

CRONDALL PARISH COUNCIL

THE MINUTES OF A PLANNING MEETING OF CRONDALL PARISH COUNCIL HELD ON MONDAY 6th JULY 2009 AT 8.30 P.M. IN CRONDALL CHURCH ROOMS.

Present: Cllrs. Argent, Behagg, Dobby, Dorn, Hebbbron (Vice Chairman), Passmore, Payne, Shelford (Chairman), Sisk, Vincent

Apologies: Cllr. Bredin, Wilkinson, District Cllrs Glenn, Singh

348/09 APOLOGIES FOR ABSENCE

Apologies for their absence had been received from the above. The Chairman advised that public requests had been received to speak on agenda items York Cottage (353/09 iii) and the Travellers site. (353/09 vi)

349/09 APPROVAL OF THE PREVIOUS MINUTES

The minutes of the Planning meeting held on 1st June 2009 were signed as a correct record of the meeting.

350/09 MATTERS ARISING FROM THE MINUTES

Nothing raised from the above minutes.

351/09 Announcements

The Chairman advised that he would be away for the next week but would be back in time for the meeting on 20th July. He also advised that there had been a note circulated by Ewshot Neighbourhood Watch in which the police alerted residents to a new practice of burglaries where attention is drawn, by marking with chalk, properties easily accessible and with nice cars in the drive an item which he thought worth noting.

352/09 Declarations of interest

There were no declarations of interest necessary.

353/09 Agenda Items

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

- i. Courtlands, Farm Lane, Crondall 09/01138/OUT** Erection of three detached dwellings with associated vehicular access, following demolition of existing dwelling (Sorby) with draft Legal Agreement re NHTS, Leisure and Education

Cllr Sisk outlined the Planning Application proposals and the location plan was shown. There had been objections received from neighbours of the site. The Planning committee felt there was serious issues concerning development at the end of the lane and that it would change the character of the lane by not having same size plot areas. The Committee had read the design statement regarding mitigation of the amenity for neighbours etc. One dwelling is two storeys,

one dwelling is a storey and half and the third dwelling is a barn conversion with velux windows. The Committee had concerns that it would change the character of the area and result in over development of the area.

The outline permission requested at the moment is for 2,500 sq ft each house. It was felt that if the PC agrees to the outline permission there would be nothing to stop the full application being for a larger house.

Cllr Hebron raised the matter of the Bat Inspection Survey which advised of bats nesting in the vicinity which would have to be relocated. He advised that with regards to the surrounding area at the back of the site you would be looking into The Court and that part of the Court would be disadvantaged by the development, and that the biggest house is at the front of the site and would dominate the rest of the street scene.

Recommendation: The Planning Committee recommend refusal due to the unacceptable deleterious affect on the nature of the lane and it is also concerned that it would be over development of the site particularly in comparison with other plots along the lane.

Recommendation: Seconded: Cllr Vincent; all in favour of refusal

ii. 3 Beacon Hill Road, Ewshot, 09/01336/HOU Retention of fence to the front of the property (Mace)

The fence in question was built too high but the Planning Committee have no problems with it.

Recommendation: Approval.

Recommendation of approval: Seconded Cllr Payne; all in favour of approval.

iii. York Cottage, Warren Corner, Ewshot, 09/01269/HOU Erection of a two storey rear extension (basement and grounds floor) (Martin)

Members of public were in attendance and Mr. Stovold (neighbour of the site) had asked to speak.

Cllr Sisk presented the application and advised that it consisted of a large conservatory and basement at rear of the house. The site is in a rural area in Warren Corner and is part of view seen from Queens View. There had been several representations on this application. The Planning Committee had concerns that this construction would be well in excess of normal constructions with patio terracing of .5 metres with the patio raised by 2 metres resulting in a lack of privacy.

The Chairman asked Mr. Stovold to speak. He advised that he lives in 1 South View just above the application site and the proposals would result in loss of light to his living room. He advised that there had already been subsidence to his property and he feels that this building work would cause further subsidence. There would be a loss to his privacy when the patio was erected as, once it is raised, users of the area would be able to look into his living room. With regard to access to the site, if any building work was started construction vehicles would block three entrances and exits and block a junction. Construction work previously carried out further down the road had resulted in the road being blocked for nine months and difficulties with access for vehicles such as the dust carts. This work would take longer and would also affect other houses in their road. Councillors then asked Mr. Stovold questions relating to his concerns.

Cllr Sisk advised that Mr. Stovold had brought to the Councils attention points of the site that they had not been aware of. The terracing would raise the back garden by 2 metres and extend to 6.5 metres. He advised that no elevations for this area had been provided in the application. Mr. Stovold advised that this would affect his privacy due to the height of the existing levels plus the building work.

Cllr Sisk advised that the application mentioned that there would be no visibility of this development but Mr Stovold advised the development would be visible from Heath Lane and Queens View.

The Parish Council was also concerned that the proposals would have the visual effect of a three storey building when seen from Queens View.

The Planning Committee recommended refusal as it was felt the proposal would set an unfortunate precedent and the affect of the development on neighbours privacy and the whole street scene would be inappropriate and not in keeping with other houses in Warren Corner and down the hill. If the development were to proceed it would result in a lack of privacy and amenity for its neighbours. It was also agreed that the PC should add in the comment that it has concerns that if the proposals were allowed it would result in the effect of a three storey building from Queens View.

Recommendation: Refusal with comment as above.

Recommendation of refusal with comments: Seconded Cllr Payne; all in favour of refusal.

- iv. **Beechwood Farm, Dares Lane, Ewshot 09/01171/MAJOR** Retention of fence and gates along Ewshot Lane Boundary (Ruffle)

Cllr Sisk advised that this was a retrospective application as the fencing already exists. The committee does not like the appearance of the fence but was conscious of the fact that it had been up for a while and recommended not to approve the application but comment that should HDC be minded to approve the application the PC ask that a caveat is applied that some camouflaging be made in way of planting etc. to reduce the impact on the surrounding area.

Recommendation: Refusal on the grounds of the poor materials in which it is built.

Recommendation of refusal based on grounds of the fence and gates being aesthetically an eyesore and the materials are what the PC objects to rather than presence of fence and gates: Seconded Cllr. Dobby; all in favour of refusal as above.

- v. **Yew Tree House, Doras Green Lane, Ewshot 09/01457/HOU** Double garage with home office space above (David Ranger)

Cllr Sisk advised that there had been no objections from neighbours and the Committee felt it was an acceptable extension proposal.

Recommendation: Approval

Recommendation of Approval: Seconded: Cllr Vincent; 8 in favour of approval; 2 abstentions.

vi. **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)

The Chairman advised that this application had not been in the PC's possession very long or with the public and he would like to move that the item be deferred until our main meeting on 20th July to allow time for a full presentation and for any public presentation which might be required.

Cllr Sisk thought that as the item was on the agenda for this meeting and as there were members of the public in attendance it would only be fair that the PC should discuss the application as the Planning Committee had reviewed the application in detail and had enough to put its proposal to the Council. Cllrs. Argent, Payne and Dorn felt it should be deferred.

The Chairman advised that the deadline for the PC's response was 21st July but that HDC had allowed a few more days for our comments.

Recommendation: Deferral

Recommendation of deferral: 6 in favour; 2 against; 2 abstentions.

Item deferred.

Ms Jones, applicant, advised that they do not want to antagonise anyone and only want a home like everyone else. Cllr Passmore advised that if the PC defers its decision this would not make any difference to HDC decision making time and he added that the applicants are not being disadvantaged by the delay.

b. Hart Local Development Framework Core Strategy Sustainability Appraisal Scoping Report (Response by 13th July)

The Chairman had reviewed this report and advised that his view of it is that there is nothing we can add.

He then proposed that the PC write back advising 'it is grateful for the opportunity to comment etc.' Cllr Vincent volunteered to read the document and report on this at the next meeting and The Chairman would then prepare a response to be sent.

c. Flooding – Blocked Drains in The Borough (Report from Cllr. Passmore)

Cllr Passmore advised that there had been a complaint regarding flooding raised with the Water Board but they would only install cameras to investigate following three occasions of flooding. Cllr Bennison advised that HDC had meetings regarding flooding every 6 months and the next one would be held in 2 weeks time. They have had CCTV put through the drains but there may be tree roots causing problems. Cllr Bennison would give an update in next report.

d. TAG Application for increased flights

The Chairman advised that we have to send a response by 27th July and that he thought Cllr Bennison advised that we would all get a notification of this application. Cllr Bennison advised that the PC should respond and the Chairman asked if anyone would be able to put something together on the subject? Cllr Vincent had a crib sheet which gave some succinct points which the PC could comment on. Cllr Argent had also received some comments but was surprised there had

been no comments from Crondall residents. The Chairman proposed that the Parish Council objects strongly to this further expansion.

Recommendation: Objection to the proposal

Recommendation of objection: 9 in favour; 1 abstention.

It was agreed that Cllr Argent would draft a letter of the PC's reasons for objection and circulate before the next meeting on 20th July.

e. Authorisation of payment of Aldreds Invoice re Churchyard Paths

Cllr Hebbroon had discussed payment with the Grounds Committee meeting and it had agreed to sign off the work and include the extra funds of £200 for the granite dust applied to improve the surface of the paths.

Proposal that the PC pay Aldreds Invoice: Seconded Cllr Hebbroon; 9 in favour; 1 objection.

f. Ewshot Fete arrangements for 12th July 2009.

The Chairman had been told that the Ewshot Fete Committee had organised arrival of a Chinook helicopter. The PC would need to give permission as per the Crondall Fete held on Hook Meadow. The organisers were waiting for a formal letter from the PC but he was not too sure whether they had made a site inspection. Cllr. Bennison advised that they had. It was agreed that the PC send the same letter as sent to the Organisers of the Crondall Fete held on Hook Meadow.

The Chairman read out the letter proposed (appendix 1). Cllr Behagg asked if a Risk Assessment had been carried out. Cllr Argent advised that this would be the RAF's responsibility.

Proposal: To send letter as above and grant permission.

Proposal: seconded Cllr Sisk; 8 in favour; 1 against; 1 abstention.

g. Update on Appeals and Enforcement actions

i. Land At Junction A 287 And West Of, Crondall Road (Travellers site) Planning Appeal Hearing APP/N1730/C/09/2106976 Representations required by 28th July 2009

This item was discussed with the planning application in item 353/09 above and it was agreed to carry this item forward to the meeting on 20th July 2009.

ii. The Court – enforcement issue on signage

Hart District Council (HDC) had replied to our request for investigation on this: 'These signs have deemed consent by virtue of Class 2 of Part 1 of Schedule 3 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 in that they accord with the dimensions of this order.' and advised that they would not be taking any further action.

It was agreed that the Traffic & Lighting Committee would write to the HDC Enforcement department and point out that their response to our query does not correspond with the wording of the Regulation as above.

354/09 CORRESPONDENCE

- i. The Correspondence file (Appendix 2) had been circulated.

The Chairman asked if Councillors wished to discuss any Correspondence items but no items were raised.

- ii. Invitation to HCC Annual County Civic Service 12th July 2009

No Councillors able to attend.

355/09 ANY OTHER BUSINESS

- a. Cllr Sisk advised the meeting that there was a Maple Tree overhanging the wall from the Churchyard which needed cutting back. The Groundsman is to be asked to attend to this.
- b. Cllr Vincent pointed out the RAF Odiham activities available during the school holidays and asked if these had been advertised. The Clerk advised that these had been posted on the Parish Notice Boards.
- c. Cllr Payne advised that there were several white lines painted on the road in Church Lane, Ewshot and it was agreed that this was probably for repair of the various pot holes and road surface problems.

The meeting closed at 21.58 hours

Signed.....

Dated.....