

EWSHOT PARISH COUNCIL

**THE MINUTES OF A MEETING OF EWSHOT PARISH COUNCIL
HELD ON MONDAY 8 SEPTEMBER 2014 AT 7 PM IN EWSHOT VILLAGE HALL**

Present: Cllr Richey (Chairman), Cllr G. Bredin, Cllr B. Cranstone, Cllr S. Cranstone, Cllr T. Wells

In Attendance: Cllr J. Radley (Hart DC), Cllr J. Bennison (Hart DC) Garry Shelford (Clerk), Sue Freeman (Assistant Clerk), 4 members of the public

14/131 Apologies for Absence – Cllr T. Clarke (Hart DC)

14/132 To approve the Minutes of the Meeting of Ewshot Parish Council of 18 August 2014

- approved

14/133 Matters arising from the Minutes

- (a) Postal deliveries – the Clerk reported that the Bank have now amended the Council's correspondence address
- (b) Greg Churcher (Hampshire CC) – there is no news regarding his replacement
- (c) Bank Mandate – all necessary forms to amend the Bank Mandate have been completed and lodged with the Bank
- (d) Proposed Development at Peacocks Nursery – no further communications have been received
- (e) Website – operating satisfactorily

14/134 Announcements from Chairman, Clerk and Members' Questions

- (a) The Clerk informed the meeting that the statutory Notice of Conclusion of Audit had been displayed along with the "requisite information" at three points in the village from 19 August to 3 September (14 clear days). No requests were received from members of the public to exercise their rights and inspect the Accounts.
- (b) Minutes of 14 July 2014 Meeting – the Minutes require amendment at Minute 14/97 being the deletion of the sentence relating to the appendix provided by Mr David Heron – such appendix was not provided.

14/135 District and County Council Report

- (a) Local Plan Consultation – the consultation process has commenced and Cllr J. Radley suggested that a list of wishes and benefits arising from any development within the Parish be compiled for submission.
- (b) Bourley Road User Group – the first meeting of the Group is likely to be scheduled for October/November the membership base of the Group having been broadened.
- (c) Road closure – the forthcoming closure of Church Lane is to facilitate the installation of new gullies at the southern end of Church Lane towards the junction with the A287.
- (d) Gullies near Redfields Garden Centre – problems have been encountered whilst attempting to clear the gullies in Ewshot Lane
- (e) Reliance – Hampshire CC have scheduled a meeting on Friday, 3 October to assist Parish Councils formulating their Reliance protocols and procedures.

14/136 Declaration of Interests and Requests for Dispensations – Cllr S. Cranstone declared her interest in Agenda Item 12 relating to the Car Park Extension and will abstain from any vote.

14/137 Public Participation – None

14/138 Planning

Reference: 14/01846/MAJOR

Stillers Farm Ewshot Lane Ewshot Farnham Surrey GU10 5BT

Outline application for 72 dwellings (including affordable housing) with associated landscaping, open space, car parking and vehicular and pedestrian access from adjacent Crookham Park development

Resolved: To object (see Appendix 1)

Proposed Cllr S. Cranstone, Seconded Cllr G. Bredin and agreed unanimously

14/139 **Report on Gables Development – S106 Agreement** – Cllr B. Cranstone, Cllr G. Bredin and Cllr S. Cranstone have formed a working group to formulate a plan for the provision of new play equipment with the intention of inviting local residents to put forward their views. It is understood that the construction of the Development will be commenced prior to Christmas and the funds will be available before the end of the year.

14/140 **Hart Local Plan Consultation** - the Council's response mindful of the timescale will be dealt with by committee (aided by Cllr J. Radley) who will report back and the Council's response agreed via email.

14/141 **Arrangements regarding payroll** – Cllr T. Wells outlined the dissatisfaction with Douglas Tonks, the Council's payroll agent. The discrepancy at HMRC has been greatly reduced and will hopefully shortly be cleared.

Resolved: To seek an alternative payroll agent

Proposed Cllr B. Richey, Seconded Cllr B. Cranstone and agreed unanimously

14/142 **Update on Car Park Extension** – two quotes have now been received which financially are quite close. The Clerk reiterated that no funding is in place for the project currently but amongst various sources of funding discussed there is a balance of S106 monies held for the Council's benefit at Hart DC. Precise figures are required prior to a decision being made.

14/143 **Purchase of new wheelie bin** – a replacement is not required due to the repairs effected by Hart DC.

14/144 **Payments**

The following payments were approved -	£
Lotus Landscaping – Grass Cutting (August)	£564.14
[Douglas Tonks Ltd (Direct Debit) – Clerks, Salaries & Costs (Direct Debit)	£549.40]

14/145 **Correspondence** - the Correspondence File was available for perusal

14/146 **Any Other Business**

- (a) The Clerk reported receipt of an Interim Account from Messrs Hedleys, Solicitors, in the sum of £250.00 despite £500.00 having been paid on account. An explanation has been requested from Hedleys.
- (b) Cllr S. Cranstone reported that an increased amount of drug taking paraphernalia had appeared in Naishes Lane. The Police will be informed.
- (c) Cllr G. Bredin enquired as to the timing of the hedge cutting and whether the necessary access would be available – the Clerk confirmed that this was the case.
- (d) The Clerk reported that David Morgan-Jones has expressed an interest in augmenting the Parish Website and a meeting with him would be taking place shortly.
- (e) Cllr B. Richey enquired as to whether the rumoured sale of ALS was fact and the Clerk confirmed that it was his understanding.
- (f) HATPC have arranged a meeting with the Housing Minister on 22 September at which the Council are to be represented.
- (g) Andy Holmes (local stonemason) has approached the Council with an offer to renovate the War Memorial.
- (h) The Council have written to Michael Sisk (who has chaired the Personnel/HR Committee since the inception of the Parish Council) suggesting that due to his

relocation some distance from Ewshot he should step down and Cllr T. Wells has indicated his willingness to stand.

- (i) Dog fouling notices – approximately half the new notices have been installed and the Clerk hopes to arrange the installation of the remainder shortly.

The meeting closed at 8.14pm

Signed B. Richey..... Dated

Continued: APPENDIX 1.....

APPENDIX 1

Planning Summary 8th September 2014

Reference	14/01846/MAJOR
Alternative Reference	Not Available
Application Received	Fri 08 Aug 2014
Address	Stillers Farm Ewshot Lane Ewshot Farnham Surrey GU10 5BT
Proposal	Outline application for up to 72 dwellings (including affordable housing) with associated landscaping, open space, car parking and vehicular and pedestrian access from adjacent Crookham Park development. All Matters other than means of access are reserved for consideration at a later date.
Status	Pending Consideration

Documents

There have been 53 documents submitted including environmental statement, ecology statement, design & access statement, topographical survey, noise assessment, transport assessment, agricultural report, flood risk assessment, air quality etc.

Description

The application indicates that the proposed development will be made up of a mixture of 2, 3, 4, and 5 bedroom properties and will be primarily made up of 2 storey properties with an element of 2.5 storeys. There is also provision for open spaces which includes play facilities and utilisation of available SANG at Crookham Park. The vehicular access to the development will be through Crookham Park. The site which is proposed to be developed is the first field that you see when entering the village from Crookham along Ewshot Lane. All of the fields associated with Stillers Farm were included in the wider study area for the surveys etc but it is only the one field which is proposed to be developed. The access to the proposed development will be through the Crookham Park development and will be through the area that was previously used by the army for the lorry maintenance.

Comments

The application form has very few details with most of it to be agreed at a later date including the materials, the mix of sized houses and the parking. The photo views included in the proposal are also out of date as they were taken before that landscaping included in the Crookham Park development was completed. I would be very concerned if the development was to be a

continuation of Crookham Park as this is a very urban style development and would not be in keeping or appropriate for a rural parish like Ewshot. Historically the parish has tried to maintain the quaint country style of a village setting and although the Crookham Park development may have been appropriate for the original site and Parish I don't see that the criteria would be the same within Ewshot and we would request that the application be viewed in this light. I am also concerned that the application seems to rely on the current Crookham Park SANG which as yet has proved to be affective and has been the source of much negative feedback. The site also outlined for development is a green space within the rural community which we believe should be protected and maintained as it forms a green break between the urban area of Crookham and the rural village centre.

Objections – 1 to date.

Recommendation

Objection as the development is outside the settlement boundary and is not in keeping with the rural setting and is not in an appropriate location within the Parish. This recommendation is based on saved policy CON 21 as the development looks to be a continuation of the Crookham Park development in the adjoining parish in to the green space of Ewshot parish which is currently separating the urban area of Crookham from the rural settlement of Ewshot. Saved policy RUR 20 (i) as the development looks to be of a similar design and density to the houses in the current Crookham Park development in the adjoining parish which is of an urban design and not in keeping with the rural style of the houses located in Ewshot Lane. Saved policy RUR 20 (ii) as the development on this site would have a large impact on the view entering the village from Crookham using Ewshot Lane as this is the first main view entering the village from this access and it is currently open green fields which allows you to see through towards the Crookham Park SANG and this would no longer be possible if development was to proceed as this view would be completely blocked.