

CRONDALL PARISH COUNCIL

THE MINUTES OF A PLANNING MEETING OF CRONDALL PARISH COUNCIL HELD ON TUESDAY 5TH MAY 2009 AT 8.30 P.M. IN CRONDALL CHURCH ROOMS

Present: Cllrs. Argent, Behagg, Bredin, Dorn, Hebbroon (Vice Chairman), Passmore (joined 20.45 m), Payne, Sisk, Vincent

Apologies: Cllrs. Shelford (Chairman), Wilkinson, Dobby, District Cllrs Glenn, Singh

306/09 APOLOGIES FOR ABSENCE

The Vice Chairman Cllr Hebbroon advised that he would be chairing the meeting in the absence of the Chairman Cllr Shelford. He then welcomed District Cllr. Bennison, the Press and members of the public.

Apologies for their absence had been received from the above.

307/09 APPROVAL OF THE PREVIOUS MINUTES

The minutes of 6th April 2009 were signed as a correct record of the meeting.

308/09 MATTERS ARISING FROM THE MINUTES

Page 1 Cllr Argent asked if there had been an update regarding the Secondary School places following the meeting. Cllr Vincent advised that there were still three pupils awaiting places but no further information had been received from Cllr Kirk. Cllrs. Vincent and Dorn would continue to progress. Cllr Dorn would draft a letter to be sent from the Parish Council (PC). The appeal would be held on the 20th June and 21 parents who want their children to get into Courtmoor School would be attending.

Page 2 Keepers Cottage – Regarding the debate on this application a question was raised as to whether the PC had recorded the salient facts. It was considered to be correct.

Page 3 Kings Head House Planning Application - it was noted that the application had been refused. This raised the question of the installation of a parking bollard recently installed outside the property; it was agreed that the Clerk would send Cllr Dorn's reference of 'Contravention of Conservation Area Act' to Hart District Council (HDC) in order to highlight the matter.

Page 4 item d Replacement Mower – following problems with the use of the new mower the Grounds Committee reviewed the situation and had investigated and had proposals for temporary help with the mowing.

Page 5 - nothing raised.

309/09 ANNOUNCEMENTS

There were none.

310/09 DECLARATION OF INTEREST!!

There were no declarations of interest necessary.

311/09 Agenda Items

a. Consideration of Current Planning Applications; to include Public Participation:

i.3 Pankridge Street, Crondall 09/00635/FUL Single storey extension to the rear of the existing garage to provide a bedroom and en-suite bathroom (Rowlandson)

The applicant Mrs. Julia Rowlandson had asked if she could speak on this application. Cllr. Vincent presented the application and advised that the site was in the conservation area. Mrs Rowlandson advised that the reason for the application is to allow ground level access to a bedroom and bathroom facilities for a disabled family member. Her husband was a surveyor and had worked in conservation areas before and so was aware of the need for sensitive design. Cllr Argent asked what the gap between the house and the garage would be and Mrs. Rowlandson advised that this was a passageway through to the back of the property and as such the extension would scarcely be visible from the road. Mrs. Rowlandson had spoken to both neighbours and they are happy with the application.

Recommendation: To approve.

Recommendation: Seconded Cllr Argent; all in favour

ii. Green Field, Dippenhall Street, 09/00599/FUL Replacement timber windows on front elevation (Mr Andrew Gibson) Full information now available

Cllr Vincent explained that this application had been on a previous agenda as an extraordinary item but no information had been made available on the HDC web site and we therefore objected due to lack of information. The information was now provided so we would be able to review the detail at this meeting...

➤ Cllr Passmore joined the meeting at 20.45 pm

Cllr Vincent explained the application and advised that the Conservation Officer had no problem with the application. The Planning Committee recommend approval.

Recommendation: Approval

Recommendation: Approval seconded Cllr Bredin: 8 in favour; 1 abstention.

ii. NHS Application for Inclusion in a Pharmaceutical List of Hampshire PCT – within the vicinity of Crondall Village (S.C. Locums)

The Clerk advised that Mrs. Ranger (Practice Manager) from the Crondall New Surgery would be unable to attend due to work responsibilities and she would be objecting again and hoped the Parish Council would continue to support the Surgery by objecting to the application.

Cllr Vincent pointed out that if you attend the surgery you can access medicine directly from there or medicines are available from Pharmacies in Fleet and other areas in close proximity. Cllr Argent asked for an explanation of a 'Reserved location'. Cllr Sisk advised that for Crondall to be nominated a 'Reserved Location' allowed the Crondall Surgery to continue to run the Pharmaceutical service from the Practice.

A proposal was made to reply on the bullet points contained in the letter from the NHS objecting to the proposal for a Pharmacy in Crondall Village. Cllr Sisk agreed to draft a letter based on these points and to circulate to all Councillors before sending.

Cllr Argent seconded the proposal; agreed unanimously.

iii. Land to the rear of Rose Cottages, Ewshot Lane, Ewshot 09/00591/FUL erection of six new dwellings with associated access, car parking and amenity space (Tuakana Developments)

Cllr Vincent advised that the previous application for this site had now been withdrawn and the current application was a re-submission which looked to address the concerns raised by the case officer in respect to the previous application.

The reasons for withdrawal by the Applicant were cited as, the omission of a tree survey, concerns surrounding parking criteria, lack of information of climate change implications and lack of clarity on S106 contributions. Due to a revision of Hart's Parking Standards adopted in 2008, the development of 4 x 2 bedroom and 2 x 3 bedroom houses would require 20 parking spaces, with an additional 2 for the current 2 cottages occupying the land, The Developer's proposed 18 spaces would be insufficient parking for this development. In order to meet the newly adopted standards. (A 2 bedroom house requires 2.5 spaces for each property; a 3 bedroom unit requires 3.2 spaces - where a developer builds more than one new property the figures should be rounded up to the nearest whole number).

In light of recent events emerging since March 2009 in relation to village children not receiving a secondary school place at their catchment school, the PC Planning Committee was concerned that this development, which in the words of the applicant was of 'modest homes of the type needed in the area' suggested there would be a number of children moving into the houses. With regards to Secondary School Places this would displace the village children even further. It is suggested that we ask HDC to refuse the application on these grounds unless an S106 contribution to secondary education was secured from the Developer. Robert Jackson (HDC Planning) was already in consultation with Ian Lawson, Hampshire County Council's Strategic Planning Officer in respect to this. It was felt that parking provision was insufficient and there should be an educational contribution from the developer which has not been allowed for in the application proposal,

Recommendation: Refusal with the comment: "The Development does not meet with the recently adopted HDC Parking Standards Provision of 2008 for development within Zone 2 of the Local Plan. In addition the Parish Council has substantial concerns in relation to the omission of an S106 contribution in relation to Secondary Education. The PC is aware that HDC are legally permitted to introduce this contribution on proposed developments of less than 10 units when school admissions are deemed 'critical'. There can be no doubt that a 'critical' situation for school places has arisen in the Crondall Parish. HCC policy in relation to this comment can be found within 'Developer's contributions towards children's services - July 2008' Points 2.2 and 2.4 being of particular reference. "

Recommendation of Refusal with comment as above: Seconded Cllr Sisk; all in favour.
Update on Appeals and Enforcement actions.

- i. **1 Green Springs, Crondall. 09/00021/UNTIDY** Site tidied and HDC monitoring.

Noted by PC.

- ii. Cllr Hebbroon had requested at the last meeting that Hart District Council (HDC) be asked to investigate the matter of the wall, with an access to the garden, which had been built at the front of Holly Cottage, Church Street, Crondall. The Clerk would raise the matter with HDC with regards to the need for planning permission for such construction.

312/09 Correspondence.

Nothing raised from Correspondence file.

313/09 ANY OTHER BUSINESS

- a) Traveller site - no update had been received by the PC. DC Bennison advised that there would be a meeting this Wednesday after which he would obtain details of the outcome and advise the PC at the next meeting. The travellers Planning Application had been rejected as not being validated.

- b) Contributions towards Community Call & Go Minibus service

Following a further request for confirmation of the PC's intention to contribute towards provision of the service until 31st March 2010 it was agreed that the Clerk would send a copy of the previously minuted item when it was agreed to allocate funding for the financial year up to 31/03/2010. The Clerk would also ask what happens after 31.03.10 and to request confirmation that the service will continue to cover Ewshot as requested.

- c) Cllr Argent commented on the large number of projects (approx. 30) listed in the HDC Community Partnership.

The meeting closed at 21.18 hrs.

Signed.....

Dated.....