

CRONDALL PARISH COUNCIL

THE MINUTES OF A MEETING OF CRONDALL PARISH COUNCIL, held on Monday, 20th July 2009 at 7.30 pm in Crondall Church Rooms

Present: Cllrs: Argent, Behagg, Dobby, Dorn, Hebborn (Vice Chairman), Passmore, Shelford (Chairman), Sisk, Vincent, Wilkinson, G. Baker (Clerk)

Apologies: Cllrs. Bredin (holiday until 31st July), Payne; also from District Cllrs Glenn, Singh

356/09 APOLOGIES

Apologies for their absence had been received from the above Councillors.

357/09 APPROVAL OF THE PREVIOUS MINUTES

The minutes of the meeting held on 15th June 2009 with the following amendment were approved as a true record of the meeting and were signed by the Chairman.

358/09 MATTERS ARISING FROM THE MINUTES

Page 5 – h) purchase of ref books – yellow book: Amazon discounted price of £67.00 Council would purchase two, after next precept. Cllr Vincent was to obtain a copy and will continue to look for one.

359/09 ANNOUNCEMENTS FROM THE CHAIRMAN, AND THE CLERK

This evening's meeting would be conducted on fairly formal lines. For parts 8 a and b the Chairman of the Planning Committee, Councillor Sisk, would present details of the application and the Enforcement Notice, with a brief summary of the background. This to be followed by public speakers in favour; no-one wishing to speak against the application. Councillors may ask question to obtain further information or details. If Councillors ask questions that cannot be answered it might be possible for the speaker to consult with colleagues but no further intervention by members of the public would be permitted. Then Councillors would be allowed to state their views, speaking for up to 3 minutes.

The Clerk advised the Council that she had changed her holiday dates and would now be on holiday from 17TH – 28th August.

The Chairman advised that the In Committee item 8j would be taken after Any Other Business following departure of the public. There were no Member questions.

360//09 DECLARATIONS OF INTEREST

No declarations were required.

361/09 PUBLIC PARTICIPATION

No members of the public wished to speak on agenda items.

362/09 DISTRICT COUNCIL REPORT.

District Cllr John Bennison advised that he had updated information on a number of planning applications and appeals:

Crondall Lodge – appeal had been allowed but planning conditions had been applied: there would be no windows in the roof and no first floor usage allowed without an approved planning application.

Pyestock Campaign – which the Parish Council gave money towards. The matter had been put back again until 6th September, awaiting Natural England's report.

The Appeal against the Enforcement Notice on the Land at junction A287 and Crondall Road would be heard by the Planning Inspectorate on 17th November at Hart District Council offices or the Harlington Centre.

Rose Cottage, Ewshot, development of 6 houses had been turned down by Planning Officers and gone to appeal.

Blue Prior Business Park– 60 place Day Nursery and assisted living - gone to appeal

Conservation Area Review: a Conservation Consultant would be employed for two months, after which there would be a possibility of sharing the Basingstoke & Deane Borough Council's (BDBC) Conservation Officer. Cllr Bennison suggested the Parish Council waits until BDBC Officers arrive in early autumn.

Glass recycling collections would be once a month from the autumn, but no date yet set. Residents who need one will be able to apply for an additional glass box.

He had spoken to the Portfolio holder about the colour of the glass recycling bins in Bowling Alley, who had suggested covers be put on them. Cllr Bennison had asked for green covers.

Graffiti Busting week would be from 24th -28th August; he encouraged members to report any incidences to Hart. He would give the Clerk contact details.

A meeting about TAG application would be held on 21st July.

The Citizens Advice Bureau (CAB) had advised an increase in people seeking advice about mortgage problems. He had leaflets regarding the handling of Debt problems and asked if these could be put on Parish Council notice boards. These were passed to the Clerk for Notice Boards

The Chairman asked if there were any questions for the District Councillor but none were raised.

363/09 **DECLARATION OF INTEREST**

No Declarations of Interest were necessary.

364/09 **AGENDA ITEMS**

- a) Land at junction of A287 and west of Crondall Road, Crookham Village, Fleet 09/00910/COU: change of use of land to form 4 no. Gypsy and Traveller Pitches (retrospective)
 - Cllr Passmore joined the meeting at 19.50 hours.
- b) Land At Junction A 287 and West Of Crondall Road (Travellers site) Planning Appeal APP/N1730/C/09/2106976 & 77 Representations required by 28th July 2009

Cllr Sisk had been passed a letter from Mrs. Emma King (resident of the application site), which he read out to the meeting. The applicant had decided not to speak to the meeting on the subject.

Cllr Sisk then presented the application details and showed the site plan on the screen; he advised that the proposal consisted of 4 caravans and day rooms. He told the meeting that the Parish Council (PC) had to consider several issues: Harts Planning policies, need, Human Rights of the applicants and anyone else affected by the proposal and the personal effect on the applicants if the application were to be turned down. He said that Robert Jackson of HDC had said that the District's policy at RUR38 is relatively old and had been superseded to some extent by Government Circular ODPM 01/2006. Letters of support for the

applicants had been received by Hart District Council (HDC) but these must be balanced against planning regulations and policy.

Cllr Sisk went on to summarise the application and the site location plan was shown on the screen. Each member of the Planning Committee had visited the site and found it to be tidy and screened by trees and fencing. There were also hanging baskets and new shrubs planted.

HDC had received letters of support from the business at the back of the site and to the side but they had also received three letters of objection.

The Planning Committee felt that the District Policy in RUR38 was not particularly offended by the application and the committee believed that the objections in the Enforcement notice identified the key planning issues. Firstly, the site lies in open countryside and the argument is that it would be development and result in an urbanised rural area. The Planning Committee's view was that it would not spoil that part of the countryside and GC 01/2006 stated that local landscape and local nature conservation should not be used in themselves to refuse planning permission for sites. The strategic gap was not affected.

The Ecological report quoted "No harm, in their view, to the local flora and fauna."

Flood Risk - there was some dispute over the possibility of flooding in the area but the Committee had noticed that a flood survey had been promised.

Sustainability - One major objection by the Planning Committee was the question of sustainability, with regards to the Government policy, where development resulted in over-use of cars. The proposal was for 4 pitches and, with no buses on this route, this would produce extra car journeys. If the existence of the Call and Go continued and with the Hart Community Bus and taxi services this would ease the burden on those without transport and could be taken into consideration. This had twice been raised with Robert Jackson of HDC but he had not replied as to whether this could amount to mitigation; Councillors would have to decide.

Need - Is there a need for site in Hart – it could be said that Hart District has more than its fair share with 40 pitches but HDC still had responsibility to provide a further 13 pitches. If there is a 'need' then this means that both sites in HART are over-subscribed and those waiting are potentially camping illegally. It is known that there are waiting lists for both sites.

SEERA - this made it clear that although there may be plans to provide sites there is still a requirement to respond to immediate need.

Despite the fact that HDC has two Traveller sites in the District it is still incumbent upon it to provide extra pitches and if these proposed 4 pitches were granted then this would reduce HDC's need to provide the full 13 pitches elsewhere.

SPA - the other major consideration was the SPA since the application site was within 2.5 k of the SPA site. It must be taken into consideration as to whether this proposal would compromise the local situation. The applicants had not offered any contributions towards the SPA and believe it does not apply to them. The Planning Committee believed that SPA mitigation should be met by the applicant.

S106 payments - no contribution had been offered by the applicant towards education or the transport strategy.

Cllr Sisk said he believed that, as with other financial contributions, the Parish had to balance the issue against those of need and Human Rights. He said he understood that Hampshire's view was that Travellers sites could be treated as affordable housing and that he believed that S106 contributions would not be requested for this. He had not received a definite answer to that question from HDC.

Cllr Sisk advised the meeting that the issues were the balance: as to whether this was a desirable development in our parish and how it would affect the countryside; this balanced against HDC's policy on

such sites and the human rights of the individuals which circular 01/2006 states must be taken into account and which had been confirmed by Robert Jackson (HDC)

With regard to the Appeal issue the Planning Inspectorate would take account of the Government circular.

Cllr Sisk also said that the Council was obliged to consider what would probably happen to the applicants and their children if planning permission were not to be given. He said that although it was not right that the applicants had set up the site without permission, he understood that the issue of retrospective application was not a valid planning objection. He advised that GC 01/2006 stated that local authorities should not refuse on the basis that the applicants might not have local connections, but could refuse if planning policies were not met; this especially where the authority had complied with requirements to ensure needs were met. Cllr Sisk's view was that HDC had broadly complied in this by identifying that they needed to provide, with Basingstoke & Deane Borough Council, 9 sites by 2011 and 13 sites in Hart by 2016.

The Chairman thanked Cllr Sisk and the Planning committee for the effort made in reviewing the application.

The Chairman asked for questions from the public. Mr. Lambert spoke in support of the application. The item was opened for debate by the Councillors.

Points raised were:

Need had only been generated once the applicants arrived on site, but not before.

The application was retrospective when there was no need for this to be a retrospective application.

Was there good intent when the site development was made over a four day period and why now a retrospective application? Would have supported need for traveller sites but as presented with fait accompli tend not to support.

SPA Contributions – probably should be a contribution, but this is down to HDC

Sustainability – concerns with use of more cars in the area.

Would the retrospective application have been approved if submitted normally?

Was the application accurate and complete – not sure that it was.

Design statement – day rooms 4 metres high which would put them above the fence height, and this would affect the character of the local area.

Site – was it suitable with buildings so close to a settlement and a power line? Taken as a whole could not see this was a good option.

Travellers had extenuating circumstances - was there something special about the site – no there wasn't.

Was Hart District Council going through special process? Cannot see an overriding reason to approve.

If the families are wanting stability in order to achieve this they should have applied for planning permission some years ago.

Pleased to see interest in resolving families problems and that the children are settling into schools.

Had spoken to a number of the neighbours and they were not overly bothered about the development.

Occupying land and then applying for planning permission was NOT acceptable and could set a precedent for other sites.

There was a definite need for more travellers sites.

There was a difference between affordable housing and traveller sites.

Believed there should be significant 106 contribution to education, as with other developments, especially owing to the current situation with school places.

Had concerns about retrospective Planning applications.

Placing children in schools is very important, but one reason we turned down affordable housing was lack of transport in the area.

Hedging by the site was well above the actual fencing - 12 foot of good screening.

On the one hand there was a need for the Travellers to be accommodated even though they travel by nature but providing their own homes and site to put them on. Retrospective Planning Application although everyone feels strongly re SPA – there is no difference between putting a house or a caravan on the site.

Mitigation for the SPA was to try and persuade people not to use SPA as recreation area irrespective of where they live as they would have some impact on the SPA.

There was no impact on the surrounding small area of countryside and the strategic gap was not threatened. There were planning considerations which were of concern. There was concern about drainage and the effluent from the septic tank on the site.

There had been a flood report on-line, with a summary that advised little risk of flooding in the area.

Cllr Sisk spoke again, saying that it might be relevant to the issue of the retrospective application that regarding retrospective applications 80% of applications by Travellers are refused where 10% by others are refused

The Chairman then asked for a proposal:

Joe (applicant) asked if he could speak. He advised the meeting that his family had worked on Porter's farm for thirty years and lived in this area for years.

Cllr Argent said that temporary planning permission might be the answer. Cllr Sisk then proposed temporary planning permission for this site for 2 years with S106 contributions and conditions that no more permanent caravans were installed and with stringent conditions about the appearance of the site.

Recommendation: Temporary planning permission for 4 pitches for 2 years with stringent S106 restrictions on the way the site is maintained and managed during that period and that the applicants should agree to comply with any of Hart District Councils appropriate Section 106 contributions and SPA mitigation payments.

Recommendation: Cllr Dobby seconded; 7 in favour; 2 against; 1 abstention.

c) Enforcement Notice

Following discussions on the Enforcement Notice, the following proposal was made:

Proposal: Respond to HDC asking them to note the decision as above for temporary planning permission and to deal with the enforcement action in the way appropriate to this decision.

Proposal: Proposer: Cllr Sisk, seconded Cllr Argent; 8 in favour; 2 abstentions; none against.

d) Local Development Framework Core Strategy Sustainability Appraisal Scoping Report (Cllr Vincent's report)

Cllr Vincent had read the report and the questionnaire which raised 7 questions: e.g. had they missed anything from the report?; Is the area nice place to live?; Is the data correct? – the PC must assume it is as unable to prove otherwise.

The Local Plan was being replaced and this Report was to make sure the plan was sustainable. The Plan would cover the period up to 2026.

➤ Cllr Behagg left the meeting at 21.12 hours

The PC was advised that the questionnaire was available on line and that Members could fill this in and e-mail to the Clerk.

Cllr Hebbbron suggested that if we were to consider this on 3rd August then Cllr Vincent would need to circulate her report in advance

Proposal: Cllr Vincent to complete questionnaire along the lines discussed and circulate prior to the next meeting. Cllr Hebbbron seconded; agreed unanimously

- e) Hampshire Minerals & Waste Dev. Framework: Integrated Sustainability Appraisal Scoping report (ISA) Consultation - respond by 17th August.

The Chairman had looked through the report and thought it did not apply to the Parish. He asked others to look at and following any comments before the 3rd August meeting, would compile a response.

➤ Cllr Behagg rejoined the meeting 21.19 hours

- f) TAG Application for increased flights APP/P1750/A/06/2024640 (Cllr Argents report)

Cllr. Argent had circulated a draft response. The Chairman thanked Cllr Argent for his report and proposed that this draft response be sent off as soon as possible.

Proposal: To send response (Appendix 1) as circulated. Cllr Hebbbron seconded; all in favour.

- g) Budget Review: Way forward

The Chairman proposed that this item was deferred to meeting of 21st September 2009 due to the lengthy agenda. Proposal: To defer Budget Review; Cllr Hebbbron seconded; all in favour.

- h) Re-cycling bins in Bowling Alley Lane

Cllr Wilkinson noted that District Cllr Bennison had spoken on this in his report. However, she pointed out that the Parish had been given a fait accompli regarding the bins and not consulted on them at all. The problem is that they were blue bins and, although HDC was monitoring the situation, Cllr Wilkinson pointed out that the bins were not of the capacity required. Cllr Wilkinson had been told that black bins could be provided but not been advised of the green covers as per Cllr Bennison's report. Cllr Bennison suggested the PC accept the black bins.

Cllr. Vincent thought if black bins were provided these would, incorrectly, be used for general rubbish. It was agreed that the PC needed to find out about availability of green bins, but if it was made clear that the bins were recycling bins, then we should accept the black bins.

Proposal: Cllr Wilkinson to find out about bins available.

- i) Signage and Bus stops – Beacon Hill Road (T& L Committee report)

Cllr Argent advised that there had been a number of adverse comments from public about the PC's correspondence on this matter and read some of these out to the meeting. He advised that in fact our concerns were about excess signage. The PC had received a very good response from HCC which was still sorting out the bus stop sites; it was holding a site meeting to which the PC was invited. As this would provide an opportunity to discuss broader issues we should probably accept; a member of the Traffic & Lighting Committee and Cllr Argent would attend. Cllr Argent proposed sending a letter to HCC. The Chairman agreed that this was a good idea and to send copy of the letter to CPRE.

Proposal: Cllr Argent to send letter as above; Cllr Shelford seconded: all in favour.

- j) Blocked Drains

Cllr Passmore advised that this was all in progress and if anything changed he would report back to the PC.

- k) In Committee item - complaint from Clerk

This item was dealt with at the end of the meeting following departure of all members of the public.

365/09 PARISH COUNCIL REPORTS:

- a) Grounds Committee – minutes of the meeting 6th July 2009 (Appendix 2) had been circulated.

Cllr Hebbroon advised:

Church paths had been completed and that the contractors had done a good job.

Swings – Cllr Hebbroon advised that photos of existing shackle connections for the swing chains would be provided to Wicksteed leisure to identify what was required.

Football Club Lease - Mr. Robertson had now responded advising that the showers need attention and the Grounds Committee would speak to Mr. Dewey about this.

Water butt in churchyard – this was being vandalised and it had been suggested the butt was moved behind the church, near guttering for natural fill.

Vandalism to the post between the Village Hall and the car park hedge - it is proposed to put in a large oak post and possibly to get the grave digger to dig out hole when next in area;

Floodlights Football Pitch – it was thought not to be appropriate to install these, certainly until a lease had been agreed;

Ewshot Toddlers play area – Cllr Bredin would progress this matter.

- b) Traffic and Lighting Committee - minutes of the meeting 6th July 2009 (Appendix 3) had been circulated.

Cllr Argent advised:

Street Lighting Maintenance contract – he had contacted 12-14 providers for quotes which the Committee should have by the next meeting and would then have alternatives to offer to the PC. One company provided LED based street lighting and would like to have Crondall as a new site. Cllr Argent would follow this up.

The matter of extra telegraph poles in Dippenhall Street could now be removed from the agenda.

- c) Memorial Applications and Burials

The Clerk advised that there had been application for one plaque and one tablet.

- d) Finance Report to include agreement on Invoices to be paid

The Finance Report for July 2009 was agreed and signed by the Chairman. As there would be no main meeting in August and the Clerk would be on holiday, it was proposed that post-dated cheques for the Clerks Salary and Pension Contributions were agreed and signed off. All were in favour of signing.

366/09 CORRESPONDENCE

No items of correspondence were raised for discussion.

367/09 ANY OTHER BUSINESS

The Chairman had received a letter from HDC's Mr. Andrew Tiffen about the establishment of new Parishes asking us for details of land and assets etc. by 10th August. He had previously asked HDC for a response to our letter sent in March but not received a reply. He proposed writing to HDC advising that the PC had been too busy to collate the information and would do this once it had their response.

This item would be on the agenda for 3rd August 2009.

Cllr Dobby confirmed the members of the Finance Committee as Cllrs. Behagg, Dorn and himself.

Cllr Vincent asked if the 'Get With' leaflets had been delivered to all youngsters in villages. The Clerk advised that the leaflets had been posted on the Parish Council Notice Boards.

Cllr Vincent also advised that there would be a meeting with Cllr Kirk regarding school places on Wednesday 23rd September as their figures were wrong and there was a problem with places for current year 3 children. Cllr Vincent would stay on the parents' committee. All agreed with Cllr Vincent remaining on the committee.

368/09 IN COMMITTEE – ITEM

This item was taken following departure of the public.

The meeting closed at 22.05 hours.

Signed.....

Dated.....