

CRONDALL PARISH COUNCIL

THE MINUTES OF A PLANNING MEETING OF CRONDALL PARISH COUNCIL HELD ON MONDAY 3rd AUGUST 2009 AT 8.30 P.M. IN EWSHOT VILLAGE HALL.

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

The Chairman welcomed everyone to the meeting and then asked if there were any apologies from Councillors.

Apologies: Cllr. Dobby (working), District Cllrs Glenn, Singh.

369/09 APOLOGIES FOR ABSENCE

Apologies for their absence had been received from the above.

370/09 APPROVAL OF THE PREVIOUS MINUTES (Appendix 1)

The minutes for the meeting held on 6th July 2009 were approved as a correct record of the meeting and signed by the Chairman.

371/09 MATTERS ARISING FROM THE MINUTES

The Chairman advised that the Parish Council (PC) had received a letter from Bell Cornwell (Item 373/09 b (v) regarding the Beechwood Farm planning application which the PC had objected to. They had advised that the applicant had painted the fence etc in khaki green to blend it with the surrounding area which was what the PC had suggested. Bell Cornwell had also made reference to crimes at the site but had not provided any evidence of this. The Chairman suggested the PC advise Bell Cornwell to pass their letter to Hart District Council (HDC). Cllr Sisk had seen the fence since it was painted and felt that it looks a lot better than it was. It was noted that the minutes for the meeting held on 6th July recorded that the choice of materials had been an item of concern and members were pleased that this now blends in with surroundings.

372/09 ANNOUNCEMENTS

There were no announcements and no questions from members.

373/09 DECLARATION OF INTEREST

There were no declarations of interest necessary.

374/09 AGENDA ITEMS

- a. Consideration of Current Planning Applications; to include Public Participation:
 - i. **Courtlands, Farm Lane, Crondall 09/01138/OUT** Amended description to include "Access to be considered". (Sorby)

Cllr Sisk presented the details of the application to the PC. The PC had reviewed the original application on 6th July and it opposed the application on a numbers of issues. There is nothing on HDC web site as to the access to be considered and enquiries had been made as to what this amended application had been raised for. HDC advised that the applicant wanted “Access to be considered” added to the description as he wants to ensure the access is considered but no changes had been made. The Planning Committee were not happy with the access on the original application and had not changed position on this.

Recommendation: Objection with repeat of previous reasons for objection and a note that the PC has no further comment beyond the comments on previous plan application ref: 09/01138/OUT

Recommendation as above: seconded: Cllr Vincent; all in favour of refusal on grounds from previous minutes 6/7/09

- ii. **3 Chilloway Terrace, Pankridge Street, Crondall** 09/01520/LBC Replacement of 8 ground floor, 1st floor and rear wooden windows and frames. Also replacement of wooden front door and wooden front door frame (Rix)

Cllr Sisk presented the application in which the applicant advised that the existing woodwork is rotten and letting in water and he would like to replace everything. The indications are that he is moving in that direction with a reputable contractor. There had been no objections from neighbour and the Planning Committee is happy with the proposal. Cllr Argent asked why the application had been received if the intention is to change like for like. Cllr Dorn asked if nothing is specified as to what is being changed he wondered if the style of the windows is being changed. Cllr Sisk advised that it states on the application that the style of window etc would remain as is.

Recommendation: Approval

Recommendation of approval: Cllr Bredin seconded; agreement of approval unanimous.

- iii. **3 Chilloway Terrace, Pankridge Street, Crondall** 09/01518/HOU Replacement of 8 ground floor, 1st floor and rear wooden windows and frames. Also replacement of wooden front door and wooden front door frame (Rix)

This item was taken with above and the same response is proposed.

Recommendation: Approval

Recommendation of approval: Cllr Bredin seconded; agreement of approval unanimous.

- iv. **15 Chaundlers Croft, Crondall** 09/01340/HOU Extension to rear of property to provide third bedroom and increase size of kitchen and bathroom (Battle)

Cllr Sisk presented the details. This extension is at the rear of the existing house and abuts onto the neighbour's. There had been no comment from the neighbour and no overlooking would result from the proposal. The applicant intends using matching materials. The Planning Committee are happy with the proposals.

Recommendation: Approval.

Recommendation of Approval: Seconded Cllr Wilkinson; approval agreed unanimously

- v. **30 Ashley Close, Crondall** 09/01545/HOU Single storey rear extension (Arnold)

Cllr Sisk presented the details of the application. The existing kitchen is to be moved into the new area; it is not a large extension; there had been no objections from the neighbour; it is a flat roof extension as is the existing. The Planning Committee recommend approval.

Recommendation: Approval

Recommendation of Approval: Cllr Vincent seconded; approval unanimously agreed.

- vi. **Runes, Croft Lane, Crondall** 09/01309/HOU Two storey front extension, single storey front extension and single storey rear extension (Thomas)

Cllr Sisk presented the details of the application. The Planning Committee had looked at an application for this site last year and given approval for an extension. The 'granny flat' was being changed into main living accommodation with alterations in terms of layout of rooms.

A lot of the building work had already taken place following previous approval and the PC now needs to look at this application afresh. The size of the plot can take the changes. The applicant intends using the existing extension and building above it. The changes are internal but we need to look at again but as only internal changes the Planning Committee has no problems with the proposals.

Recommended: Approval

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

- vii. **Kildara, Farnham Road, Ewshot** 09/01378/FUL Minor amendments and addition of basement to approved application 08/02633/FUL for detached dwelling house with detached garage demolition of existing property and outbuildings (Watts)

Cllr Sisk advised that the PC had agreed the previous application. The property is recessed on the site and the cover of the adjacent trees had made the proposal acceptable. This application is a new proposal for a basement. A Committee member had concerns about the lack of a topographical survey with the application and the need for deep foundations which could cause problems. The Design Statement had requested a change to condition 12 which would allow the applicant to carry out demolition and removal of trees which should only be done at certain times of the year to avoid affecting birds nesting in the area. A letter from the applicant to Natural England dated 20th February 2009 was read out to the meeting and it was noted that the applicant advised Natural England that if they could not get the contractor to do the work in the time scale required they would check the trees for nests etc at the time. Concerns that this would not happen or be acceptable were raised as it means that they have agreed this with Natural England. Cllr Shelford was surprised that there had not been a letter from Natural England in response to this. Cllr Sisk proposed raising this lack of response from Natural England with HDC

Looked for condition 12 on application documents read out by Cllr Sisk.

The Planning Committee recommend Objection to the proposal on the grounds that the existing para 12 conditions for nesting birds should remain as it is and that there is real concern about the excavation work.

Cllr Vincent would recommended approval but only if it could be ensured that condition 12 remains.

Following discussion the Chairman proposed the following:

Recommendation: Refusal on the grounds that there was insufficient evidence that Natural England had agreed to waiving condition 12.

Recommendation as above: seconded Cllr Argent; 10 in favour; 1 against; no abstentions.

- viii. **Kildara, Farnham Road, Ewshot** 09/01392/AMCON Removal of conditions 3, 5 and 7 of approved planning permission 08/02945/FUL (Watts)

Cllr Sisk presented the details of the application and advised that the previous application had resulted in a change of use from dog kennels to industrial units. HDC the applicants asks for three conditions to be removed: 1 re noise; 1 alteration to design as individual users take over the buildings; 1 protection of surrounding rural area.

The Planning Committee had concerns over the whole change of use. The Committee felt that any requests to change what HDC have imposed in way of rules would exacerbate the situation and oppose the changes

Recommendation: Refusal of the application and ask that the conditions 3, 5 and 7 are retained because their removal would destroy the very essence of the original grant.

Recommendation of Refusal: seconded Cllr Hebbbron; all in favour of refusal.

ix. **Dumbledoor, Pankridge Street, Crondall** 09/01362/LBC Amended plans First floor side extension (Alderton)

Cllr Sisk presented the application. The extension has a flat roof and would not look right in a Conservation area.

Recommendation: Objection on the grounds that the proposed extension is not appropriate to the surrounding area or in a Conservation area.

Recommended of objection; seconded Cllr Wilkinson; all in favour of refusal.

x.**Dumbledoor, Pankridge Street, Crondall** 09/01536/HOU Amended plans First floor side extension (Alderton)

Cllr Sisk presented the application. The extension has a flat roof and would not look right in a Conservation area.

Recommendation: Objection on the grounds that the proposed extension is not appropriate to the surrounding area or in a Conservation area.

Recommended of objection; seconded Cllr Wilkinson; all in favour of refusal.

b) Update on Appeals and Enforcement actions

i. Land at Junction A287 and west of Crondall Road, Crookham Village- response to Planning Inspectorate on Appeal APP/N1730/C/09/2106976 & 77 by 5th August (Appendix 2)

Cllr Shelford advised that in addition to the original application there is an Appeal against the Enforcement Notice to be reviewed by the Planning Inspectorate. It was noted that any comments made by the PC about the planning application will not go to the Inspectorate when it considers the appeal. The PC had until 5th August to get its comments to the Inspectorate. It is a question of whether the PC makes a representation to the Inspectorate. Cllr. Sisk had circulated a document with a proposed response. Mr. Lambert , member of the public, asked for a copy for the public which was duly passed to him.

Cllr Behagg questioned a paragraph in the proposed response regarding the PC considering letters from public and teachers and thought this would present a bias on what was said in the original discussions. Cllr Vincent agreed with Cllr Behagg and did not believe the PC could support the Enforcement Notice and felt it would result in all 13 pitches required in Crondall Parish.

Cllr Shelford reminded the members that the PC did agree to propose temporary permission for 2 years and asked how the PC wanted to proceed with either amending or rewriting the draft response document.

Following discussions the Chairman suggested that the PC advises the Inspectorate that it supports the Enforcement Notice but recommends that it is deferred for 2 years until the time up according to our response to the original application.

Proposal: The PC sends a letter to the effect that: Crondall Parish Council supports the enforcement notice for all of the reasons set out in it but recommends that it is deferred for a comparable 2 year period.

Proposal: seconded Cllr Argent; 8 in favour; 1 against; 2 abstentions; motion carried.

- ii. Land to the rear of Rose Cottages, Ewshot Lane, Ewshot MABE/09/00591/FUL HDC Notification of Appeal/N1730/A/09/2108293 (response to Planning Inspectorate 25th August 2009) (Appendix 3)

Proposal: That the PC send its decision previously made regarding the original application; all agreed.

Proposal: seconded Cllr. Hebbroon; agreement unanimous.

- iii. Crondall Lodge Appeal APP/N1730/C/08/2091771 Inspectorate decision to allow the appeal

The Appeal decision was noted.

- iv. Blue Prior Business Park, Redfields Lane, Church Crookham 60 place day nursery for pre-school children. HDC Notification of Appeal APP/N1730/A/09/2107518 (response to Planning Inspectorate by 17th August 2009)

Proposal: The PC reiterate its response as previously; all in favour.

- v. Beechwood Farm, Dares Lane 09/01171/MAJOR letter from Bell Cornwell

The PC had received a letter from Bell Cornwell (agents for Beechwood Farm) explaining that the fencing had been painted to reduce its impact on the area and asking for the PC to withdraw its objection. Following discussion it was proposed the PC send a letter to Bell Cornwell advising them that the PC cannot reverse its decision and that Bell Cornwell should refer their comments to the HDC Planning Officer.

- vi. Stillers Farm – HDC asking for planning application for concrete hard standing and portacabin

Noted

- vii. Peacocks Nursery – application 09/01647/HOU has been received for poly tunnels but invalid.

Noted

- c) Call & Go funding April 2010 onwards (Appendix 4)

The Chairman had circulated a draft document explaining the Parish Councils situation on this in relation to the forthcoming Parish Split. This was discussed.

Proposal: to send the letter as above

Proposal: seconded Cllr Argent; all in favour.

d) Establishment of new parishes

The Chairman had circulated HDC’s response to our letter of March. He had spoken to Geoff Bonner, Chief Executive HDC and he would be willing to meet with Councillors to discuss the points raised in the letter and also direct the way the PC should proceed with this. The Chairman asked the Council if they were in agreement with this and Cllrs Argent, Passmore and Sisk agreed and offered to attend the meeting.

Proposal; PC to meet with Geoff Bonner;
Seconded: Cllr Hebbroon; all agreed.

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

The Chairman had read this report and thought this did not apply to the Parish. No comment to be made.

f) Local Development Framework Core Strategy Sustainability Appraisal Scoping Report (Cllr Vincent’s report) (Appendix 5)

Cllr Vincent had reviewed this document and made a proposed response on the questionnaire which had been circulated. The PC were in agreement with the response. Cllr Vincent will send the report to the Clerk for forwarding.

375/09 Correspondence (Appendix 6)

The Correspondence pack had been circulated to the Councillors and the Chairman asked if there were any items which required discussion.

Items raised:

NHS Pharmacy - details of application being turned down - noted.

376/09 **ANY OTHER BUSINESS**

- a) The Clerk was asked to write to HDC Planning regarding the poor quality of documents on line.

The meeting closed at 22.06 pm

Signed.....

Dated.....

APPENDIX 5 TO THE MINUTES OF 3RD AUGUST 2009

CORRESPONDENCE RECEIVED

FOR MEETING 3RD AUGUST 2009

Circulation to: Cllrs. Argent, Behagg, Bredin, Dobby, Dorn, Hebbroon, Passmore, Payne, Shelford, Sisk, Vincent, Wilkinson.

If you wish to retain an item on the list please initial the item removed.

GENERAL CORRESPONDENCE

1. **NHS Hants. & IOW Agency – decision regarding Pharmacy**
2. **Hampshire HAT Meetings Timetable**
3. **HCC letter Rushmoor and Hart Passenger Forum – paper with T & L**
4. **Fleet Town news**
5. **HALC Weekly Updates 31 & 32**
6. **Loddon and Eversley LEADER Funding Factsheets.**

JOURNALS

1. **The Bulletin – English Rural Housing Association**