

**MINUTES**  
of the **EXTRAORDINARY MEETING** of  
**FROYLE PARISH COUNCIL**  
held in the Village Hall, Lower Froyle,  
on Tuesday **8<sup>th</sup> April 2014** at 7.30 pm

**Present:**

<i>Parish Council:</i> Mr. D. Collingborn Mr. M. Cray Mr. I. Deans Mr. T. Goodsell Miss Gove Mr. S. Lloyd Mr. M. Wells Mr. N. Whines	<i>Clerk:</i>  <i>Others:</i> 4 members of the public Dist. Cllr. G. Watts
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**ITEM 1 APOLOGIES FOR ABSENCE** Voluntary Auditor Mr. P. Elliott

*Item 5.3.1 was taken at this point.*

**ITEM 2 MINUTES OF THE PREVIOUS MEETING**

**55 13-14** It was **RESOLVED** that the Minutes of the meeting of the Parish Council held on 10<sup>th</sup> March 2014 be accepted as a true record.

**ITEM 3 MATTERS ARISING FROM PREVIOUS MEETINGS**

**10th February 2014**

**ITEM 3 MATTER ARISING**

**17th September 2013 6.8 Other matters miscellaneous**

**Lengthsman cluster.** 494 Grayshott PC: Lengthsman scheme: HCC: there will be funding for new schemes.

**10th March 2014**

**5.3 Other Planning Matters**

**5.3.2 Lower Froyle quarry proposal.** Owners asked to give FPC a management plan for the wildlife area:

458 Miss Essenson: Biodiversity duty, details had been enclosed with the agenda.

470 Mr. Deans/Mr.& Mrs. Watkins: Quarry management docs/landscape boards.

**10th March 2014**

**5.3 Other Planning Matters**

459 EHDC Mr. Homes: Response re query on Eight dwellings with associated parking, 38-41

**Westburn Fields:** duplicate plan removed from the website to remove any ambiguity. Noted.

463 Dist Cllr Watts: Planning: **White House, Treloar site gate**, Westburn Fields, had been enclosed with the agenda. Noted.

**10th March 2014**

**ITEM 10 MATTERS RAISED BY RESIDENTS**

Queried whether there was planning permission for a gate on the corner of **Well Lane**.

487 EHDC: Response re query had been enclosed with the agenda: Well Lane Corner: replacement with an existing access. Noted.

493 EHDC: Compliance and Trees response had been enclosed with the agenda: Well Lane Corner: access: will review planning history. Noted.

*All other items had either already been reported, dealt with, pending or to be discussed below.*

## **ITEM 4 FINANCE**

### **4.1 Application for Grant**

484 Mrs. Riley: Grant application Froyle Toddler Group had been enclosed with the agenda. No previous FPC grant.

The **Clerk** was asked to suggest to Froyle Toddler Group that they review their prices.

**55 13-14** It was **RESOLVED** to make a grant of £185 to Froyle Toddler Group.

### **4.2 Appreciation of Grant**

497 Mr. Booth: Appreciation of grant for Froyle Archive enclosed with the agenda. Noted.

### **4.2 Finance Miscellaneous**

462 EHDC Mr. Tweddle: Developers contributions, details had been enclosed with the agenda. Noted. Mr. Whines reported that money had been released for the installation of solar panels on the village hall roof.

## **ITEM 5 PLANNING MATTERS**

### **5.1 Planning Applications** (previously notified to councillors)

461 **20107/067 Treloar College**, Ryebidge Lane, Upper Froyle, addition of car ports to plots 36 & 37  
Amendment to previously approved scheme 20107/061.

It was **agreed** that this application should be referred to EHDC Planning Committee.

**Mr. Deans** and **Mr. Whines** to draft letter to the Case Officer asking what process there is for applications which make changes to what had been thought a final plan, as no history of applications on the site is included.

**56 13-14** It was **RESOLVED to object** to this application citing the following reasons:

Consent was given for the Treloar site after a period of intensive and detailed consultation based on agreed guidelines. Froyle Parish Council are concerned that piecemeal revisions such as this will inevitably lead to the erosion of the quality of the agreed scheme. The proposals result in the loss of gardens, more cramped parking, constricted views through the scheme, materials of poorer quality and a dilution of the high quality design principles that informed the consent. More importantly, this will adversely impact upon the quality of the wider conservation area contrary to Policy HE4 of the EHDC Local Plan.

Froyle Parish Council note that this enlargement of dwellings will change the mix of house unit sizes within the development, making them larger and creating an imbalance for the village as a whole. This is contrary to Policy H4 of EHDC Local Plan, which requires a mix of housing types within settlement boundaries. Froyle as a village has seen a number of permissions for extensions to, and combinations of smaller properties into larger dwellings.

The displacement of the car parking spaces to the garden areas reduces the amenity space for each of the dwellings, and the potential for storage space inside the footprint of the house. The carport building is of an inferior quality to the buildings that will surround it, with a lower pitched roof in slate as opposed to steep roofs in tile. Neither of these will serve to increase the quality of the development as a whole.

Froyle Parish Council note that there is no Design & Access Statement accompanying the submission, which should describe the changes and how these remain consistent with the original design principles. FPC consider this to be an important omission from the submission as there has been no effort to explain the enlargement of the dwellings, leading us to conclude that the only motivation is to derive more floor space and therefore profit. If this application were to be approved it would set a dangerous precedent for the rest of the development where there will be similar opportunities on many of the other units.

Froyle Parish Council also note that there are discrepancies between the drawings, and one is stamped "Planning Approval". This has made them misleading and very difficult to understand.

465 **53696/009 Blundens Farm**, Ryebidge Lane, Upper Froyle, DETAILS OF LISTED BUILDING WORK TO EXISTING FARM HOUSE, REVISION OF SCHEDULE OF SUGGESTED IMPROVEMENTS UNDER 53696/004.

**57 13-14** It was **RESOLVED** to make **no comment** on this application.

472 **20107/065 Froyle House**, Ryebidge Lane, Upper Froyle TWO DWELLINGS AFTER DEMOLITION OF GARAGE/OUTBUILDING (AS AMENDED BY PLANS RECEIVED, 19 MARCH 2014).

It was **agreed** that this application should be referred to EHDC Planning Committee.

**Dist. Cllr. Watts** agreed to raise the issue of this application leading to piecemeal development re the Walled Garden, and the fact that the proposed dwelling is too prominent.

**58 13-14** It was **RESOLVED to object** to this Amended planning application citing the following reasons:

Froyle Parish Council note that plans have been revised, but feel that they have not adequately addressed FPC's concerns as set out in their original objection to the proposals. FPC would refer EHDC Planning to this document.

FPC note that the revision fails to take account of the comments of FPC and English Heritage on the original application, in that the house is too imposing on the street scene and should be set further back on the plot. FPC believes this imposition on the street scene to be detrimental to the character of the conservation area and the setting of Froyle House, contrary to Policy HE4 of EHDC Local Plan.

FPC also note that there has been no reduction in size of the units. FPC still believe the house to be too large for the plot, constrained by Cattleys to the east and an avenue of yews to the west. FPC also believe the impact on Cattleys' sunlight and privacy will be considerable and is a material consideration. EHDC Principal Conservation Officer has also commented on the mix. FPC believe the house should be smaller to comply with Policy H4 of EHDC Local Plan, which requires a mix of housing types within settlement boundaries.

FPC believe that the character of the Upper Froyle Conservation Area currently gives precedence to the historic listed buildings, which are generally set back from the road in generous fronted plots. In the context of this settlement pattern, the size and position of the proposed dwelling assumes a disproportionate prominence, which is not in keeping with the village as a whole.

Numerous amendments to the detail of the larger dwelling suggested by EHDC Principal Conservation Officer have not been incorporated in the resubmission.

FPC had no objection to the original application to convert the house as it was based on the fact that only a single 4 bed house would be built on this site, for which there was planning permission. FPC feel that this approach would be more appropriate for a new house on this site, more in keeping with the overall conservation area, and more respectful of the amenity of its neighbours.

FPC are concerned at this piecemeal increase in development of this site and urge EHDC to refuse this application.

*Mr. Whines declared an interest in the following item:*

477 **28408/008 Warren Cottage**, Froyle Road, Lower Froyle, DEMOLITION AND REPLACEMENT OF EXISTING REAR GARDEN ROOM AND ERECTION OF SIDE EXTENSION TO PROVIDE NEW UTILITY ROOM AND FENESTRATION ALTERATIONS.

**59 13-14** It was **RESOLVED** to make **no comment** on this application.

## **5.2 Results of Planning Applications** (pntc)

467 24792/008 Sunnyside, Park Lane, Lower Froyle, WEEPING WILLOW - REDUCE BY 4-5 METRES TO LEAVE A HEIGHT OF 5-6 METRES AND REMOVE TWO LOWEST BRANCHES OVER HEDGE BACK TO BOUNDARY. NO OBJECTION. Noted.

482 20107/066 Treloar College, widening access permission. Noted.

483 38697/004 Holmwood, Froyle Road, Lower Froyle, REPLACEMENT ANCILLARY BUILDING FOLLOWING DEMOLITION OF EXISTING ANCILLARY WORKSHOP. Permission. Noted.

## **5.3 Other Planning Matters**

### **5.3.1 Froyle quarry proposal.**

The owners of the former quarry presented their plans for the site:

There are planned to be two houses: one of average size and one cottage. The garage will be effectively buried. Two of the quarry buildings will remain. The owners expect to be 25% energy self-sufficient.

There will be a management plan for the nature reserve in the upper part of the quarry, with minimal disturbance but some planting of indigenous species. Scrub such as buddleia will be cleared. The soils and hydrology had been looked at. Bat, reptile and badger surveys are to be conducted before planning permission is applied for. The area will be managed, with sheep grazing, to promote calcareous grassland, and extra grassland is to be created. The area will be left to develop on its own. The management plan will cover the next ten years approximately, but would evolve. The owners would welcome volunteers to help with the management.

The owners propose 5 fixed days' public access by appointment to the nature reserve, with access at the top of the quarry.

Councillors' comments:

Access at the top of the quarry would be dangerous because there is nowhere for pedestrians to get off the narrow road to avoid traffic. The owners said they could consider making a path inside the property, ie off the road.

Rights to limited access for the public to the nature reserve area could be preserved in perpetuity by an S106 agreement.

There could be a covenant to keep the upper quarry as a nature reserve. The owners said that the area is already designated a Site of Importance for Nature Conservation. A councillor said a SINC designation may not be secure.

The owners confirmed there should be a formal management group for the reserve.

It was suggested that the proposed planting of extra trees does not fit in with the plan to preserve the area as grassland. The owners said that the trees would be indigenous and their function would be to stabilise the ground, but they would ask their ecological consultant about this.

The owners agreed that the public access could be advertised in the Village Magazine.

There were queries of the quantity of public access to the reserve. The owners suggested that special interest groups could have access above 5 days. The 5 days would be one day a month over the summer.

It was requested that the cottage should be designated as wholly ancillary to the main dwelling so that the fact that there would be more than one dwelling on the site could not be used as a reason for adding more housing. The owners said they would look into this.

### 5.3.2 Implementation of **planning conditions**

This matter was dealt with under Planning Applications, qv.

474 EHDC: Mr. Ellis FPC 20107/062 **Treloar site car parking** query response had been enclosed with the agenda. Noted.

## **ITEM 6 OTHER MATTERS** (some pntc)

### **6.1 Village hall car park:** tarmac and soakaway

Re 10.3.14 item 9: village hall car park to be tarmacked, quotations for the work, soakaway repair.

It was agreed that the concrete edge should be ground as well as tarmacked and to accept the quotation from Charles Aldred Ltd, asking them to contact the Village Hall as to when the car park would not need to be used, and to inform the Chairman of the Village Hall Management Committee. The **Clerk** to write to the other contractor who quoted to thank them for their quotation.

Discussion of soakaway deferred to next meeting.

### **6.2** 489 Cty Cllr Kemp-Gee: TAG consultation on increase in **controlled airspace** around Farnborough airport.

Mr. Deans explained that the proposed increase in controlled airspace proposed bring the base down to a level of 1500ft amsl above Froyle, giving TAG Farnborough airport more airspace than Gatwick airport. It would double the amount of Business Jets over Froyle.

Dist. Cllr. Glynis Watts said she would forward the press release from the MP. **Mr. Deans** to draft an objection letter.

## **ITEM 7 CORRESPONDENCE RECEIVED**

A list of the correspondence received since the agenda for the meeting of 10<sup>th</sup> March 2014 had been prepared had been enclosed with the agenda. Other matters, including some of which the papers were at the meeting and some had already been notified to councillors were noted below:

- 453 HCC Hampshire County Council - Review of Local Bus and Community Transport services
- 468 HALC Update: local tax support, funding
- 481 HALC Council Tax Localisation Grant Letter From the Minister of State
- 491 NALC Policy review survey
- 499 Rural Services Network Rural Sounding Board invitation

## **ITEM 8 REPORTS FROM COUNCILLORS AND OFFICERS**

Mr. Collingborn reported from EHAPTC meeting re fracking, about which information had previously been circulated, and said that HCC were keen to get the facts across to the public. There is a website with more information. Neighbouring county authorities would be consulted.

## **ITEM 9 MATTERS RAISED BY COUNCILLORS**

**9.1 WWI book:** it was **agreed** that it would not be appropriate to have a launch event, as it should be a commemoration not a celebration, and that one copy should be delivered to each house in Froyle. Mr. Whines said that the Heritage Lottery Fund would not fund it, but funds from EHDC might be available. It was **agreed** that FPC would underwrite the whole amount of the costs of the project, and **Mr. Cray** agreed to let Mr. and Mrs. Booth know.

**9.2** It was **agreed** that there should be a presentation to Mr. and Mrs. Booth to thank them for their work creating and running the **Meeting Place**.

**9.3** Mr. Cray reported that a glazier is awaited for the **Football Hut windows**. **9.4** Mr. Whines showed the area that the **Millennium Map** would cover: up to Long Sutton, Well, Bentley Station etc., and the footpaths, and suggested a footpath from the War Memorial to the public footpath.

## **ITEM 10 MATTERS RAISED BY RESIDENTS**

**10.1** A resident had reported that a meeting with the Nicolas James Group regarding the Village **Shop** had not materialised, and that the organisers were no longer able to take it on. The **Clerk** to write to them, and their husbands, who had helped, thanking them. Ms. Essenson to be asked whether she would organise this.

**10.2** A resident asked that more information from the parish council be included in the **Village Magazine**.

**10.3** A resident had reported that **access to Froyle Place** via Gid Lane is being considered by the Nicolas James Group involving changing the junction with the A31, but councillors said it would be unacceptable because there would be no room as there is an old wall by the A31, Gid Lane would have to be widened, that it would increase pressure to park on the field, but it would remove traffic through Upper Froyle

## **ITEM 11 MATTERS FOR REPORTING IN VILLAGE MAGAZINE**

Planning matters: **Mr. Deans** to provide notes for **Mr. Wells** who will compose the entry.  
TAG Farnborough airport: **Mr. Deans**

## **ITEM 12 DATE OF NEXT MEETING**

ANNUAL PARISH MEETING 23rd April 2014 (Wednesday)  
AGM PC 12th May 2014 (Monday)

The meeting closed at 10.00 pm.

Date.....

Chairman.....

