

CRONDALL PARISH COUNCIL

THE MINUTES OF A PLANNING MEETING OF CRONDALL PARISH COUNCIL HELD ON MONDAY 4th JANUARY 2010 AT 7.30 P.M. IN CRONDALL CHURCH ROOMS

Present: Cllrs. Argent, Behagg, Bredin, Dobby, Dorn, Hebbroon (Vice Chairman), Passmore, Payne, Sisk, Vincent, Wilkinson

Apologies: Cllr. Shelford (joined the meeting at 20.43). District Cllrs Glenn, Singh

Cllr Hebbroon (Vice Chairman) introduced himself and advised that following the resignation of Cllr Shelford as Chairman, he would be chairing the meeting. He welcomed members of the public some of whom had lodged requests to speak on agenda items 6b(vi) Quillets Farm, 6b (v) Laundry Cottage, 6b (ii) Greenacres and 6b (viii) Clare Park Farm and these applications would be taken at the start of the agenda items.

443/10 APOLOGIES FOR ABSENCE

Apologies for their absence had been received from the above.

444/10 APPROVAL OF THE PREVIOUS MINUTES

The minutes for the meeting held on 16th November were agreed and signed as a correct record of the meeting.

The wording of item (b) under Any Other Business in the minutes of the meeting held on 7th December 2009 had been re-issued to members as below and the minutes were signed as a correct record of the meeting.

“Cllr Payne advised that there were flowers and cellophane at the Junction of Tadpole Lane with Beacon Hill. The PC acknowledged that this was a sensitive subject. District Cllr Bennison advised that Hampshire Highways were aware of this and were working with the family to clear old material away.”

445/10 MATTERS ARISING FROM THE MINUTES

Minutes of meeting 16th November 2009 - no items raised.

Minutes of 7th December 2009 – Cllr Argent advised that the PFI lighting agreement which was voted through needed to be signed by the Chairman once elected.

446/10 Announcements

No announcements were made.

447/10 Declarations of interest

There were no declarations of interest necessary.

448/10 Agenda Items

a) Election of new Chairman

The Vice Chairman (VC) asked for any nominations for the position of Chairman. Cllr Argent nominated Cllr. Hebbroon. Cllr. Hebbroon declined due to other commitments.

The VC asked for any further nominations. Cllr Argent nominated Cllr Sisk who advised that, unless there were any other nominations, he would consider accepting the position in principal but would like further time to consider his other commitments. There being no further nominations the VC proposed deferring this item to the next meeting. Cllr Argent seconded the proposal; all were in favour.

b) Consideration of Current Planning Applications; to include Public Participation:

i. Quillets, Farm Lane, Crondall 09/02885/FUL Erection of two detached dwellings following demolition of existing house (Wade)

The Planning Committee felt that there are serious street scene considerations, infilling part of the rural scene in Crondall and the proposals would change the whole character of the area. The Planning Committee consider the property will also affect the infrastructure. The proposed dwellings are a lot higher than the original dwelling (2metres higher than anything in the road and this would not sit well with the street scene.

Mr. N. Fagan, member of the public, objected to the proposals on behalf of himself, his wife and neighbours present. Their objections were based on the height and bulk which they consider is an inappropriate design as it would be at least 2m higher than any other house in the area. The new dwellings would be intrusive and will affect their privacy. It would be 4 m higher than the cottage 'Braemars'. They felt that there will be access issues as one of the new properties access would be opposite the access to their property; The height will dwarf other properties in the area and will dominate the scene as it overlooks The Court substantially. There had been no prior consultation about the plans and he suggested the application should be refused on the grounds stated.

Recommendation: The Planning Committee recommended objection to the proposal in that it conflicts with the character of the area and offends PPS 1 & PPS3 which is concerned with the historic environment. The PC also objects in that it represents overdevelopment of the site within the rural area and the street scene.

Recommendation of the above: Cllr Vincent seconded; 10 in favour; 1 abstention.

ii. Laundry Cottage, Wimble Hill., Crondall 09/02950/FUL Erection of two storey dwelling following demolition of existing (Jalliot)

The Planning Committee (PC) advised the meeting that the proposed dwelling is quite a different style to the existing but the overall footprint is not considerably different. There were concerns about the new design and the PC had to consider whether it was comfortable with demolition of the old style cottage. The VC asked for Mrs. Bott (neighbour) to speak on this first.

➤ Cllr Passmore joined the meeting at 19.50

Mrs. Bott lives in Wisteria House, east of the application site. Her concern is that the style and the character of the proposed house would be out of keeping within the area of Wimble Hill and would not be screened. She was concerned that the new house would be considerably closer to her house and that the side of the house and the elevation is wider and further south towards their house. This would result in overshadowing and noise disturbance.

The PC felt that this is a distinctive rural street scene and did not think the property is acceptable because of the way it will detrimentally alter that street scene. Cllr Vincent advised that there are high quality trees on the site and they will need to excavate the site quite deeply which may damage the trees. The whole area is sympathetically styled with slate roofs etc. and the new style of house would not fit in with this area.

Cllr Argent asked how does the proposed dwelling improve on what is there at present. Cllr Vincent advised that although the footprint is the same it has the addition of a subterranean basement.

Recommendation: Objection on the grounds that the proposed new building is detrimentally out of character with the street scene and would be contrary to RUR 23.

Recommendation of the above: Cllr Vincent seconded; agreed unanimously.

➤ GS joined the meeting at 20.43 in time for the following items.

iii. 2 Garnham Cottages, Church Street, Crondall 09/03016/HOU Rear Conservatory (Owen)

There had been no objections raised by the neighbours even though situated close to the application site. The property is in a Conservation Area and therefore there were concerns as to whether the upvc Conservatory should be allowed. Following further discussion it was agreed that the application did not state that the materials to be used would match those in the main property and as the property has timber window frames the Planning Committee (PC) recommended objection based on materials to be used.

Recommendation: Objection on the grounds that the materials proposed are not in keeping with the Conservation area.

Recommendation of the above: seconded Cllr Passmore; 11 in favour 1 against.

- iv. **Greenacres, Dippenhall Street, Crondall 09/02952/FUL** New 4 bedroom dwelling on land adjacent to Greenacres following demolition of garage and outbuildings including Legal Agreement regarding contributions to NHTS, SPA and Education (Tavare)

The Planning Committee had concerns about the infill of a small area on the outskirts of the village, which does not sit well with the street scene.

Resident, Mr. Norman Lambert, spoke against the application and pointed out a previous similar application at the other end of the village in Bowling Alley Lane which now it is completed would have been more suitable elsewhere and it is out of keeping with the local area. He felt that this application failed to include provision for the area or the adjoining conservation area. He then suggested that the PC ask for all funds to be spent in Crondall.

The Planning Committee noted that there had been one objection from a neighbour – that it would not fit in with the street scene. There are contributions to be made but the questions to be asked is, is there proof of need for this type of building in the area.

Recommendation: Objection on the ground that the materials mass and design are not in keeping with the character of the street scene especially as it is located as a rural village gateway. If HDC approve the application we would ask for S106 monies to be spent in Crondall.

Recommendation of the above: Cllr Vincent seconded; all in favour.

- v. **Ewshot Hall Cottage, Heath Lane, Ewshot 09/02999/HOU** Erection of timber framed garage and studio following demolition of existing garage (Main)

The Planning Committee consider that what is proposed is sympathetic to the plot and area and were happy to recommend approval.

Recommendation: Approval.

Recommendation of the above: Cllr Vincent seconded; unanimous.

- vi. **Ewshot Hall, Heath Lane, Ewshot 09/02864/FUL** New access from Heath Lane and change of use of land to provide new separate driveway to serve Highway House, Ewshot Hall and Tower House. To close off existing access to Ewshot Hall from Doras Green Lane (Batt)

There had been one letter of objection sent to Hart District Council (HDC). The Planning Committee had concerns about the number of trees to be felled to establish this access but otherwise was content with the proposal. Cllr Shelford felt that as there had been no objection from highways and it is a huge plot of land then the PC would have no problems with the proposal.

Recommendation: Approval

Recommendation of the above: Cllr Vincent seconded; 11 in favour; 1 against.

- vii. **Holly Cottage, Church Street Crondall, 09/02839/LBC** Rear Conservatory (Corker)

Cllr Vincent advised that when the PC objected to this application at a previous meeting it was because it is a Grade II listed building and the proposed materials etc did not fit in with the building. The applicant has now changed the materials and the pitch of the roof and as the materials are now wood and glass it is more acceptable. The Planning Committee recommend that the PC does not object to this application.

Recommendation: No objection

Recommendation of the above: Cllr Dobby seconded; 11 in favour; 1 abstention.

- viii. **Clare Park Farm, Clare Park, Crondall 09/03202/AMCON** To vary condition 2 of Planning Application 09/00093/COU to allow B2 (General Industrial) and B8 (storage) uses

Mr. Porter, applicant, explained the background to and reason for the application. In light of Mr. Porter's explanation, the Planning Committee would then provide the formal response based on approval of the proposal. All agreed.

Recommendation: Approve removal of the single user requirements following Planning Committee's formal wording.

Recommendation of the above: Agreed unanimously

- ix. **Kildara, Farnham Road, Ewshot 09/03125/FUL** Minor amendment to application 09/01378/FUL

Cllr Sisk advised that there had been little information provided but the amendment was installation of a high acoustic fencing to screen the site. As the site had all hedging boundaries at the moment if acoustic fencing was allowed then it was felt this would set precedence.

Recommendation: Objection on the grounds that the PC does not have sufficient information to make a decision.
Recommendation of the above: Cllr Payne seconded; all in favour

➤ Cllr Bredin left the meeting 21.08 after the above item.

- c) Budget Review - including Finance Committee report

No Finance Committee report was available.

Cllr Argent proposed the PC note the budget document issued.

Recommendation: To note the budget document distributed.

Recommendation of the above: All agreed.

- d) Precept 2010

The Traffic & Lighting Committee had not considered large expenditure spending and would not be able to until the next Committee meeting. The Grounds Committee were considering two items to be included: a replacement for the larger ride-on mower at approximately £12-13,000 and also a replacement for the mower used in the churchyard. It was agreed to carry further discussions on Precept forward to the next meeting.

- e) Church gate and Cricket Club Sewage Pump repairs – agreement of expenditure

Church gate repairs – east side

The Clerk had passed two quotes for repair of the gates to the Grounds Committee at its last meeting. The Grounds Committee recommended acceptance of the quote from Chuters at £380 this quote and asked the PC for approval.

Recommendation: To place order with Chuters;

Recommendation of the above: Cllr Argent seconded; all in favour.

Cricket Club Sewage Pump repairs: The Grounds Committee recommended payment of £220 towards the repair. Following discussion Cllr Argent proposed that the PC contribute £220 but make it clear it is the last time the PC would contribute.

Recommendation: PC to contribute £220 towards repair of the pump but to make clear it is the last time the PC would contribute.

Recommendation of the above: Cllr Shelford seconded; all in favour.

f) **Developer Contributions towards Open Space Projects** - response required by 11th January 2010

After due consideration there had been no suitable areas suggested and therefore no response.

Recommendation: No response

Recommendation of the above: All agreed

g) **Planning Enforcement** - Consultation with Parish/Town Councils (response required by 11th January)

Cllr Sisk agreed to produce a draft response and the Clerk was to ask for an extension to the closing date until after the PC's meeting on 18th January. All agreed.

h) **Parish Split** – Working Group's report

Cllr Shelford referred to the report on progress so far which had been circulated. (Appendix 1)

Cllr Dorn had responded to the report. The PC had received a draft agreement drawn up by Headley's (the Solicitors appointed via HALC and HDC will pay for their services). Once the Working Group had read the agreement all members will be asked to comment on it. Cllr Hebron thanked the working group for all their work so far.

Cllr Shelford advised that the Parish Split arrangements are dependant on the Prime Minister (PM) deciding when the election will take place as, should the election be held on 6th May then the PC's elections would be moved to 27th May and Ewshot Councillors would take office four days after that. From 1st April when the new Ewshot Parish Council and the reshaped Crondall Parish Council will exist, the five members of Ewshot ward will remain as members of Crondall PC until after the election.

i) **Anti Social Behaviour** – Crimestoppers Card

Cllr Passmore has received quotes to produce this at £320 for 2500 to be delivered to every house. He proposed that the PC approve expenditure up to £400. Cllr Hebron asked if this had been produced in liaison with the Police; Cllr Passmore confirmed that it had and that the aim is to encourage people to report crimes.

Recommendation: To print the cards at the above cost.

Recommendation of the above: Cllr. Argent seconded; all in favour.

- Cllr Payne left the meeting at 21.46 hr

Update on Secondary School places – report by Cllr Vincent

Cllr Vincent had attended a meeting regarding secondary school places on 16th December and had circulated the draft minutes from the meeting. The meeting had been advised that for 2010 and 2011 there should be sufficient places for the children, but HCC were reticent about places for 2012. New developments are not included in the HCC figures. HCC will maintain the existing catchment for 2012.

j) **PARISH COUNCIL REPORTS:**

Due to the cancellation of the meeting proposed for 21st December 2009 Committee reports had been carried forward to this meeting. It was proposed that the previously circulated minutes of the Committee's meetings of 7th December 2009 were taken as read. All agreed.

- i. Memorial Applications and Burials

The Clerk advised the PC of one burial on 6th January 2010.

- ii. Finance Report for December 2009 (Appendix 2)

The Finance Report was agreed by all and signed by the Vice Chairman.

449/10 Correspondence.

- a) Queen Elizabeth II Barracks, Church Crookham Presentation at HDC 20th January 2010

The list of Correspondence items was noted.

450/10 **ANY OTHER BUSINESS**

No items were raised.

451/10 IN COMMITTEE ITEM - re Parish Split

In Committee Agenda item 10

Pursuant of section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, because of the confidential nature of the business to be transacted, the Vice Chairman requested the Public to leave the meeting during consideration of the agenda item on the Parish Split

Details of this agenda item would be recorded under a confidential minute.

The Clerk and members of the Public left the meeting. 22.10 hrs

Signed.....

Dated.....

REPORT

CRONDALL PARISH COUNCIL

PARISH BOUNDARY WORKING GROUP

21December 2009

PROGRESS?

Progress with the division of the Parish is rather a contradiction in terms! A number of key decisions regarding the legal processes have been under consideration by Hart DC’s legal team since March and have only recently been resolved. However, the legal side is advancing more quickly now that we have HALC on board. (see below)

However, some things have been organised and some are now even set in stone. *The Hart District Council (Reorganisation of Community Governance) Order 2009 (Part One)* has been signed and sealed. This provides for the creation of all the new parishes and the setting of their boundaries – including Ewshot. Part Two which is to come much later deals with all the detail of assets, money, contracts, etc., etc..

TIMETABLE :

1st APRIL 2010

- The ‘northern fringe’ of the existing Crondall Parish (ie Humphrey Park, QuettaPark, Leipzig Road, Wakefords Park & Wakefords Copse) becomes part of Church Crookham Parish.
- The remainder of Ewshot Ward of Crondall Parish becomes the new Ewshot Parish.
- The boundaries of the existing Crondall Ward become the new boundaries of Crondall Parish.

6th MAY (or 27th MAY) 2010

- Elections take place in both parishes. (5 seats in Ewshot, 8 in Crondall) The alternative date will be used if a General Election is called for 6th May.
- Newly elected council will take office Election Day + 4.
- During the period between 1st April and the new Council taking office, Ewshot Parish will be administered by a ‘Shadow’ Council appointed by Hart DC. Effectively this will consist of the five existing Crondall Parish Councillors representing Ewshot Ward (ie: Cllrs Bredin, Payne, Shelford, Sisk and Vincent).

WHAT’S HAPPENED SO FAR?

The Working Group consisting of Cllrs David Argent and Mark Passmore of Crondall Ward and Jane Payne and Garry Shelford from Ewshot has met six times since its formation in July devoting a total of some twelve hours to deliberations, meeting HDC representatives and HALC staff (see below).

So far, the division of the fixed assets (land, buildings, street furniture etc) of the parish has been settled. Basically everything located in each of the two wards is to become the property of the respective parishes. There are some shared assets (mostly grounds maintenance equipment and office equipment) but these have little residual value and will remain with Crondall for the time being.

The Working Group has been advised that the division of current assets (in our case, the balance of cash reserves at 31/3/10) should be divided in proportion to the population/electorate of each new parish (Crandall: 1375, Ewshot :624) ie. In round figures this will equate to a division of 70% to Crandall and 30% to Ewshot.

As we are a paid up member of the Hampshire Association of Local Councils (HALC), the working group are able to make use of the services offered by this excellent organisation – for FREE! We have already had one meeting with the CEO and one with their lawyers. HALC's legal department are preparing an agreement between the two parishes which will be written into Part II of the Order. A draft will be ready for our consideration shortly. The agreement will include:

- Future employment arrangements for existing staff.
- Sharing facilities for grounds maintenance (for the first two years)
- Sharing Cost of maintenance of the Parish burial ground (until full in about 7 years)

These matters are still under discussion and are, to a certain extent, interdependent. As they concern individuals and their futures, a separate report will be submitted during the 'in committee' agenda item 8(h) at the end of this meeting.

HALC's legal department are currently scrutinizing the deeds relating to all land and buildings in the parish to ensure that they are up to date, correctly registered etc. prior to any transfers and the establishment of new parish councils.

PRECEPTS

The verbal information given by the Chairman at the meeting of 7th December is repeated in more detail below:

The process of setting the precept for 2010/11 in the reduced Crandall Parish will follow that of previous years. The present PC can make its decision and submit a precept demand in the normal way. The setting of precepts for new parishes must be the responsibility of HDC as there is no council authorised to make such decisions in new parishes yet. HDC obviously will consult with the people who will form the shadow council and the more detail that can be settled by them; the less input will be needed by HDC. Therefore the following information is of importance to both Crandall and Ewshot.

The Parish Boundary Working Group has now received estimated Tax Base figures for 2010/2011 for both Crandall and the new Ewshot parish. They are:

CRONDALL - £808.61, EWSHOT - £408.48

The TAX BASE is arrived at by calculation at Hart and is, as the name implies, a base figure for each parish from which the levels of contribution to Council Tax by properties in each 'band' are calculated. Translated into our terms it means that for each £1 added to the parish charge on a Band D property, a sum equal to the Tax Base figure is added to the parish income. The obvious corollary is that the parish precept, divided by the Tax Base gives the parish element of a Band D property. You can see this working in the leaflet Hart issues with the Council Tax demand each year.

eg. For 2009/10 Crandall's Tax Base was £1,565.50, multiply that by the Band D parish charge of £42.03 and rounded up gives our precept last year of £65,800.

If either PC wished to maintain the parish charge on a Band D property at £42.03 in 2010/11 then the precepts would need to be:

CRONDALL - £33,986, EWSHOT - £17,168

It should be remembered that, regardless of any division of the parish, the removal of 409 properties in the 'northern fringe' to Church Crookham will represent a loss of income to the existing Crondall parish of some £20,000 without a corresponding saving in expenses. It could be argued that the precepts set for both parishes in 2010/11 should be set to take this into account. Adjustment in proportion for each parish would raise the precepts to:

CRONDALL - £47,319, EWSHOT - £23,835

The Band D parish charge would then be increased to:

CRONDALL - £58.52, EWSHOT - £58.35

The parish charge element of the total Council Tax for a Band D property in 2009/10 was 3%. An increase as above would probably lift this to 4%. **This is not a recommendation** but an illustration of the level of flexibility available to both future PCs.

SHARED COSTS

Contact has been made with Came & Co – Insurance brokers, HALC treasurer's department and HDC Democratic Services to establish the breakdown of some of the shared costs between the two parishes.

INSURANCE PREMIUMS

The following is a transcript of correspondence from brokers Came & Co:

	Crondall Parish Council	Ewshot Parish Council
Buildings	£175,430.00	Nil
Office Contents	£1,989.35	£98.50
Street Furniture	£69,588.00	£8,192.00
Gates and Fences	£13,138.00	£7,637.00
War Memorials	£2,310.00	Nil
Mowers & Machinery	£7,745.75	Nil
Playground Equipment	£37,007.50	£18,922.00
Sports Equipment	£294.00	Nil
Sports Surfaces	£22,524.00	Nil
Total	£330,026.60	£34,849.50
Shared Assets	£6,272.50	£6,272.50
Approx. 2010 Prem inc. IPT	£2,583.04	£448.17

Insurers would issue an annual policy with effect from the 1st April 2010 for Ewshot Parish Council and amend Crondall Parish Council for the reduction in cover and provide a refund from 1st April 2010 - 31st May 2010. The renewal date for Crondall Parish Council will remain as the 1st June 2010.

HALC/NALC AFFILIATION FEES

We have been advised that the following fees will apply (based on electorate figures provided by HDC)for year 2010/11

CRONDALL: HALC £266 + NALC £71 = Total £337

EWSHOT: HALC £179 + NALC £32 = Total £211

ELECTION COSTS

HLC say that their experience is that it costs about £1 per elector to run an election which makes a guide figure of £1400 for Crondall and £700 for Ewshot. The parish elections will be combined with the district election so there will be a degree of cost sharing for items like polling stations and staff costs. This is likely to lower the actual costs to below these figures perhaps in the region of £1100 and £550.

WHAT NEXT?

Apart from the immediate task of setting the budget and precept for 2010/11 for Crondall, the PC will need to settle the matters to be covered in agenda item 8 (h) so that they can, where necessary, be written in to the agreement by HALC's lawyers. There will then be the draft agreement for us to consider carefully. It will represent the core of the division and once it is written into Part II of the Order, we shall all be committed to it.

APPENDIX 2 Finance Report for December 2009 (due to cancelled meeting)

APPENDIX TO THE MINUTES OF 21ST DECEMBER 2009

CRONDALL PARISH COUNCIL FINANCE REPORT - DECEMBER 2009

CHEQUE	PAYMENTS DECEMBER 2009	CHEQUE TOTAL
2291	G.Bredin Hire of Hedgecutter	35.00
2292	<i>Issued to J. Brown in November</i>	0.00
2293	Hart District Council (Dog bin emptying June-Sept)	144.90
2294	Southern Electric Contracting (Nos 5 & 6 Pankridge Street)	92.82
2295	Southern Electric Contracting (L1 Lefroys Field)	48.90
2296	Southern Electric Contracting L30 Dippenhall St)	48.90
2297	Southern Electric Contracting (L28 Dippenhall St)	78.35
2298	Southern Electric Contracting (L14 The Borough)	78.35
2299	Southern Electric Contracting (L11 Pankridge Street)	78.35
2300	Southern Electric Contracting (L17 Church Street)	78.35
2301	Southern Electric Contracting (L45 Ashley Close)	70.85
2302	Travis Perkins (Cement and Rocksalt)	54.90
2303	B.T (Ewshot Payphone Annual fee)	345.00
2304	Viking Direct (Consumables)	176.86
2305	HMRC (NIC & PAYE)	2325.18
2306	HCC (LGPS)	304.98
2307	G. Baker (Re-imburse. (Zoom Search Engine & U/g)	75.81
2308	G. Baker	1060.16
2309	J. Brown (tractor tool, phone top-up, acrylic sheet)	24.46
2310	J. Brown (pay owed)	33.05
	<i>s/o J. Brown (4 weeks @ £281.50)</i>	1126.00
	Total	6281.17

REC'PT	RECEIPTS DECEMBER 2009	TOTAL
613	B & V Masonry (Kent)	104.00
614	Ford Mears & Ptnrs (McDonagh)	215.00
615	R. Wilson (Tennis Fees)	265.60
	Total	584.60

General Account Balance at 26/11/09 4224.94
 Plus receipts paid to General account in December 2009 584.60
Sub Total at 21st December 2009 **4809.54**

Less Payments 6281.17
 Less unrepresented cheques 78.34
 Less 4 weeks s/o £281.50 J. Brown 1126.00
 Total Deductions **7485.51**
 General Account Balance **-2675.97**
 Plus Transfer from Dep A/C 5000.00
 Forecast Balance of general account at 31/12/09 2324.03

Deposit Account Balance at 21/12/09 38,555.78
 Includes Deposit account interest 1.58
 Less transfer from Deposit Account to General Account 5000.00
 Forecast Balance of deposit account at 31/12/09 33,555.78
Forecast Total Funds at 31/12/09 **35,879.81**

Uncashed cheques
 British Legion 50.00
 J. Brown 28.34

78.34