

EWSHOT PARISH COUNCIL

THE MINUTES OF A MEETING OF EWSHOT PARISH COUNCIL HELD ON MONDAY 20 December 2010 AT 7.30 PM AT EWSHOT VILLAGE HALL

Present: Cllr Sisk (Chair), Cllr Bredin, Cllr Vincent, Cllr Vodden,
In Attendance: Garry Shelford (Clerk),

10/178 **Apologies:** Cllr Richey, District Cllrs Simmons, Jenny Radley

10/179 **Approval of the Previous Minutes**

The minutes of the previous meetings on 18th October and 15th November were approved of a true record of the proceedings in each case and signed by the Chairman accordingly.

10/180 **Matters Arising from the Minutes**

The Clerk reported that the damaged and then missing village sign was now recovered and reinstalled.

The Clerk also reported that the schedule of Parish Council meetings in 2011 as agreed had been circulated to District and County Councillors, the Chairman of Crondall PC and that the relevant bookings had been made with the Village Hall.

10/181 **Announcements from Chairman, Clerk & Members Questions**

The Clerk made the following announcements: that he had applied for the PC to have access to the mapping system known as 'Parish on Line' at an annual fee of £10 plus VAT and hoped that this would be a useful facility when dealing with planning matters; that the new notice board had been delivered and Cllr Bredin confirmed that he would arrange installation as soon as the weather moderated; that notices for the new salt bins were in course of preparation. That financial reports for Q3 would be presented at the January meeting.

A member of the public resident in Church Lane had advised that a tree in the woods to the west of his property had been uprooted and was leaning in a manner which threatened an adjacent overhead power line. The situation had been reported to the Electricity Board but there was no immediate prospect of their tree surgeons being able to get on site.

10/182 **District Council Report**

There was no report from the District Council

10/183 **Declarations of Interest**

Cllr Vincent declared an interest in the Planning Application under Agenda item 8 a) Ref: 10/02731/HOU

10/184 **Public Participation**

None

Agenda Items

10/185 **Review of current planning applications** (see Appendix 1)

REF: 10/02766/FUL for Erection of a replacement dwelling, following demolition of the existing at East Bridge, Dares Lane, Ewshot, Farnham, Surrey GU10 5BS

Decision: *No objection, subject to ridge height not exceeding 8.5metres.* Proposed by Cllr Vincent and agreed unanimously

REF: 10/02560/HOU for Erection of 2 storey side extension and internal alterations following demolition of existing utility room and store at 2 Beacon Hill Road, Ewshot, Farnham, GU10 5BY
Decision: *To support this application.* Proposed by Cllr Vincent and agreed unanimously.

REF: 10/02731/HOU for Erection of part two storey part single storey extension to front/side of property, installation of dormers to rear of property to provide second floor accommodation, conversion of garage to habitable accommodation, erection of car port and garden store. at 15 Kestrel Close, Ewshot, Farnham, Surrey, GU10 5TW
Decision: *To support the application.* Proposed by Cllr Sisk, 3 in favour, 1 abstention.

REF: 10/02653/MAJOR for Works to highway comprising the construction of a new roundabout at the junction of Beacon Hill Road/Leipzig Road, together with widening works to Leipzig Road and the installation of traffic calming measures on Naishes Lane & Leipzig Road. at Junction Of Leipzig Road And, Beacon Hill Road, Church Crookham, Fleet, Hampshire

Decision: *To record the following comments:*

The Council objects to this application and recommends that it is refused.

The Council's policy is to consider applications on their own merits and not to consider suppositions, however strongly held, as to future actions by the applicant. (eg a large garage with a capacious roof space which the applicant might be intending to convert to a separate dwelling in the future).

In the case of this application, there is no existing need or purpose for a roundabout as proposed. Leipzig Road does not provide access to any development as yet approved or for which there is even a current planning application.

Furthermore, the Council feel that any response other than an objection would indicate that it was generally in favour of such a development taking place in the future.

REF: 10/02646/HOU for Construction of new vehicular access and pavement crossover and formation of parking area at The Old Horns, Redfields Lane, Church Crookham, Fleet, Hampshire GU52 0RA

Decision: *Objection and to record the following comment –Irrespective of the Agent's attempts to mitigate, the proposal would have an adverse material impact on the setting of this historic grade II listed building and as such HDC have a duty to protect this in line with adopted policy CON 16.*

Proposed by Cllr Vincent and agreed unanimously.

10/186 Consideration of first draft of 2011/12 Budget and Precept.

The Clerk had circulated an initial draft budget and some suggestions for a Precept figure. This was discussed but since a major part of the current year's expenses budget (42%) is a provision for the agreed contribution to Crondall Parish Council (CPC)'s grounds maintenance facility, councillors felt that a precise budget could not be achieved until agreement had been reached with CPC as to grounds maintenance plans for the period following the Groundsman's retirement in October 2011. Cllr Bredin informed the meeting that he had already had some discussions with CPC's Chairman and suggested that he continue with these and offered to bring a proposal to a Budget Working Group consisting of the Chairman, Cllrs Bredin, Riche and the Clerk (as RFO) early in January 2011. Decision: *To authorise the formation of the above working group and to authorise Cllr Bredin to continue discussions with CPC.* Proposed by Cllr Sisk and agreed unanimously.

10/187 To agree to the Audit Commission's Appointment of External Auditor.

Resolved: *To confirm the Council's agreement to the appointment of Wayne Rickard to audit their accounts for a two year period commencing with the accounts for the year ending 31 March 2011, in accordance with Audit Commission letter of 8th December 2010, reference CEH 112011.* Proposed by Cllr Vincent and agreed unanimously.

10/188 Planning Enforcement Matters

Cllr Vincent reviewed outstanding planning applications and enforcement cases which were giving concern. Among these were the apparent unauthorised development at Peacock's Nursery and the outstanding application relating to land adjacent to Keeper's Cottage. Resolved: *To defer further discussion concerning Land at Keeper's Cottage to an agenda item at the council meeting on 17th January.* Proposed by Cllr Vincent and agreed unanimously.

10/189 Payments.

The following payments were authorised and cheques signed:

Cllr Bredin – play area materials - £90.39.

B.G.O.Shelford – Clerks Expenses - £13.47

HDAPTC – Code of Conduct Training Course - £6.00

Total Payments: £109.86

10/190 Correspondence and Correspondence Handling Process

A correspondence list was circulated (see appendix 2).

Resolved: *That future correspondence would be filtered by the Clerk and only matters containing importing information, instruction or consultation requiring early action would be included in the file circulated at meetings. The rest would be included in a file to be circulated amongst Councillors to be studied at their leisure during the fortnight following the meeting. Any matters that they felt required further discussion would be included in a future agenda or brought to the attention of a future meeting during the ‘correspondence’ session.* Proposed by Cllr Sisk, seconded by Cllr Vincent, agreed unanimously.

10/191 Report from Estates Sub-Committee (see appendix 3)

A report of matters in hand and future action was circulated following a meeting of the Estates Sub-Committee. The Clerk was requested to write to Hampshire County Council (Highways) to request that damage to the verges be made good in Ewshot Lane and Dares Lane following the closure of Redfields Lane for gas main repairs. There was a considerably increased traffic flow when the former were used as ‘rat runs’ to avoid the official diversion routes. Due the local lanes being only single track much damage to verges resulted when vehicles were trying to pass each other.

10/192 Any Other Business

There was none.

10/193 Date of next meeting

Monday 17th January 2011 7.30 pm – Ewshot Village Hall

The Meeting closed at 9.28 pm.

Signed..... Date.....

APPENDIX 1

Planning Summary 20th December 2010

1. **10/02653/MAJOR Works to highway comprising the construction of a new roundabout at the junction of Beacon Hill Road/Leipzig Road, together with widening works to Leipzig Road and the installation of traffic calming measures on Naishes Lane & Leipzig Road.** Junction Of Leipzig Road And Beacon Hill Road Church Crookham Fleet Hampshire

Description:

- Application looks to ensure that a 2nd construction route is developed to ensure construction traffic do not use Sandy Lane for access to the site. Instead accessing via Quetta Park.
- Construction period thought to be in the region of 9 years – from 2011 to 2020.
- 3 phases of development – 1st phase of 323 homes between 2011-2014.
- Anticipated 18 HGV movements per day and 62 construction worker movements during peak build.
- Improved lighting to all areas to be approved by HCC – roundabout to be illuminated.
- Traffic calming for Leipzig road appears to be 3 pinch points with priority passing. This is also aimed to protect existing trees.
- To north of Leipzig and running parallel is a cycle / footpath – significant tree removal at the eastern end of this new pathway.
- 3 armed roundabout to the junction of Leipzig Road and the B3013.
- Access to the development from Ewshot lane will be limited to cyclists and pedestrians. Leaving vehicular access points:
 - B30103/ Leipzig
 - Sandy Lane North West corner of the site
 - Sandy Lane / Naishes Lane

Objections:

- HCC concerned about tree loss although implies that as the trees are on the fringe of the SINC little loss to habitat.
- Environment Agency require drainage scheme in place before consent given.
- HCC Highways are due to comment on this application and not HDC.

Comment:

- Loss of 34 trees will impact 3 SINC –there is confirmed bat activity in this area.
- Extensive trees removed south of roundabout on the B3013
- Scheme appears in the main to be driven by the need to accommodate construction traffic in order to placate the residents of Sandy Lane.
- Within the previous application and subsequent appeal the Secretary of State found these highway proposals acceptable and determined that they did not introduce an unacceptable level of urbanisation to the area!
- The Applicant does not currently have planning permission for the 872 homes.
- They are currently questioning the requested S106 education contribution of £13 million – stating that if required the build is not financially viable.
- If we grant this application the Applicant may assume we are in agreement to the main planning application?
- Planning applications are judged on their own merit – if not for the subsequent planning application – why would we have a roundabout at this location?
- Should the highway improvements not be part of the main application with a condition to state if approved the highway construction must be initiated first?

Recommendation: Objection

2. 10/02560/HOU | Erection of 2 storey side extension and internal alterations following demolition of existing utility room and store | 2 Beacon Hill Road Ewshot Farnham GU10 5BY

Description:

- All materials to match existing although the applicant appears not to know what the existing materials are according to the application form!
- Removal of existing single storey – store and utility to be replaced by new utility and dining area.
- New first floor area provides additional 3rd bedroom and study.
- Stairs to be reconfigured from central area of cottage to southern wall.

Constraints:

- Within 5km buffer for SPA – just outside 400m zone.
- TPO constraints
- SINC of Beacon Hill / Parkhurst Hill

Policies:

- GEN 1 – development policy
- GEN 4 – design policy

Objections:

- Highways no objection.

Comment:

- No impact on neighbour
- No trees impacted
- Creates a better living space as original layout quite small

Recommendation: No comment.

3. 10/02766/FUL Erection of a replacement dwelling, following demolition of the existing East Bridge Dares Lane Ewshot Farnham Surrey GU10 5BS

Description:

- Site measures 0.35 hectares (previous application had it at 4.1 hectares!)
- Demolition of existing 3 bed bungalow – replacement with a 5 bed Georgian façade detached house.
- 1 bedroom will be in the loft.
- Detached garage.
- Current bungalow:
 - Ridge height – 6.3m
 - Footprint and overall sq. m – 130 (as a bungalow are the same)
- Previous application:
 - 10.4m to ridge
 - Footprint 180 sq. m
 - Sq. M. – 350 sq. m
- Current application:
 - 9.5m to ridge
 - Footprint 170 sq. m
 - Not supplied

Constraints:

- Within 5km buffer for SPA
- TPOs on site

Policies:

- National policy – PPS7 sustainable development in rural areas.
- GEN 1 – development policy
- RUR 1 – Development in open countryside

- RUR23 – Replacement dwellings in open countryside
- CON 8 – Safeguarding trees and landscape’s amenity value

Objections:

- None to date
- Ecologist requires careful removal of roof tiles of existing in case bats are present.

Comment:

- Crondall PC did not object to previous application 08/01354/FUL OF June 2008.
- Previous plans found to be disproportionate to the street scene by scale and massing and thought to be unduly prominent. In addition there was no reference within the application to ensure that the house was built in accordance with the planning & climate change supplement PPS1- basically all new homes need to be environmentally sustainable normally to code level 4 or above.
- Applicant is keen to replicate new replacement build on Bowling Alley, now called Willow House, Crondall.
- The Agent has reiterated that no planning permission is required for a garage under 4m in height / loft conversion with dormers / single storey extension of 4m.
- Proposed build 30m from highway – increase of 23m further back than current bungalow.
- Where feasible climate control measures will be implemented.
- Agent states changes in topography would see a ridge height of 8.5m – there are no actual diagrams to substantiate this.

Recommendation: Objection – The proposal remains contrary to RUR23 and will be disproportionate to the existing bungalow. The Agent implies that his client requires a much larger property and would extend even further once planning permission is granted.

4. REF: 10/02731/HOU for Erection of part two storey part single storey extension to front/side of property, installation of dormers to rear of property to provide second floor accommodation, conversion of garage to habitable accommodation, erection of car port and garden store. at 15 Kestrel Close, Ewshot, Farnham, Surrey, GU10 5TW

Description:

- Loft conversion with two rear dormers.
- Oak framed garage / log store.
- Conversion of existing garage to ‘den’.
- Extension over existing garage to create new ‘ master bedroom’
- Current bedroom 3 to be converted to ensuite for new master.
- Keymar tiles and London stock brick to match existing.
- No trees to be removed.
- Garage height 4m to ridge.
- No increase in number of bedrooms.

Constraints:

- Within 5km buffer for SPA
- Within 400m of SPA
- TPO for trees in rear garden

Policies:

- GEN 1 – development policy

Objections:

- None to date

5. 10/02646/HOU - for Construction of new vehicular access and pavement crossover and formation of parking area at The Old Horns, Redfields Lane, Church Crookham, Fleet, Hampshire GU52 0RA.

Description:

- New access and amends (drop to kerb) and pavement due to existing being sold to developer in order to build 12 new homes in adjacent plot- this has been granted permission!

Constraints:

- Within 5km buffer for SPA.
- Enforcement notice
- TPO constraints
- Graded II listed

Policies:

- PPS5 – Planning for historic environment.
- CON 16 – Adverse material impact on the setting of a listed building.

Objections:

- Highways no objection.
- CVPC in which site the development lies – objects strongly – however proposes a solution with vehicular access via the adjacent impending development of Elmfield (12 new homes) and allowing parking behind the C18 cottage and thus retain the street scene.

Comment:

- This is a grade II listed property when the refurbishment is completed the front garden should surely resemble a cottage garden not a concrete car-park lot?
- The dwelling is located almost opposite Ewshot Lane and is directly opposite Redfields Garden Centre – current access is further south towards the entrance to Zebon Copse.
- Developer has bought some of this plot and adjacent and is using some of the land from this cottage to develop 12 new homes. Hence loss of original vehicular access.

Recommendation –Irrespective of the Agent’s attempts to mitigate, the proposal would have an adverse material impact on the setting of this historic grade II listed building and as such HDC have a duty to protect this in line with adopted policy CON 16.

APPENDIX 2

CORRESPONDENCE **Meeting 20 December 2010**

IN MEETING FILE

HDC – Information on refuse collections in current weather conditions

HCC (via Jenny Radley) – Update on winter weather arrangements (2 e-mails)

HDC – Details of local elections and referendum on electoral reform (5 May 2011)

HCC – Hants Play Strategy – consultation event – 11 January, Winchester

HDC – Update on Open Space Developer Contributions (S106)

HDC – Christmas Refuse Collection arrangements

Journal of Local Planning – Free copy first edition

Hants ALC – Update 24/2010

ON CIRCULATION

Sovereign Design Play – Sales brochure

NALC - Policy & Parliamentary Briefing on Localism Bill

HCC – Find foster carers for vulnerable young people – letter, poster and brochures

Safer Hart – News sheet

Fields in Trust (via HAPTC) – Queen Elizabeth II Fields Challenge

HCC – Hampshire Countryside Access Forum – newsletter

Came & Co (Insurers) – ‘Parish Matters’ newsletter

HALC – Local Council News (2 copies)

Hart Vol. Action - Winter newsletter

GS
20 Dec. 10

APPENDIX 3

EWSHOT PARISH COUNCIL

REPORT OF ESTATES SUB-COMMITTEE MEETING

On: 29 November 2010

Present: Cllrs Bredin & Vodden

- Gary to speak to Colin Hebron to discuss John Brown and the future and report back at next meeting.
- I will speak to John Coney (Hampshire Playing Fields Association) to find out if safety matting is essential for the play area given that if we were to add a layer of seeded topsoil over the existing bark chippings as the potential landing areas would be at least as soft as matting and this would save a significant investment.
- I will look into the cost of two sets of kissing gates or similar wooden gates to stop horses from roaming onto the rec from the area at the back.
- I will also look into cost of replacing gate at the top of the field which provides vehicular access to the recreation ground itself.
- Plus will look in to cost of adding a scalping path to connect the car park and the Play Area
- Need to make sure that the possibility of the Highways Agency re-instating the verges is added to the Agenda for the next PC meeting