

CRONDALL PARISH COUNCIL

THE MINUTES OF A PLANNING MEETING OF CRONDALL PARISH COUNCIL HELD ON MONDAY 2nd November 2009 AT 8.30 P.M. IN CRONDALL CHURCH ROOMS

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

Apologies: Cllrs. Sisk, Passmore, District Cllrs Glenn, Singh

415/09 APOLOGIES FOR ABSENCE

Apologies for their absence had been received from the above.

416/09 APPROVAL OF THE PREVIOUS MINUTES

The minutes of the Planning meeting of 5th October 2009 were signed as a correct record of the meeting.

417/09 MATTERS ARISING FROM THE MINUTES

No items raised from previous minutes.

418/09 ANNOUNCEMENTS

The Chairman advised that he would introduce an emergency item, 6e HDC Paper E - Planning Enforcement Policies and Procedures, as there some concerns had been raised regarding it and the Parish Council (PC) would need to comment prior to the 5th November. There would also be a change to the order of the agenda and he would be taking agenda item 6b as the first item before 6a due to the need to sort out the PC's response to the appeal.

There were no member's questions.

419/09 DECLARATIONS OF INTEREST

Cllr Argent declared an interest in agenda item 6a The Platt, Dippenhall Street, Crondall 09/02310/HOU, (minute 420/09 a(viii) as the application was from his neighbours but as of no particular interest to him he would not withdraw from the discussion but would not vote.

420/09 Agenda Items

- a) Update on Appeals and Enforcement actions (taken first as per Chairman's announcements:
 - i. Appeal against Enforcement Notice - Land at Junction of A287 and Crondall Road, Traveller site - draft PC response.

The Chairman advised that this item is more a question of how we are getting on with preparing any contribution we might make or presentation we might give at the enquiry. As it would be an informal meeting there would not be any legal representation on either side and the inspector would hear those who wish to speak but may have to reduce the numbers down if too many apply to speak. The PC had charged Cllr Argent to speak if he felt there was a case to be put forward based on our decision of 21st July and subsequent letter of 4th August.

Cllr Argent advised that the Crondall Society would be speaking at the hearing and the applicant will be represented by a Planning Consultant. Cllr Argent had also attended a planning training meeting at HDC and one thing which came up was the fact that enforcement orders tend to take 10 – 24 months to be effective and it would seem the only way the PC could produce a coherent response now would be by simply supporting the enforcement order. It was suggested that if that was the PC's position and if the Crondall society is prepared to speak with the support of the PC that would seem a good way forward.

The Chairman asked Mr. Robin Collett (Crondall Society) to outline what the society might say which the PC might consider it could support. Mr. Collett advised that their presentation would be much the same as at previous meeting (5th October 2009).

The Chairman then proposed that the PC be represented at the hearing.

Proposal that the PC be represented at the hearing: Cllr Argent seconded; 7 in favour; 3 against. Motion carried that the PC would be represented.

The Chairman then asked how the PC should be represented. Further discussion took place.

The Chairman then proposed that the PC should be represented by Cllr Argent in person at the hearing. Cllr Behagg seconded; 7 in favour; 1 against; 2 abstentions.

The Chairman then summarised the decisions: the PC had decided it would be represented at the hearing and Cllr Argent would represent the PC.

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

i. **Clare Park Farm, Clare Park Road, Crondall** 09/02243/FUL Retention of lean-to dust shed on west side of extended grain store (Porter)

Cllr Vincent advised that the main grain store had planning permission but the lean-to which was for collection of dust did not. The Planning Committee recommended approval. Cllr Hebbbron asked why, if the lean to is for dust collection, one end is open. The applicant, Mr. Porter, advised that there is in fact a nylon curtain at the end, which was then identified on the plan, and the dust is quite heavy with bits of straw etc. and this hits the curtain and falls to the floor. The question was asked as to why planning permission was now being applied for and it was noted that it is as part of an enforcement matter.

Recommendation: Approval

Recommendation of Approval: Cllr Shelford seconded; approved unanimously.

ii. **Dumbledore, Pankridge Street, Crondall** 09/02369/LBC First floor side extension (Alderton)

Cllr Vincent advised that the PC had received an application for this work previously, which it had objected to on the grounds that 'the proposed extension would not be appropriate to the surrounding area or in a Conservation area.', but the application had been withdrawn. The applicant has now changed the extension to a pitched roof and it was intended that it would be clad in wood so that it is lighter and this would be painted to be in sympathy with the rest of the house and to be in keeping with the Conservation Area. The Conservation Officer is happy with the proposals.

Recommendation: Approval

Recommendation of approval; seconded Cllr Dobby; agreed unanimously.

iii. **Dumbledore, Pankridge Street, Crondall** 09/02367/HOU First floor side extension (Alderton)

Discussion and comment as above.

Recommendation: Approval

Recommendation of approval: seconded Cllr Dobby; agreed unanimously.

iv. **2 Brickyard Cottages, Church lane, Ewshot** 09/02255/HOU Hardwood conservatory at rear of property (Blacker)

Cllr Payne advised that the Conservation Officer had stated that this is a listed building but no listed building consent had been applied for. The Conservation Officer would not like it to be a wood conservatory but would prefer it to be painted.

Recommended: Approval subject to listed buildings consent and to the recommendations of the Conservation officer:

Recommendation as above: Cllr Shelford seconded; 7 in favour; 2 against; 1 abstention.

➤ Cllr Bredin left the meeting at 21.35

- v. **The Platt, Dippenhall Street, Crondall** 09/02310/HOU Replacement windows on the front elevation of the dwelling and replacement rendering (Groslin)

Cllr Argent had declared an interest in this item and would comment but not vote. Cllr Vincent advised that the applicant would be taking off the unsuitable rendering and re render in the usual materials and would replace the windows. It was noted that the property is in the Conservation Area. The windows at present are in metal (Crittall) frames. The new design would be sash windows with wood frames. The Conservation Officers comments were noted. The Planning Committee recommended approval subject to the Conservation Officer's comments.

Recommendation of: no objection subject to the Conservation Officer's comments

Recommendation of: no objection subject to the Conservation Officer's comments: Cllr Dorn seconded; 8 in favour; 1 abstention.

- c) **PFI Street Lighting Maintenance Contract**

Cllr Argent had been discussing this with HCC as the agreement is full of errors and there was a fundamental lack of information. The agreement would commit the PC to 25 years of an inadequate agreement. Cllr Glen has been involved and HCC have now produced amendments to the agreement which the PC had received a copy of today but the T & L Committee had not had a chance to look at it. The PC cannot sign the agreement as it is incomplete without valid information. Cllr Argent would continue to try to get something sensible out of HCC on the contract and would report at the next meeting. The Chairman thanked Cllr Argent for all of his work on the matter. It had been noted that Hook Parish Council wanted to sign up to the agreement but they were unhappy about the contract and also a couple of other parishes feel the same, although quite a few have signed. If the PC is going to commit future Parish Councils to a 25 year agreement then it has to be happy with it.

- d) In Committee item - ASB Working group report this would be taken at end of meeting.

- e) **HDC Paper E - Planning Enforcement Policies and Procedures**

This is a draft enforcement procedure document which was being submitted to Hart District Council (HDC) Cabinet on 5th November. The PC had not been consulted on it but HDAPTC had picked it up and notified all PC's. There are concerns that there is no mention of parish, neighbour or clerk etc in the whole document.

The document had been copied from a model being used by Rushmoor Borough Council which does not have any parishes. Although Enforcement is not our responsibility the PC knows that if it had not been involved in one recent enforcement case it would not have gone anywhere. We must write to the Chairman of Cabinet pointing out that it does not include any form of consultation with Parish Councils and this should be included in the document.

Proposal: to write a letter to HDC; agreed unanimously. The Chairman would draft a letter and copy to District Councillors.

421/09 Correspondence

- a) Setting the Long Term future of Rural Hampshire - Hampshire Rural Forum conference on 5th November. No one wished to attend.
- b) TAG Farnborough Airport Increase in Business Aviation movements - Rushmoor Council Development Control Meeting

The TAG application to increase movement of business aircraft is due to be considered Wednesday 11th by Rushmoor Borough Council. Members were asked if they felt the PC should be represented at this hearing. It was felt that as the PC had already submitted its views it should rely on the written representation.

Cllr Wilkinson would like to attend the CPRE event on 11th November. Clerk to book her a place.

422/09 **ANY OTHER BUSINESS**

- a) None.

423/09 In Committee Deferred Agenda item 6d)

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 Chairman requested the Public to leave the meeting during consideration of the agenda item on Enforcement.

Details of this agenda item have been recorded under a confidential minute.