

CRONDALL PARISH COUNCIL

THE MINUTES OF A PLANNING MEETING OF CRONDALL PARISH COUNCIL HELD ON MONDAY 7th SEPTEMBER 2009 AT 8.30 P.M. IN CRONDALL CHURCH ROOMS

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

Also in attendance: District Cllr Bennison, members of the public Mr. & Mrs. Ruffelle (applicants for Beechwood Farm item 382/09 a (vi & vii))

377/09 APOLOGIES FOR ABSENCE

Apologies: Cllr. Vincent, Wilkinson (left following Traffic & Lighting Committee meeting), District Cllrs. Glenn (out of country), Singh

378/09 APPROVAL OF THE PREVIOUS MINUTES

The Chairman asked for approval of the Minutes of 3rd August 2009. Cllr Behagg raised a question on item 374/09 b (i) page 4 of 6 – Enforcement Land at Junction with A287 and Crondall Road in that the minute should read: “Cllrs Vincent and Behagg thought we should support the enforcement.” and deletion of “and felt it would result in all 13 pitches required in Crondall Parish.” The Minutes of 3rd August, with that amendment, were agreed.

379/09 MATTERS ARISING FROM THE MINUTES

Page 3 of 6 item 374/09 a (vii & viii) Kildara. Cllr. Hebbbron said that they had started to demolish the kennels and Cllr Dorn told the meeting that they had also started demolishing the house. Cllr. Sisk advised that the applicant said he had an agreement with Natural England as to when he could start the work and had provided the documentation to Hart District Council (HDC) who had approved the application.

No other matters raised.

380/09 Announcements

The Chairman advised that Hampshire Association of Local Councils would be holding its HALC AGM on 10th October. He usually attends but anyone else was welcome to attend and should let the Clerk know should they wish to do so. No other announcements made by the Clerk or members.

381/09 Declarations of Interest

The Chairman asked for any Declarations of Interest relating to agenda items. None advised by members. The Chairman advised that he had become personally involved in the agenda item (minute 382/09 vii & viii below) and will not take part in the debate or vote on either item unless there is a split on the decision in which case he would use the Chairman's vote.

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

- i. **Court Barn, Croft Lane, Crondall 09/01129/HOU** Oak framed two storey front/side extension including a double garage at ground floor and habitable accommodation at first floor level, following demolition of the existing garage. (Burdon)

The Planning Committee did not consider the proposal to be over development of the site and there had been no complaints from neighbours. The extension would be wood clad as the existing building. The Planning Committee recommended approval.

Recommendation: Approval

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

- ii. **Avondale Lawn Tennis Club, Ewshot Lane, Ewshot 09/01645/FUL** Single storey side extension to Tennis Club clubhouse.

There had been no objections from neighbours and the Planning Committee recommended approval.

Recommendation: Approval

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

- iii. **West Wing, Lea Farm, Farnham Road, Ewshot 09/01762/LDCEX** Dwelling has been occupied in breach of Condition 3, permission HDC14379 in excess of 10 years. (Rook)

Cllr Sisk advised that the issue is that the applicant is in breach of condition 3 of the original permission. The issue is that the house is on land not appropriate as purely building land as there is a condition that it should only be occupied if the said occupants were involved in farming. The people now living there are not farmers and therefore have been in breach of the condition for some time. Their argument is that after 10 years occupancy that nullifies the condition and this is true. The PC is being consulted because it may have local knowledge as to the occupancy of the dwelling during the ten year period. The Parish Council believe the applicants had lived there for ten years but consider it is down to Hart District Council (HDC) to prove this. The documentation available quotes that the site has a horse related activity. The occupants say they are not involved with this and that their work is not farm related.

The Chairman suggested that the PC respond that it had no reason to believe the occupant had not lived in the property for ten years but cannot comment further on the application. Cllr Sisk did not agree to the PC saying it has no comment to make. Cllr Dorn suggested that as the PC cannot corroborate what the applicant is claiming felt we should write and advise that we are reluctant to remove a farming condition. Following discussion the following proposal was agreed.

Recommendation: Respond as 'no comment'.

Recommendation: 9 in favour; 1 abstention

- iv. **5 The Withies, Crondall, 09/01977/HOU** Timber framed car port extension onto existing garage. (Baxter)

Cllr Sisk presented the application. Cllr Argent felt the PC should object to the application as there were no dimensions on the drawings. The Planning Committee propose approval of the application in that it is well within the development of the site, the materials proposed are as the existing and there had not been any objections from neighbours.

Recommendation: The Parish Council recommends approval but notes that the elevations lack a clear height dimension and would remind Hart District Council that it is our understanding that relevant external dimensions should be supplied with applications.

Recommendation of approval with the above comment: Cllr Sisk seconded; 7 for; 1 against; 2 abstentions.

- v. **Sunnyside, Church Lane, Ewshot 09/01391/HOU** Single storey rear extension with additional French door set and window to existing side elevations. (Cranstone)

Cllrs Sisk presented the detail of the application and advised that there had not been any objections from neighbours and that the Planning Committee recommended approval

Recommendation: Approval but to note the PC's concern that HDC are not requesting dimensions. Also to add a note that quality of drawings on line is bad.

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

- vi. **The Old Vicarage, Church Street, Crondall 09/01938/HOU** Replacement of existing sliding panel gate with two no. timber five bar gates and associated works related to the modification of surrounding fence panels. (Davis)

Cllr Sisk presented the application detail and advised that the proposal is for a better access and that the Planning Committee recommended approval.

Recommendation: Approval

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

- vii. **Beechwood Farm, Dares Lane, Ewshot, 09/01171/Major. Retention of fence and gates along Ewshot Lane Boundary**

To consider a report from the Planning Sub-committee, under Standing Order 25 s (a) 2nd para. Recommending that the Council reviews its decision of 6th July 2009. Minute number 353/09 (iv) refers.

The Chairman had advised the meeting that the Applicants were in attendance and therefore this item would be taken first.

The Chairman advised that although the item had been decided in the last 6 months Standing Order 25 permits this to be reviewed. He then asked the members if they were happy to reconsider the PC's decision.

Recommendation: To reconsider the PC's original decision on the above application.

Recommendation to reconsider decision: Cllr Dobby seconded; 8 in favour; 2 abstentions.

Motion carried that the PC reconsider its decision.

- viii. **Beechwood Farm, Dares Lane, Ewshot, 09/01171/Major. Retention of fence and gates along Ewshot Lane Boundary**

To review the Council's decision of 6th July 2009. Minute number 353/09 (iv) refers.

To reconsider the application due to the visible part of the fence having been painted. Cllr Payne felt that although the fence had been painted it is still not very attractive and wondered if any planting could be installed on the edges of the site to reduce visibility. Cllr Hebborn felt it was not a very

attractive fence despite the colour and felt planting would ameliorate the effect. Cllr Sisk suggested the PC ask that HDC enforce some planting against the fence to further mitigate the impact.

Recommendation: The PC writes to HDC advising that we withdraw our objection with a comment about planting to reduce the impact of the fencing.

Recommendation as above: Cllr Hebborn seconded; 7 for; 2 against; 1 abstention.

b) Update on Appeals and Enforcement actions

i. Site at Blue Prior Business Park, Redfields Lane, Church Crookham

APP/N1730/A/09/2107515/NWF 73 suite assisted living scheme. Advice of Appeal date as 13th October 2009 – decision whether to speak at hearing.

After brief discussion the Planning Committee advised that they did not feel the PC needed to speak at the hearing.

ii. Site at Blue Prior Business Park, Redfields Lane, Church Crookham APP/N1730/A/09/2107518 NWF 60 Place day nursery for pre-school children Advice of Appeal date as 13th October 2009 – Decision whether PC to speak at hearing.

After brief discussion the Planning Committee advised that they did not feel the PC needed to speak at the hearing.

iii. Rose Cottages, Ewshot Lane, Church Crookham APP/N1730/A/09/2108293/NWF Advice of Appeal date as 22nd October 2009; Decision whether PC to speak at hearing.

After brief discussion the PC agreed to maintain its last comment and advise the Inspectorate that it does not wish to speak at the hearing.

iv. Kings Head House, Itchel Lane, Crondall APP/N1730/A/092109120 Advice of Appeal – comments required by 9th September and decision whether PC to speak at hearing.

After brief discussion the PC agreed to maintain its last comment and advise the Inspectorate that it does not wish to speak at the hearing.

c) Crookham Almshouse Charity – PC Representative (response required by 22nd September)

The Chairman presented the background information on the position of PC Representative on this Charity and asked if any Councillor wished to hold the position or could suggest anyone? No one volunteered and it was agreed that the Chairman ask Brian Day (last incumbent) and the PCC for any suggestions for a replacement.

d) New Arrangements for Speaking at HDC Planning Committee Meetings

Cllrs Vincent and Payne had, prior to the meeting, offered to attend the HDC meeting regarding this matter on Wednesday 7th October.

The Chairman asked if the PC wanted to respond to this e-mail from HDC. Cllr Argent understood from the e-mail that if the PC wants to speak to the HDC committee it would only get 2 weeks notice that the meeting is taking place. Also if the applicant wants to speak in favour of an application and the PC wanted to speak in favour then only one person would be allowed to speak in favour or against the application. Cllr Argent felt that due to the short time scale and the PC meetings being held only every two weeks then we would be unable to meet to decide whether to speak or not. The Chairman felt that it seems to be an unworkable scheme and asked if the PC thought we should write to HDC or should we delegate Cllrs

Vincent and Payne to speak at the meeting on 7th October. It was finally decided that the PC should write to HDC with our concerns before the meeting in October. It was agreed that Cllr Argent would draft a letter to HDC.

383/09 Correspondence

- a.) Hampshire ALC AGM Improving Road Safety 10th October 2009 – invitation to PC

It was agreed that the Chairman would attend the AGM.

- b) Harlington Centre (Appendix 1)

The Chairman had received an e-mail regarding the future of the Harlington Centre in Fleet and the PC had been asked for its views on this. The Chairman had drafted an e-mail and circulated this to the PC members. All were in agreement with the content.

384/09 **ANY OTHER BUSINESS**

- a) None raised.

The meeting closed at 21.44

Signed.....

Dated.....

APPENDIX 1
TO MINUTES OF PC PLANNING MEETING 7TH SEPTEMBER 2009

From: Garry Shelford [garry@high-view-house.freemove.co.uk]

Sent: 03 September 2009 12:45

To: Alastair Clark - HDAPTC

Cc: Gillian Baker; Colin Hebborn - CPC

Subject: Harlington Centre

Good Morning Alastair,

Your e-mail reference the above didn't reach me (due to holidays etc) in time to elicit a corporate response from Crondall PC but I give below a personal comment which could well reflect the views of most of our members.

The burden of costs of the Harlington Centre surely comes down to the level of usage and derived benefit. If the Centre is to become the 'village hall' of the new Fleet PC (& Church Crookham PC ?), then that is who should fund it. Obviously there must be consideration given to the cost of major structural repairs if their need is inherent at the time of transfer from HDC. But even this cost could be dealt with as a one-off and not an on going liability on the District.

Personally, in the 10 years I have been a resident of Hart, I have only attended one event in the Centre and that was aborted because the hall wasn't big enough.

Both Crondall and Ewshot village halls are owned and run by their individual registered charities and I expect there are many others similar. The PC pays for their usage as does any other event organiser. There is no regular contribution to their funding by either the PC or HDC. Even if a village hall is owned and managed by the parish there is no contribution to its costs from HDC.

Even though your calculation shows a relatively small contribution per household if all parishes, through HDC, continue to contribute 25% of the Centre's costs, there is no guarantee that this will remain static. I would suggest that, although more painful for the new parish(es), a clean break is essential with the full cost of running the Centre being born by the new Fleet PC.

Hope these random thoughts help with any input you may make at the Cabinet meeting.

Regards

Garry Shelford

Chairman

Crondall Parish Council