

Chairman

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Bentley
PARISH COUNCIL

Agenda

You are summoned to attend the

MEETING of Bentley Parish Council

Monday 8th January 2024 at 7.30pm at Bentley Memorial Hall

Item

01/24/01 **To receive and approve apologies for absence.**

01/24/02 **To approve the Minutes from the Parish Council meeting held on Monday 13th November 2023.**
(Annex 1).

01/24/03 **To receive declarations of interest from Members**
Councillors are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in an item of business on the agenda no later than when that item is reached. Unless dispensation had been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. Councillors are reminded that they must withdraw from the room when the meeting discusses and votes on that matter.

01/24/04 **The Public Session:**
Members of the public may make representations, answer questions, and give evidence at a meeting in respect to items on the agenda.

- The period of time designated for public participation at a meeting shall not exceed **10 minutes** unless directed by the Chairman of the meeting.
- Members of the public shall not speak for more than **3 minutes** unless directed by the Chairman of the meeting.

Please inform the Clerk at least three days prior to the meeting providing any relevant paperwork for the Council if you wish to participate during this session.
The Council undertakes to listen to the speaker and may ask questions of clarification; they are not required to answer questions raised during the same meeting.

01/24/05 **To receive an update of the drainage situation on the Rec [Cllr Derrett].**

01/24/06 **To receive an update on the Neighbourhood Plan [Cllr Mace].**

01/24/07 **To receive an update on the extinguishment of Footpath 30 & 31 [Cllr Fuller].**

01/24/08 **Signing of Recreation Ground lease with BACSC.**

01/24/09

Tree, Planning & Development Applications [Cllr Mace]:

To consider planning policies, applications and appeals received and resolve to submit comments where appropriate. Please note that any applications received following the issue of this Agenda will be considered.

- a) **Proposal:** Lawful development certificate proposed - to demolish existing garage outbuilding and replace with and new garage outbuilding to incorporate a home office and wc
Site Address: Well Cottage, Church Lane, Bentley, Farnham, GU10 5NA
Case No: 31469/006
Land Parcel Reference No: 43975
Comments date: 12th January 2024
[Website Link](#)

To RATIFY the following comments submitted outside of the meeting:

- b) **Proposal:** Removal of condition 2 of planning permission 50354/017 to allow removal of restrictive occupancy condition.
Site Address: Coldrey Farm House, Froyle Road, Lower Froyle, Alton, GU34 4ND
Case No: 50354/025
Comments: Bentley Parish Council are supportive of this application to remove the condition imposed when the original planning permission was granted to convert the stables into living accommodation. For reference the condition was: *“occupation of the dwelling hereby permitted shall be restricted to use as staff accommodation or as ancillary accommodation in connection with the existing dwelling at the site from which it shall not be let, sold separately or severed”*.
We note the following:
- The converted stable already functions as an independent 4/5 bedroom dwelling, with its own parking and associated land;
 - Since the original permission was granted for the conversion of the stable, there has been another planning permission granted on land adjacent to the stables dwelling itself for the conversion and restoration of the Hopkin to form a two-storey dwelling (reference: 57559, Feb 2019) and that consent did not include any restrictive condition in relation to the dwelling;
 - Removal of the condition seems to be in line with relevant planning policies.
- In summary, we see no harm resulting from the removal of this condition.
Decision: Support
- c) **Proposal:** Conversion of former GP Surgery to provide a pair of semi-detached dwellings together with the 3no. additional dwellings, with associated access, parking and gardens.
Site Address: Bentley Village Surgery, Hole Lane, Bentley, Farnham, GU10 5LP
Case No: 27992/004
Land Parcel Reference No: 44147
Comments : Having considered this application, Bentley Parish Council are supportive of this development. Given a choice of how this land would be used, we would have preferred the existing building to have been utilised as a community hub of sorts. However, we note that the design does make good use of the existing building and land to provide a number of 3 bedroom dwellings which should be affordable to more people seeking to live in Bentley. We are also pleased to see that a footpath will be provided along the Hole Lane frontage, linking the path at Somerset Field with the path south of the surgery building.
Decision: Support
- d) **Proposal:** Planning in Principle application - Up to 3 dwellings on Land at Rectory Lane, Bentley, Farnham. (Description amended 04/12/2023)
Site Address: Land East of, Rectory Lane, Bentley, Farnham
Case No: 55795/002
Notification of Amendment
Comments: Bentley Parish Council objects to this Planning in Principle application for up to 3 dwellings on similar grounds as our objection to the Planning in Principle application made for 4 dwellings. In summary, our objection is based on these points:

- 1) Settlement Policy Boundary (SPB) - The site falls outside the Bentley Settlement Policy Boundary and is contrary to policy CP19 of the JCS (including the Bentley Neighbourhood Plan);
 - 2) Housing numbers - Over the lifetime of this Local Plan Bentley has already grown by just under 30% (82 houses) with no upgrades to infrastructure;
 - 3) Settlement Pattern - In the 2018 EHDC Land Availability Assessment it was noted that the site was categorized as Undevelopable;
 - 4) Character of the area - Although there are dwellings immediately to the south, the character of the area to the east and west is of open countryside. Therefore, the proposed development would not reflect either the existing character of the area or the surrounding character to the east and west, contrary to CP19;
 - 5) Road and access - The lane is narrow with limited sight lines from the proposed site;
 - 6) Flooding - On application 55795 in 2015 EHDC commented that, this area of Bentley is well known for high groundwater water levels which could affect the options for surface water disposal;
 - 7) Wildlife - The proposed site has remained an undisturbed wild area for many years and is close to Bentley Pond, which has a population of GCN.
- Decision: Objection

Planning Application Status Report (*Annex 2*)

01/24/10 **To receive a report** from Dist. Cllr David Ashcroft and Dist. Cllr Phillip Davies of EHDC.

01/24/11 **To receive a report** from the Chairman of Bentley Parish Council.

01/24/12 **To receive a report** from the Clerk of Bentley Parish Council.

01/24/13 **To receive reports from the following officers:**

- **Recreation Ground Officer [Cllr Whowell]**
- **Footpaths Officer [Cllr Turner]**
- **Highways & Transport Officer [Cllr Wilson]**

01/24/14 ***Financial and General Purposes Committee:***

- a) **Clerk's pay review (2024-25)**
- b) **Summary of S106 and CIL funds**
- c) **To approve documents contained in attachments below to 31st December 2023:**
 - A1 - Cost centre report
 - A2 - Bank reconciliations: Treasurers & Business Accounts
 - A3 - Payments record to be approved.
 - A4 - Clerk salary to end of January 2024 & expenses (December)

The next Parish Council meeting is on Monday 12th February 2024 at 7.30pm in Bentley Memorial Hall.



Emma Wadey
Clerk & Responsible Finance Officer