

These are the unadopted Crookham Village Parish Council Minutes of the Meeting of 11 June 2012 held in the WI Hall, The Street, Crookham Village. Please refer to the Minutes of the July 2012 meeting for any amendments.

Present: Cllr. Simon Ambler (Chairman)  
Cllr. Philip Ashton  
Cllr. Peter Crawley  
Cllr. Robert Ney  
Cllr. David Jackson  
Cllr. Brian Watt  
Mrs. Angela Sayers (RFO)  
Mrs. Carol Leversha (Clerk)

In attendance: Ward and County Cllr. Jenny Radley. There were 18 Members of the public present.

**Min. 081/12 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs. Julia Ambler and Colin Lethbridge and Ward Cllrs. Tony Clarke and Chris Simmons.

**Min. 082/12 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman advised Members that an item for the next meeting will be inviting Members to consider the appointment of two volunteers for the Honorary Environmental and Footpaths Consultants positions. Action: Clerk to send out the ToR from Cllr. Watt.

**Min. 083/12 MINUTES OF THE ANNUAL GENERAL MEETING OF 14 MAY 2012**

Min. 065/12 "FOI" change to "Information Commissioner"; FACEIT = Fleet and Crookham Environment is Threatened; POS = public open space.

**RESOLVED: Mins 053/12 to 080/12 were agreed as a true record and signed by the Chairman. Change FOI to Information Commissioner.**

**Min. 084/12 DECLARATIONS OF INTEREST IN ANY MATTER ON THE AGENDA**

None.

**Min. 085/12 CONSIDER CRIME & DISORDER IMPLICATIONS**

The Chairman reminded Members of their duty to consider crime and disorder implications of any decisions they might make at this meeting.

**Min. 086/12 PUBLIC PARTICIPATION (maximum of 3 minutes per speaker).**

The Chairman requested permission to adjourn the meeting for public participation. Richard Gwynne said that following the meeting at Hart District Council on 23 May he had consulted various members of CRAG (Crandall Road Action Group) on the question asked by HCC as to whether some of the developers S106 money which was initially set aside for the A287/Redfields Junction should now be used for other schemes in the locality. CRAG was in favour of some of it being used for Crondall Road. He understood that a percentage of that money would have to be returned to the developer if it was not used. Recent safety improvements have been carried out. Officers had said that a roundabout on that junction would cost between £4/£5m. It seems pointless to him to keep the £1m in that pot when there is no hope of raising the further money required. The no right turn out of Redfields Lane was rejected at that meeting but should it come back again this would support even more the need for Crondall Road safety measures. Brian Whyatt had met the Rt. Hon James Arbuthnot MP on this matter and he had written to Ken Thornber (Leader of HCC) who had replied that HCC will continue to work with CRAG and the Parish Council to provide a suitable and effective solution to improve conditions for those who live on and need to access Crondall Road. Funding had also been identified to take forward any effective measure in the future. This had come about before Brian Whyatt knew that a meeting was being held on 23 May. Brian White asked what was proposed for Crondall Road traffic calming. The Chairman advised him that there would be a proper consultation when something was available to put on the table. Brian White stated that build outs would impede his access to his land as had happened previously. Charles Hicks supported Richard Gwynne's proposal but would not wish to see build outs because of the accidents that had occurred with the previous build outs. Two other people supported his view. Lyn ten Kate said she would like a 20mph on Brook Hill approaching the village. Margaret Marrett – asked about the two houses built on the hill and the narrow bit of pavement - was that official because it is a terrible danger. Cllr. Jackson said the pavement was part of the planning permission approved by HDC highways. Patrick Grace said a drain has been covered up by the

new pavement and the flow of water now comes down the hill (Cllr. Jackson asked him for a photo to evidence the problem – which he agreed to provide). Cllr. Jenny Radley said with regard to the Redfields/A287 Junction Study -she had asked for the May meeting over a year ago and it had finally happened. She had wanted an open and honest discussion on what the real options were and she has asked for feedback from the parish councils. There was £1,088,000 S106 in the contribution pot of money for this junction. Some money has been used in recent years for the low cost safety improvement measures but she thinks all will agree there is a major capacity problem and a perceived safety problem. If we do not identify use of the clawback money £340k will be returned to the developer by September 2013. She would like some of the schemes identified by parish councils to use that money and will still continue to have dialogue with the officers to try to identify further options for measures at the junction. There will be further information on the Pilcot Road footway coming forward and Crondall Road measures will be considered. With regard to the Brokle Close green area she had followed this up as the land in question is owned by Hart District Council. In addition she looked forward to the comments of the Council on the Transport Statement Consultation document. Brian White was asked what the width of the widest farm vehicle was and he stated these were up to 14'6" to 15' wide. The Chairman then resumed the meeting and brought forward items 12.3 and 12.4 next but these will be reported on in agenda order.

**Min. 087/12 FINANCE**

The RFO presented cheques for signature and the notes of April and May Finance meetings were circulated. Year end accounts have been sent off and Members have had the report from Phil du Gay (Hon. Auditor). Cllr. Jackson asked that he be given any approved public Finance Committee minutes that were not already on the web.

**Min. 088/12 PLANNING**

**(i) Trees Report**

Cllr. Crawley – nothing to report.

**(ii) Report of the Planning Committee**

Cllr. Jackson spoke to his report and responded to questions. There has been a long running issue with proposals for Pilcot House but eventually permission for 2 houses in the back garden was granted and then the applicant came forward wishing to put a big extension on the front of it which was turned down by Hart. The extra 57 dwellings on Edenbrook is still ongoing. Redfields Garden Centre footprint remains the same but the outline has been changed. He expressed his thanks to Cllr. Ashton for deputising in his absence. Cllr. Radley said she was not aware of any implications to deny the school on QEB site as a result of the refusal of the additional 100 dwellings application. She did have concerns about the number of primary school places on the QEB site and felt that a 3-form entry school, as was proposed, would not be large enough. Cllr. Jackson said there were two issues – the site of the school in relation to where the children are coming from and the traffic implications. Debate took place on where the funds were held and the possibility of “free” school coming forward.

**RESOLVED: The Report of the Planning Committee was accepted.**

**Min. 089/12 HART DISTRICT TRANSPORT STATEMENT CONSULTATION**

The Chairman asked Members for their views. Cllr. Jackson said he had looked at the Local Transport Plan on the web and noted the paragraph which talked about congestion and the need to improve the highway network. Cllr. Radley said L96 mentioned the Redfields Lane/A287 junction and there were other schemes which she was unclear about and had asked for clarification from officers – it was extremely important that Councillors make comments. Members agreed to study the document and formulate a view for the July meeting.

**Min. 090/12 LOCAL DEVELOPMENT FRAMEWORK**

Cllr. Watt requested that this be on the Agenda until the matter is settled. Other than that the timetable has slipped the Chairman did not believe there was anything further to report at this moment in time. The Surrey County Council traffic assessment had been circulated. Cllr. Watt said he believed that we were awaiting the outcome of the HDC Cabinet meeting. Cllr. Radley said more LDF Strategy Group meetings were planned. Cllr. Crawley asked whether these reports had been seen by others. Cllr. Radley said the minutes of these meetings are made public and are considered at the HDC Cabinet meetings. Cllr. Jackson asked about the Surrey County Council study and were there any headlines. Cllr. Watt said it covers a wide brief but does not go down to specifics. Cllr. Watt said he would send a synopsis to all Members. It looks as though the Local Development Framework will be going out for consultation in September. Cllr. Watt said he had received a letter from two senior Hart Councillors saying that the letters and comments received post the former consultation would now be taken into account. Berkley

Homes offer of a meeting (regarding Grove Farm site) requires the attendance of an Officer and whatever Members views are these are not pre-determining any views at a later date when other information is taken on board. Cllr.Watt felt it would be premature if we went ahead with such a meeting prior to the Council making a decision. Cllr. Jackson did not agree and said pre-applications were only an introductory briefing on initial thoughts by the developer. The Chairman said it was worth finding out what any potential developer is proposing for our patch. The Chairman will advise of the date and time and either Carol or Angela should be asked to be present.

**Min. 091/12 LEA GREEN PLAY AREA**

The Chairman said we were looking to replace the equipment. The Clerk has found out that part of the land has been transferred to Fleet Town Council and she wondered whether this Council would be willing to acquire the remainder of the land. Clerk to ask Fleet Town Council if we could share the cost of grass cutting with them. Find out the cost of grass cutting at the moment. Cllrs. Jackson and Watt to get together to discuss the potential for an on line survey. Clerk has emailed Fleet Town Council regarding the possibility of joint funding some items of equipment. In addition she has sourced teenage/adult exercise play equipment.

**Min. 092/12 UPDATES ON HIGHWAY & FOOTPATH MATTERS**

**(i) SID Data**

The Chairman has no further SID data yet. The cycle of sites is shortly finishing and it was agreed that the contractor be asked to start again from the first list.

**RESOLVED: Contract to be renewed and routes to be from the start of the cycle.**

**(ii) Crondall Road (Safety Measures)**

Cllr. Watt had circulated his report of the 23 May meeting. He had agreed to work with the HCC engineer to assist with the next stage of his scheme and to walk the road with him and Members of CRAG. They wish to take into account all concerns raised. The timescale is likely to be within the next 4 months to arrive at a scheme for consultation. Cllr.Radley said she believed that was when the consultant should be appointed - a plan would take longer to be identified and then be put out for consultation. Cllr. Jackson said he was pleased to learn that the trial outcome was in the hands of the new engineer and he said that the buildouts which had been installed then were on the only possible sites and since they were rejected last time we should not be going over the same old ground again. The Chairman endorsed the comments of Cllr. Watt and Cllr. Jackson. Cllr.Jackson said a further aspect was the positioning of the 40mph and 30mph speed limits to the south of the canal on Crondall Road – we had been rebuffed previously and he would like us to press hard to get this revisited in the new scheme. Cllr. Watt said it was thought that the “introduction to the village” be sited on 30mph rather than the 40mph limit. Cllr. Crawley said had we seen what was being proposed and was told that Highways engineers were working on proposals as a result of all the ideas input from Crondall Road Action Group and this Council.

**(iii) Pilcot Road (Footway)**

The Chairman said we had heard from Cllr. Radley that this was progressing. Cllr. Radley said she had a meeting two weeks ago and Tais Retore (HCC Officer) would be coming to the July meeting but in the meantime Tais wanted to have a meeting with one or two councillors to go through what was proposed. Officers are still pushing for the wide footway and blacktop. Cllr. Radley has also enquired about other footpath material possibilities. The Chairman, Cllrs Watt and Jackson and the Clerk agreed to attend the proposed meeting at Hook offices.

**(iv) A287/Redfields Lane junction**

Cllr. Ney had circulated his report to all Members but was invited to update the meeting tonight. Cllr. Ney said a study of accidents had shown that there was a significant drop in numbers as a result of the recent measures introduced. The main concern that this was a dangerous junction had resulted in the contribution of S106 money originally. Cllr. Ney said that projections have shown that in a few years time the traffic along the A287 will be a constant flow with no opportunity to join it because there would be no gaps. He understands that there is around £3m available. He believes the costings from HCC are high and he understands that £2.5m is needed for various schemes. With the increasing traffic flows HCC will eventually have to close the right turn from Redfields lane. The worry of this Council is that traffic will increase through the village and ultimately through Crondall Road. He believes it is our last opportunity to get the roundabout. It will not get any better – the idea that it is a bad junction so it will prevent development is a fallacy. Cllr. Ney proposed that this Council support the other local councils and force HCC to fund one of the schemes for a roundabout and reject Cllr. Radley’s proposals. The Chairman read to the meeting the email which Cllr. Radley had sent and this had invited the views of the councils as to how the money should be spent. Crondall Road and Pilcot footway were only a

small amount of the money and he doesn't want it distributed around north Hampshire. Cllr. Jackson said he believed there was around £3m from QEB for various schemes but only a small amount of that is unallocated. Crondall Road proposals are probably only in the region of £50k. Pilcot Road is one he has concerns about where the costs are very high. Both schemes might total around £300k and there is the need to spend the S106 £340K in a short timeframe rather than lose it by its being returned to the developer. If we hold it as a reserve for Redfields Lane we may lose it. Cllr. Crawley asked what did the other councils have in mind for the use of the money. The Chairman clarified how the £3m from QEB was allocated – a working group of Hart Members and the County Councillor were tasked with this project. The Chairman said that Cllr. Ney proposed that we pursue the roundabout option but he pointed out that we would need to accept that £340k be returned to the developer if there is not an accepted scheme on the table before September of 2013. With regard to the questions raised by Chris Norn of Crondall Parish Council (following on from the meeting in Hart) – officers had not yet responded. £2.4m to £2.8m costs were mooted by him but these do not include land costs nor landscaping which would add a further £2m plus bringing it up to the £5m cost. £1m of the QEB money has already been earmarked. Cllr. Radley said HCC had not supported the QEB development giving funding to improvements at Redfields Lane/A287 junction. She updated Members of what had come out of a sub-committee meeting of Ewshot Parish Council but she could not speak for what decision might come out of its meeting tonight. She did not believe that this Parish Council should be pre-judging what other councils might decide. Cllr. Crawley asked what might happen to the money remaining in the Zebon Copse S106 money – would other parishes chip away at it. Cllr. Radley said she did not know of any major schemes from other councils – this Council was the only one with schemes she was aware of. Cllr. Jackson asked if there was any idea of the stipulation on the spend of S106 money and Cllr. Radley read him the answer. With regard to the two months timeframe – Cllr. Radley said that this was decided in order to permit parish councils to fully debate and understand the issues. Cllr. Watt asked about the “no right turn” – he understood that this had been rejected – Cllr. Radley said she needed all the parishes to respond as to whether they rejected this. Cllr. Ney proposed that this Council support the continuation to pursue the roundabout option. Some debate then took place. The Chairman advised that the level of traffic would now have to be considered when deciding the strategic sites for development and he has been at a number of meetings where this is part of the Planning Policy Team strategy. The whole reason for the Transport Assessment was to enable traffic impact to be part of the Local Plan document. Cllr. Ney said he was pleased that so many residents were present as if his proposal was not supported they would see a no right turn imposed upon them. Cllr. Ney then read out his motion to reject Cllr. Radley's suggestion to abandon the roundabout options in the Redfields Lane Study. A vote was taken and the Motion was lost. Cllr. Radley challenged the wording as she had put forward a raft of suggestions for consideration – not just one - and she would like this minuted for the record.

(Post Meeting note: Cllr. Radley's email is attached to these Minutes for clarification of what she had emailed the relevant Parish Councils.)

Members then returned to the question of whether to support a “Left turn only - No right turn” restriction on Redfields Lane/A287 junction. It was proposed by Cllr. Jackson that this Council strongly objects to any suggestion to restrict right turns out of and into Redfields Lane. This was carried.

**RESOLVED: This Council strongly objects to any suggestion that HCC impose a “Right turn out of and into the Redfields Lane/A287 junction on the grounds that such a restriction would force more traffic through Crookham Village and Crondall Road.**

The Chairman asked whether Members wished to pursue the rest of the options tonight or to wait and see what the other parishes bring forward. Cllr. Jackson proposed that this Council continue strongly to seek to improve traffic flows through the Redfields Lane/A287 junction notwithstanding the current financial implications. This was carried with two abstentions.

**RESOLVED: This Council continue to lobby HCC to seek to improve traffic flows through the Redfields Lane/A287 junction, notwithstanding the current financial implications.**

Cllr. Jackson said that given we have been told that the £340k will be lost if not spent quickly we would rather that identified schemes be used for this. Cllr. Jackson proposed that we advise HCC that, rather than return the £340k to the developer, our preference is it be spent on local schemes currently in progress; preferably Crondall Road and Pilcot Footway and any surplus is used locally. This was carried.

**RESOLVED: Advise HCC that, rather than return the £340k to the developer, this Council supports the funding of local schemes currently in progress; preferably Crondall Road and**

**Pilcot Road Footway; which can be realised with the timeframe and any surplus to be spend on local schemes.**

**(v) F/p 5 (Drainage Improvements)**

Mr. Hirst confirmed he would be tasking his contractor to follow through on this in the near future.

**Min. 093/12 ZEBON COPSE CENTRE & ADJACENT AMENITIES**

**(i) Report from Centre Manager**

Report tabled. Maintenance on field will start tomorrow. Written brief is needed for the emergency contacts. Main utilities key will be in the key press.

**(ii) Play Areas (exception reports)**

None.

**(iii) Car park extension update**

The Clerk has requested Andrew McCallan to invite tenders but these have not yet been received.

**Min. 094/12 INFORMATION SHARING AND AGENDA ITEMS FOR NEXT MEETING**

HDAPC AGM Meeting in July

1<sup>st</sup> July ZC Fete – Robert will bring his bbq to the fete to complement the one from Brian.

Peter has a couple in his garage as back up.

(Post meeting note: Brian is now able to offer the two bbqs)

The parish Council offer to fund the children craft workshop has to be in abeyance – the facilitator could not get insurance – hold and ask for double next year.

Grass cutting – Philip wants on agenda for next meeting – he was concerned that the balancing pond would not work in the event of flooding. Cllr. Radley gave an update on Brokle Close – she has a meeting with officers to look at the site on Thursday afternoon. She will raise with them why the grass cutting has not taken place.

**DATES FOR 2012 MEETINGS**

WI HALL

ZEBON COPSE CENTRE

3 September

2 July

1 October

5 November

3 December

The meeting closed at 10.25pm

Appendix to CVPC Mins 11 June 2012  
Content of Email from Cllr. Radley

Dear Clerks and Parish Council members,

Thank you all very much indeed for sending representatives to the meeting with HCC Transport and Highways Officers and highways consultant on 23rd May, and I hope that they found it useful and I trust that they have had time to take in the information.

I would certainly welcome any feedback that you would like to send through to me and the officers, with particular regard to the Redfields Lane Study, so that we can plan a way forward.

Helen Merrills will be collating the responses and her e-mail address is:

[helen.merrills@hants.gov.uk](mailto:helen.merrills@hants.gov.uk)

As you will know the study report that we were sent last year has now been completed following the 3 year road accident survey and at present there is no indication, based on accident evidence, that this junction warrants further major safety works. It appears that the low cost safety measures that have been installed in recent years has made significant improvements to reduce traffic accidents at this junction.

However, as we all know, the traffic congestion problem and perception of increased accident risk are still very much a major concern to local people.

At the meeting we discussed the contribution pot of just over £1 million for 'highways improvements at the Redfields Lane/A287 junction, or other such in lieu', that has been accrued over the past 21 years, mainly from development within Zebon Copse, which is within Crookham Village Parish Council area or immediately adjacent to it. As you can see from the contribution list there are 2 amounts totalling to almost £340,000 of that money, that is likely to be reclaimed by the developers if a suitable highways scheme(s) is(are) not agreed soon.

It is clear that the amount of contribution money is far short of any amount to provide any of the 5 options for major junction improvements as illustrated in the Redfields Lane Study. Although the costs of the various options are shown as between £2.48 million and £2.8 million (at 2010 prices), this does not include the land take, utilities and full costs of mitigation with regard to ecology, etc, which is said to boost the costs to well over £5 million. There is no indication of where the extra money will come from, and the only recommendation from the consultants who have written this report was for low cost options to reduce the Redfields Lane junction to left-turn only, which does not seem to have any support at all.

We also discussed the next phase for Crondall Road traffic calming scheme which seemed to have general support, as this road is taking much more traffic than before and that is likely to increase further. Traffic calming measures so far installed have had no effect on traffic calming and further work is necessary.

Ideas including average speed cameras were mentioned, which may be worth further consideration, but may not be suitable for effective traffic speed enforcement on Crondall Road itself due to the various speeds that vehicles will take along this road. Average speed control would be effective along roads where speed is generally consistent, and could probably be considered along the A287, for example. The highway contractor said that he was willing to work with the Parish Council and the Crondall Road Action Group to come up with a more detailed plan.

So it seems the first question to you all is whether the amount of contribution money that is to be reclaimed should be identified for other suitable local schemes that can be related to mitigation of impact from congestion at Redfields Lane junction. Rather than lose that part of the contribution money and have nothing to show for it, would it be acceptable to your parish councils to use that amount to pay for the highways improvements schemes for Crondall Road traffic calming and possibly for the Pilcot Road foot-way and maybe any other scheme that may help to mitigate local traffic impact?

That should help to allow a bit more time to decide if we agree to retain the remaining money for future improvements at Redfields Lane /A287 junction or other works that would help to relieve congestion at that junction. Or to decide whether to use the remaining money on other important mitigation works that would help to control and mitigate the impact of more traffic on nearby local roads which would be used instead of the Redfields Lane route? If so, does your parish council wish to suggest some suitable ideas that can be investigated?

So to summarise, I would very much like your parish councils to let me know whether they:

- Support the retention of all the Redfields Lane/A298 junction improvement contributions pot for yet to be decided major highways works?
- Support the recommendation for the 'left turn only' schemes at the Redfields Lane junction, which is currently affordable?
- Would prefer to use part of the contribution that is likely to be re-claimed by the developers for other local mitigating highways schemes, such as traffic calming on Crondall Road and/or Pilcot Road foot-way or other schemes yet to be investigated? If so what schemes would your council suggest?
- Ask for further work to be done to explore traffic control improvements at the Redfields Lane/A287 junction or other nearby works that should help improve capacity/safety at that junction?
- Use all the contribution money for other local highway improvements to mitigate the impact of increasing congestion at the Redfields Lane junction.
- Have any other comments or ideas that you would like to make.

Some of the contribution money, that was to be reclaimed in Feb 2012, has been used towards feasibility work on the Pilcot Road foot-way scheme, the other amount will be reclaimed in Sept 2013, so a decision needs to be set in motion soon to use that money.

I am determined that there must be some benefit to be had from the contribution pot and that money is not lost back to the developer. We know that new schemes take time to progress, so I hope that we can agree to some positive outcomes.

I am not giving up on further ways to improve capacity at Redfields Lane junction either, the problem is to find a scheme that is effective and affordable. There may be other measures that can be used along the A287 that would help to allow traffic to join or cross the flow of traffic, which seems to be the main problem. As I say any ideas or suggestions would be very welcome.

Please do get back to me if this is not clear or if you have any questions.

I would be grateful if you would let me know when you hold your Parish Council meetings to discuss this matter and if it would help for me to attend, which I would be happy to do if I am available.

With best regards,  
Jenny.