping and biodiversity enhancements to provide balancing services to the local electricity grid (Amended) at Bowenhurst Farm Mill Lane Crondall Farnham GU10 5RP

Further to our letter dated 28th July 2026 Crondall Parish Council would like to draw your attention to a recent incident attended by Hampshire and Isle of Wight Fire and Rescue Services. On 19th July 2026 a fire broke out at the Terranova site, which forms the proposed emergency access route for the application site. On arrival the firefighters were unable to gain access through the locked entrance gate and were required to climb over the gate to gain access and respond to the incident.

Whilst this incident was unrelated to the proposed Battery Energy Storage System itself, it demonstrates that the existence of a legal right of access does not necessarily guarantee that emergency access will be immediately available when required. In the context of a BESS where emergency response arrangements form an important part of the overall safety strategy, this reinforces the need for the council to be satisfied that the emergency access arrangements are not only legally secured but are also practical, reliable and capable of functioning effectively under emergency conditions.

Yours faithfully

Astrid Angove
Parish Clerk – Crondall Parish Council

Crondall Parish Council
PO Box 623
Farnham
Surrey
GU9 1HB

Contact: Astrid Angove
Telephone: 07510 917232
e-mail: clerk@crondall-pc.gov.uk
Ref: L01280726_26/01048/FUL

Date: 28th July 2026

By E-mail

FAO David Raper
planningadm@hart.gov.uk

Dear David

Re: 26/01048/FUL 26/01048/FUL for installation of a Battery Energy Storage System (BESS) facility with all associated works, equipment and necessary infrastructure to include, means of access, landscaping and associated development at Bowenhurst Farm ,Mill Lane,Crondall, Hampshire, GU10 5RP

Further to your letter of 10th July 2026, Crondall Parish Council (CPC) has now had the opportunity to discuss the above application. As previously stated, CPC actively supports the overall Green agenda and the move towards a more ecologically sustainable future and in this regard, the applicant's intention is welcomed.

It is noted that this application has made some amendments to the previous application 25/001186/FUL to reduce the scale of the proposal, however these changes address individual impacts rather than the principal planning concern identified by the Planning Committee when refusing that application.

The parish council has a number of significant concerns, and following its meeting on 20th July 2025, voted unanimously to object to this planning application on the following grounds:

5. Policy Conflict

The proposal is located in the countryside, contrary to NBE1 of the Hart Local Plan and does not meet any of the acceptable development categories under either NBE1 or SS1.

Policy NBE2 requires proposals to respect and enhance the special characteristics, value, or visual amenity of the districts' landscape. The proposal will fundamentally remove part of a rural feature from a rural landscape and replace it with features that are entirely industrial, fundamentally changing the landscape character and harming its visual amenity.

Additionally, the proposal is also contrary to NBE4 in that it currently fails to secure Biodiversity Net Gain Improvements.

6. Impact on the local amenity

Whilst this application should be considered on its own merit, the proximity of the substation means that Mill Lane is being pinpointed for other BESS facilities. This is the **fourth** facility to be proposed. The site is close to a petrol station, homes, kennels, leisure areas and a traveller site. This application contributes to the increasing concentration of industrial and energy infrastructure surrounding a rural settlement.

The parish council is particularly concerned that the noise report considers this site in isolation, not cumulatively with the other storage facilities raising real concerns for residents' well-being.

Noticeably, many residents have already contacted the parish council to raise their concerns about the impact of another facility, noting they are already subjected to other industrial noise, particularly from the Terra Nova plant and the Wilson Plant in addition to other storage facilities.

Mill Lane is a small hamlet with limited infrastructure and a quiet rural character. The concentration of BESS developments within a very limited geographic area would drastically alter the nature of the community and is, in the view of the parish council, wholly inappropriate for such a rural setting.

The applicant's opinion that the existing concentration of commercial, utility and energy infrastructure as justification for the suitability of the site does not justify further industrialisation.

7. Strategic Planning

CPC has concerns that there appears to be no overarching strategy guiding the location or density of these BESS installations. Applications are being considered in isolation without fully accounting for the cumulative environmental, social and safety impacts on the community. Hart's climate emergency declaration does not override policies that protect our communities.

8. Fire Assessment

Fire Risk is a material consideration. Whilst an Online Battery Safety Management Plan is included in the application, it deals with statements of policy rather than an assessment of the proposal. The applicant's own documentation confirms that several important operational details remain dependent upon future decisions. At a meeting of the Development Management Committee on 16th July 2025, it was agreed that a decision on application 24/02491/FUL (Land on the West Side, Crondall Road, Crondall, GU10) be deferred until such time as the information requested by Hampshire and Isle of Wight Fire and Rescue Service and detailed battery information has been received and assessed. Similarly, it is the parish council's opinion that a detailed assessment of this proposal against policy plus formal approval by the Fire Service is a minimum requirement before approval can be considered.

In summary, whilst the development of battery storage can and does play a role in the move towards renewable energy, this should not come at the expense of rural communities and in particular, local safety. The scale, location and cluster of the BESS sites in Mill Lane is, in the opinion of the parish

council, unreasonable, unsustainable and potentially dangerous and we would urge HDC to reject this application.

Yours sincerely

Astrid Angove
Parish Clerk – Crondall Parish Council

Payment Ratifications

	Supplier/Payee	Payee	Inv/Account. Ref.	Inv/DD. Date	Description	£ Gross	NB
	Hart DC	Supplier	41000836	07/07/26	Replacement Road Sign – supply only	244.03	
	Lloyds Bank	Supplier	491869687	10/07/26	Bank Charges: 10/06/26 – 09/07/26	4.25	/
	Chambers	Supplier	P858959	31/07/26	Dumpy Bin Hire: July 2026	41.00	
	Octopus Business Energy	Supplier	2B9A-0022	03/08/26	Electricity: Tractor Shed: July '26	22.91	/
	Octopus Business Energy	Supplier	KI..ED7&3B8-0022	03/08/26	Electricity: Pavilion: July '26	41.23	/
	Sage	Supplier	02345054	04/08/26	Payroll: 04/08/26 – 03/09/26	16.80	/
	Larkstel	Supplier	2311	05/08/26	Bin Collection: July 2026	314.20	
	Castle Water	Supplier	10010901939	05/08/26	Churchyard Water: 01/07/26 – 31/07/26	7.30	/
	Castle Water	Supplier	10010898562	05/08/26	Pavilion Water: 01/07/26 – 31/07/26	1.39	/
	DGCS	Supplier	DS25561	10/08/26	Security services: July 2026	576.00	
	BDO LLP	Supplier	00869591	18/08/26	External Audit Fee for 2025/26	504.00	
	Wickes + Garage	Groundsman	various	04&18/08/26	Carriage Bolts + 19.36l unleaded	37.19	
	Simplex Health	V Piotrowicz	77172	07/07/26	Nitrate testing kits	25.99	
	Payroll: August 2026	Staff salaries, PAYE, NICs				4,076.78	
	TOTAL					5,913.07	

NB1: D/D

Purchase/Expenditure Authorisation Requests

	Item	Proposed maximum ££ (incl VAT)	NB
	TOTAL		