

These are the unadopted Crookham Village Parish Council Minutes of the Meeting of 2 September 2013 held in the ZEBON COPSE CENTRE, DANVERS DRIVE, ZEBON COPSE. Please refer to the Minutes of the October 2013 meeting for any amendments.

Present: Cllr. Simon Ambler (Chairman)  
Cllr. Julia Ambler  
Cllr. Philip Ashton  
Cllr. Peter Crawley  
Cllr. Wendy Makepeace-Browne  
Cllr. David Jackson  
Mrs. Angela Sayers (RFO)  
Mrs. Carol Leversha (Clerk)

In attendance: County Cllr. John Bennison, Ward Cllrs. Tony Clarke & Jenny Radley, Brian Whyatt and Mr & Mrs Michael White and Judy Johnson.

**MIN. 131/13 APOLOGIES FOR ABSENCE**

Apologies from Cllr. Chris Simmons.

**MIN. 132/13 CHAIRMAN'S ANNOUNCEMENTS**

None.

**MIN. 133/13 MINS OF THE MEETING OF 1 JULY 2013**

**RESOLVED: Mins. 114/13 to 130/13 were agreed and signed by the Chairman.**

**MIN. 134/13 DECLARATIONS OF INTEREST IN ANY MATTER ON THE AGENDA**

None declared.

**MIN. 135/13 DELEGATION OF DISPENSATION TO THE PROPER OFFICER (CLERK)**

None required.

**MIN. 136/13 CONSIDER CRIME & DISORDER IMPLICATIONS**

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

**MIN. 137/13 PUBLIC PARTICIPATION (maximum of 3 minutes per speaker).**

The Chairman requested permission to adjourn the meeting for public participation.

Michael White said Hancocks Farm have not yet received the Crondall Road letter regarding the traffic calming proposals. Brian Whyatt said that was down to him and he would be delivering one in due course. The Chairman said he would invite Brian Whyatt to speak on the Speedwatch item at the point it comes up on the Agenda.

The Chairman then reconvened the meeting.

**MIN. 138/13 CO-OPTION TO FILL COUNCILLOR VACANCIES**

Mrs. Judy Johnson had expressed an interest in filling the vacancy for a Ward Councillor for the village and Members had all had sight of her CV. The Chairman invited nominations and Cllr. Wendy-Makepeace Browne proposed and Cllr. Jackson seconded the nomination. The Chairman asked if she would like to say a few words and Mrs. Johnson expressed her interest in serving the community and becoming more involved in what was happening. A vote was taken and all were in favour.

**RESOLVED: Mrs. Judy Johnson was duly co-opted to the Parish Council as a Ward Cllr for Crookham Village and signed her declaration of acceptance of office.**

**MIN. 139/13 NEIGHBOURHOOD PLAN**

Cllr. Wendy-Makepeace Browne spoke to this matter and was invited to update Members on how things have changed since the Localism Act – her report is Appended to these Minutes. Cllr. Jackson said the Hart Plan is really vague at the moment and the pressure is on them to build up the houses to 2026. Our share of new build was in the 20's up to 2026. If what is being looked at now comes forward that is most of our share so we are proposing to spend time and money on small numbers. We know we are threatened by developers whilst Hart gets it act together and it is likely that developers will try to put in more than the number of houses we want. Additionally we are likely to be overtaken by events and at this stage he thinks we should not do it. Because it has to fit in with the local policies we cannot drive Hart to do it. Cllr. Makepeace-Browne said all the reasons he raised is why we should do something now and if we have something in place it supersedes Hart's plan. The question was asked if Cllr. Makepeace-Browne had in mind a timetable bearing in mind a referendum is required. Cllr. Makepeace-Browne said we do have to take building and development but if we take control – if the Hart number is 500 for the rural areas of which Crookham Village is around 30 and we had a Neighbourhood Plan they couldn't be doing it to us because it would not be what our plan would say. Who knows what is coming in the

next 15 years and the numbers are greater than the current population. We have money coming in and there are other funds – Cllr. Makepeace-Browne said she was willing take responsibility for getting it done. Cllr. Jackson asked were we absolutely certain we cannot be trumped by Hart. SHMA (Strategic Housing Market Assessment) figures are a lot higher than are being aimed at in the Local Plan because the Local Plan has all the Special Protection Area restrictions. If we go with the SHMA figures our share will be higher. It was pointed out that the parish is split and the only part of the parish which is rural is the village. The proposal to put more housing into urban areas was rejected and consequently the 500 figure came forward for the rural areas. The Chairman said there is a lot to be done as the Neighbourhood Plan has to go forward against the Local Plan and the National Planning Policy Framework and we have a referendum and an independent examination. Cllr. Jackson said current guidance from our refreshed Parish Plan is no more development. The Chairman said his view was what value does this actually have and he suggested we have a meeting with Daryl Phillips (HDC Officer) and invite any Member with an interest to come along. Cllr. Crawley said he believed the Plan would be changed by Government again and where does our seniority rank against that. The Chairman said that those authorities which had their Local Plans accepted were secure as Government could not bump up the figures. Under current legislation if you have a 15 year plan signed off by the Inspector then it stands in law. Cllr. Johnson said it seemed to her that speed is of the essence. Cllr. Jackson said we need the answers to the strategic issues we have talked about tonight and then we can go ahead and talk to the relevant parties. This is primarily designed at framing development for a community. He thinks the proposal is that we get answers to the questions.

**RESOLVED:** Members accepted that Cllr. Wendy Makepeace-Browne be the lead officer on exploring the opportunity to produce a Neighbourhood Plan.

**MIN. 140/13 WAR MEMORIAL INSCRIPTION**

Members were copied into correspondence in relation to this item. Cllr. Jackson had looked at the Memorial and said he would be pleased if we were to put a second place to show the names of the dead of this parish. Cllr. Makepeace-Browne said it should read “For King and Country” not “For the King & Country”. In principle Members were supportive but it was agreed that this item would be deferred to the next meeting in order to get more background information from Church Crookham Parish Council. ACTION CAROL

**MIN. 141/13 LOCAL LETTINGS PLAN & AFFORDABLE HOUSING WITHIN THE PARISH**

Members were all in receipt of a draft document. There was some confusion about the definition of “adult sharers” but it was thought that this might form the basis for the first chapter of the Neighbourhood Plan. Cllr. Jackson said he would support this for the needs of our residents outside of a Rural Exception Scheme and this seems to provide the framework for that. The Chairman said he would not support this because of his knowledge that Hart had a well thought out policy with regard to “lettings”. A vote was taken and 4 in favour – 1 abstention and 1 against. It was agreed that this was something which should be shared with other parishes via the HDAPTC meetings.

**RESOLVED: Request Hart to accept this document as a “policy” for the allocation of affordable housing within the Parish and lobby our Ward Cllrs to support us in this endeavour.**

**MIN. 142/13 FINANCE**

**(i) Report of Responsible Finance Officer**

Cheques were presented for signature and the Annual Return was presented to the Members with no adverse comments from the Auditors. The RFO said it needed to be Minuted that Members accepted the findings of the Auditors. The document was then circulated round the table.

**RESOLVED: Members confirmed acceptance of the Annual Return from the Auditor.**

The RFO drew Members attention to the Grant from Government to Hart which Hart had decided to share out across the Parish Councils. As a consequence we received £1150 more than anticipated. Citizens Advice Bureau (CAB) had sent a letter asking for financial help but this had been received after the budget had been set. Members had been minded to pass that money on to CAB and to invite a representative of CAB to a meeting prior to the budget setting meeting to explain its work.

**RESOLVED: The sum of £1150 be paid to CAB.**

- (ii) **Request for Sponsorship Fleet & District Festival (Christmas)**  
The Chairman said this is now going ahead and the organisers are trying to involve surrounding parishes – there was talk of moving to a Saturday but it is now going back to November (from December) and they have a small amount of money to fund it (hundreds) but they need £7500. Fleet is putting in £1500 cash and £1500 in kind. The costs are for road closures; security, administration etc. Members debated this and because it is not a budget item - they would like more background information in relation to the outlay. In principle Members are supportive of the request.
- (iii) **Request to use ZCC Meeting (foc) for Almshouse Trust & CCF Welfare Trust Meetings**  
Cllr. Makepeace-Browne said she had met with both Trusts to which she was appointed and thought it would be nice to offer them free of charge use of the Centre meeting room for the few meetings a year that are held. Cllr. Makepeace-Browne also asked if we could support them financially by way of Grant. As they have never sought a Grant from this Council Cllr. Makepeace-Browne was asked to quietly sound out the Trusts regarding the need for funds and come back to the budget meeting with a proposal.
- (iv) **Request to use ZCC Hall for AGM of HDAPTC (foc) for AGM 8 July 2014**  
Cllr. Makepeace-Browne asked if we could offer the earlier date they have still not had an offer of a venue for.  
**RESOLVED: Offer HDAPTC the use of a ZCC Hall for a date of its choosing if available.**

**MIN. 143/13 PLANNING**

**(i) Trees Report**

Cllr. Crawley said there had been one proposal to fell a couple of trees in Nether Vell-Mead and replace with smaller ones and he feels this is acceptable.

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

Cllr. Jackson spoke to the Planning Cttee report and responded to questions. He said it covers two months as we do not meet in August. He briefed Members with regard to the 330 dwellings proposed for the remaining length of Watery Lane and the area behind St. Nicholas School and the remaining land across to Crondall Road being a SANG. We need to feed into that with regard to S106/CIL contributions and as to what happens with this Community Centre. Berkeley Homes are doing an ecological survey north of Netherhouse Copse – Clerk to get a map from Berkeley of the area being covered

**RESOLVED: The report of the Planning Cttee was accepted.**

**(iii) Update on Housing Survey**

The Housing Survey had been circulated to Members and was in the process of being finalised and posted out to all properties in the Parish.

**(iv) Update on Vortal, CVA & Faceit meeting regarding Tudgey's Nursery Site**

Cllr. Makepeace-Browne said there is no plan yet on the table. Account is being taken of what CVA and Faceit representatives are requesting. Members expressed concern that there was no desire for a play area for the new build and Members ask Cllr. Makepeace-Browne to request they consider a toddlers play area and it would be expected that its maintenance would rest with the parish council. Cllr. Makepeace-Browne to take this concern back to the table. Cllr. Jackson thanked her for handling it so well as the Parish Council Observer.

**MIN. 144/13 LEA GREEN PLAY AREA**

Clerk had met on site with representative of Proludic and a plan has been drawn up for Members views. It incorporates equipment for disabled young people as well as for older children. In relation to the possible build at Tudgeys bids are needed for S106/CIL money and it is understood that there is £100k coming specifically to this Council from Mr. Southall (owner of Tudgeys Nursery). However, Members stressed that the Lea Green play area will not serve the needs of residents from the Tudgeys site.

**MIN. 145/13 ACQUISITION OF LEA GREEN**

**(i) Lease update**

The Lease was agreed and the transfer was approved by the Cabinet Member of Hart District Council but was subsequently "called in" and the outcome will not now be known until October/November. The Chairman said he believed this had now been withdrawn and would be re-worded and re-submitted.

**(ii) Upgrade to path across Lea Green by HDC**

The Clerk had a site meeting with a company called Kinch and had followed this up with emails and telephone calls but despite actually speaking with the contractor nothing has come through

as an estimate. His verbal costing was around £2.5K and HDC had agreed to up its contribution to £2k. Members were minded to accept the £2k and get on and get the work done prior to the Lease signing as the path serves the needs of residents of the Parish as well as those of Fleet Town Council. The Clerk was instructed to seek other estimates and add in getting the path to the new play area as part of the upgrade since it is known where the entry gate is to be located.

**RESOLVED: Accept the £2k offered by Hart if estimates come in at around the figure of the verbal quote.**

**MIN. 146/13 UPDATES ON HIGHWAY & FOOTPATH MATTERS**

**(i) SID Data & Speedwatch**

Brian Whyatt unfortunately had to leave before updating Members. Members had been forwarded the emails relating to Speedwatch and the vehicles "clocked".

**(ii) Crondall Road**

Letter drop has gone to every property in the Ward of Crookham Village. Meeting will take place at the WI Hall on 11 September from 6 pm to 8 pm to present the three schemes which were offered. Cllr. Jackson said there is a plan to dig up Crondall Road to lay underground electricity cables – these will go across the fields and end up on the north side of the Basinstoke Canal at Crondall Road and starts from Hitches Lane.

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

Update awaited from HCC officers. Cllr. Bennison was given a short update on what had transpired under his predecessor (Cllr. Jenny Radley) and asked to follow up with HCC officers.

**(iv) F/p 5**

Clerk advised that John Hirst has confirmed contact made and we now await an update from Matthew Beal (HCC Officer). Cllr. Bennison said Mr. Needham had contacted him and he has contacted Matthew Beal to try and sort it out. Mr. Needham had other ideas as to the surface to be put down. Cllr. Jackson said we should spread the opinions wider than just the two landowners as there are a lot of people who cannot use this path during a wet winter.

**(v) F/p 1 – Ditch clearance**

Cllr. Jackson asked permission to use the Payback team for a clear-up of the ditch and for the purchase of some plastic bags to put the waste into – disposal can then be via the HWRC. Cllr. Makepeace-Browne asked if we could use the Payback team for ditches on the side of the road – these are the Canal Bridge and Netherhouse Moor; there is a ditch on the corner of that road which is really overgrown. Cllr. Jackson said in principle they could be used so long as all the authorisations are in place but if we sponsor them for such work we have to provide a means of removal of the spoil. They are coming on 1 November and would like another job to fill the whole of the morning. Please advise Cllr. Jackson of other projects which would not incur costs.

**RESOLVED: Permission granted to engage with the Payback team and purchase disposal sacks.**

**MIN. 147/13 ZEBON COPSE CENTRE & ADJACENT AMENITIES**

**(i) Report from Centre Manager**

Report received. Signage for the Centre and Play Areas was debated and Members agreed that they would leave this to the staff to propose.

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

There is a gap in one pole which has been filled but the Clerk believes can be reinforced by means of a metal band.

**RESOLVED: Request a quote for a band from Primalscape Forge in Dogmersfield.**

**(iii) Working Group & Hart Football Club update**

The Chairman advised that HFC have been allocated 10 spaces for their midweek training. The Clerk will monitor tomorrow evening and the Chairman will cover for next Tuesday.

**MIN. 148/13 INFORMATION SHARING & AGENDA ITEMS FOR NEXT MEETING**

Crookham Village has reached the finals of the Village of the Year Competition and the results will be made known at a Reception on 25 September 2013 at 6pm in last year's winning village. HALC AGM in October.

Cllr. Makepeace-Browne suggested that Cllr. Johnson be permitted to do the training on Planning and she wishes to go on the Core Skills Course and is happy to book these.

Training is a budget item and therefore no formal resolution required.

The meeting closed at 10.15 pm.



## **Neighbourhood Plan Presentation Notes: 02/09/13**

The Localism Act brings the biggest change to social engineering over the past 100 years. It allows us to take control of anything we want to from schools to planning.

In 1961 CVPC totalled 164 dwellings, today we have about 1700 dwellings, which means 90% of people in the current Parish are living in houses built in the last 50 years – Development won't stop now!

Notes:

A Neighbourhood Plan (NP) has to be viable and based on the District Local Plan – we have to show 'general conformity' but ONLY with the strategic objectives of the district plan. Currently there is no measure for what 'general conformity' looks like as set down by central government! As Hart has not set its 'Strategic Policy', we can create a NP as long as we can show it as reasonable.

Once a NP is agreed by District, it becomes senior to the district plan so nobody can impose higher numbers on the parish.

We have to take our share of development based on the SHMAA figures that apply to our area. Once we accept the figure and use it, we are totally in control of what is built, when and where for our Parish for the next 15 years.

The NP can be updated annually based on the SHMAA review figures done at District level. If District do not do a review, we can do it as long as we can prove what we are proposing is reasonable. Hart do not have an up to date SHMAA. By updating the NP annually we can 'auction' the coming years building allocation and get the best community fit/contributions from land owners/developers.

A NP has seniority to Harts plan on everything from design to parking spaces for the development. Land owners would need to work to a community agenda NOT a district or political agenda now.

CIL is due to supersede Section 106 contributions as of 2015 – Hart has not set a CIL level yet therefore the specified land supply is easily argued as unviable. Once set, if the CIL level is proved to be at an unviable level this will invalidate the land supply figures. This makes Hart vulnerable so a NP will again protect CVPC from District issues. If no NP is in place the PC will get 15% of developers CIL capped at £100 per dwelling. If a NP is in place the PC will get a flat rate of 25% with no cap and no requirement to specify usage.

Developers know their stuff so they rarely lose. 75% of appeals are won. 95% of substantive schemes get passed (over 100 units) because the stakes are so high so developers put a lot of resource to getting the plans through.

Hart have to give planning resource to the PC to draw up the NP equivalent to PCs area % of the District so planning departments that are already tight for resource are not keen to push NP creation.

Central government are offering grants towards drawing up NPs at the moment so now is the time to do this.