



Minutes

MEETING of Bentley Parish Council

Monday 8th January 2024 at Bentley Memorial Hall at 7:30pm

Present:

Cllr John Fuller (Chairman)
Cllr John Goodyear
Cllr Chris Mace
Cllr Stephen Whowell
Cllr Paul Derrett
Cllr John Wilson

In attendance:

Ms Emma Wadey (Clerk)
Dist. Cllr David Ashcroft
x 1 members of the public

Ref.	Comments
01/24/01	Apologies for absence. Apologies received from Cllr Turner (abroad) and Dist. Cllr Davies (away on business).
01/24/02	Minutes approved from the meeting on Monday 13th November. The Minutes from the Parish Council meeting on Monday 13 th November 2023 were formally agreed and signed by the Chairman.
01/24/03	To receive the declarations of interest from Members. <i>Councillors were reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation had been granted, they may not participate in any discussion of, or vote on, or discharge any function related to any matter in which they have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. Councillors were reminded that they must withdraw from the room or chamber when the meeting discusses and votes on the matter.</i> None declared.
01/24/04	Public Section. A member or the public attended regarding potential road signal changes outside Cedar Cottage on the Main Road and have contacted Hampshire County Council to investigate. Cllr Wilson to contact Ian Janes (HCC) to clarify any changes to the position of signs to the Alton approach and to receive plans of these changes.
01/24/05	Update of the drainage situation on the rec [Cllr Derrett]. Cllr Fuller and Cllr Derrett dug out the drain behind Greenfield Cottages. The water flows further down but at the Recreation Ground it is blocked underneath the manhole. The cover keeps floating off due to the volume of water underneath. The ditch from School Lane, under the school is flowing. There is probably debris towards the top end of the drain causing the blockage. Cllr Derrett met with a drainage company to unblock the drain to submit a quote. If the ground freezes they can access up to the cricket nets to clear, if not, in the medium term this should be done in the Spring. Clerk to try and find a drainage/tributary map.

Signed by Chairmandated 12th February 2024

01/24/06 **Update on the Neighbourhood Plan [Cllr Mace].**
Progress: The May 2016 plan has served us well over the years, with numerous references from Planning. The draft modified Neighbour Plan (from the original plan in May 2016) was presented in June 2023 and put out to consultation, writing to 130 consultees recommended by EHDC. We had a number of representations varying in detail. We commissioned Oneill Homer to help us. We have Leah Coney working for us (a previous BPC clerk) which we are very happy with as she knows the village well and is very knowledgeable. To help fund this, we have received a grant of £3768.
Issues arising: There is a lot of work to be done as a number of edits have been suggested, including the 12 policies as well as a number of supporting documents. We also need to update a consultation statement (up to 120 pages). We also need to acknowledge it is a modified plan, rather than a new plan that attracts extra consultation.
Work to be done: By the end of March 2024 it will be with the EHDC who will then 'own' it as part of their overall development plan for the area.
The Chairman thanked Cllr Mace for all his hard work on this project.

01/24/07 **Extinguishment of Footpath 30 (south of Eggars Field) & 31.**
The Clerk and Chairman received a call from Cath Hart from Hampshire County Council (countryside). We mentioned the issue of antisocial behaviour on Footpaths 30 (south of Eggars Field) & 31, and Ms Hart passed our concerns on to Harry Goodchild, the map manager. He emailed us, stating that the simple test to be met is whether it is '*not needed for public use*'. Antisocial behaviour is not part of that test. Historically, this section of the footpath ran through the middle of a field prior to the development of Broadlands. It followed the route of what now is the road to connect Eggars Field to the shops and pub. Subsequently, when Broadlands was developed the footpath was shifted to its present location which is along the boundary of Broadlands estate, Grafton Cottage and Fox Hall. Most pedestrians follow the Broadlands pavement rather than the said footpath. Harry stated that we need to demonstrate the level of use the footpath receives. If there is an alternative route that offers a similar function to the path to be extinguished, this can be a starting point.
BPC to issue a statement, stating it is not used.
Cllr Turner to pursue this issue at the next meeting.

01/24/08 **Signing of the Recreation Ground lease with BACSC.**
The lease and plan was signed by the Clerk, Cllr Fuller and Cllr Goodyear.

01/24/09 **Tree, Planning & Development Applications [Cllr Mace]:**

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: Support

The following planning applications were RATIFIED (comments included on agenda):

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

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

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

Cllr Mace attended a Planning Committee meeting on 7th December regarding the Application in Principle for Glebe House. He noted that the developer's proposals were not available to view prior to the meeting, however, the Case Officer presented the plans at the meeting, thus rendering the Parish Council's comments ill-informed. The Chairman stated this was not good form. It was a unanimous decision and there will now be a formal application for planning.

The Parish Council will submit a complaint to the Planning Committee regarding availability of pre-meeting information.

Cllr Mace discovered that EHDC does not have enough housing land supply: they are 238 dwellings short.

The Clerk received an email from a resident at Somerset Cottages asking for help following recent flooding from nearby ditches. Clerk to contact management company (CS Southern).

01/24/10 Report from Dist. Cllr David Ashcroft of EHDC:

There will be a Local Plan online presentation to parish councils on 17th January 2024. Soon after, the document will go out to public consultation for 6 weeks and there will be drop-in places such as Alton and Bordon to view it. It is a very detailed document, with every planning site proposed given full justification. There is one site in Bentley. It will be presented to the Inspectorate in the middle of the summer, and by next year it will be active. One aspect proposed: agricultural buildings can be converted to housing.

We need to ensure the if housing is developed in Bentley the treatment plant is capable of handling extra volume.

Dist. Cllr Ashcroft thanked and congratulated the council for their Neighbourhood Plan: it has been very useful.

Council tax assistance will reviewed at the district council meeting on Thursday including a number of initiatives.

There is a new Monitoring Officer.

01/24/11 Report from the Chairman of Bentley Parish Council:

The Chairman spoke to Cath Hart (HCC) to discuss Footpath 13a & b from Rectory Lane to the station. HCC are bidding for funding for improvements making it an all-weather path and part of a broader walking initiative. The proposal to renovate the existing bridge at the station is currently on the 2024-29 budget. If successful, the work to improve the path will start in April.

On Wednesday 29th November, the Chairman, Cllr Goodyear and the Clerk met with Gigaclear via Zoom. The reach does not go beyond the outlying houses. We do not know whether we are on the Citifibre list. HCC have got the parish on the list. If Gigaclear go ahead, it is likely that Citifibre will not come to Bentley.

Clerk to contact Kristian (Gigaclear) to clarify if the outlying houses can be included in the scheme.

On 7th December, Robin Welland-Jones and the Chairman hung the new noticeboard on the Memorial Hall.

We hired planning consultants Bell Cornwell to submit comments regarding the Farnborough Airport expansion. They were very efficient and we've received funding from x3 parishioners in Bentley and Binsted PC. Bell Cornwell submitted an objection on behalf of Binsted, Froyle and Bentley. We also distributed the report to the wider community. There were over 2000 comments. It will now be considered by Rushmoor Borough Council and if it is refused, the item will go to the Secretary of State.

The bells are out of action at St. Mary's Church and needing repair, possibly CIL money may be used to help fund.

01/24/12

Report from the Clerk of Bentley Parish Council:

The Clerk reviewed the minutes from 2023 and pick up items that were not completed:

School Lane bollards: not resolved.

Pavilion car park lighting: It was agreed to insert manual timer lights in the fence posts (not PIR).

Pond Risk Assessment: Clerk to carry out.

Life Buoy Sign: It was decided a sign was not needed anymore.

Pavilion Lost Items: Some items were collected. Cllr Whowell to check if further items are to be collected.

Fence along the south of the Recreation Ground: Clerk to ask Martin Cashmore to check and repair fence.

Defibrillator: Checks on the Memorial Hall defibrillator to be continued by Cllr Mace. Cllr Wilson to give Cllr Whowell the training pack for the defibrillator on the Pavilion.

Footpath Signposts: Postponed to the next meeting.

01/24/13

Reports from Officers:

Recreation Ground Officer: Cllr Whowell

Cllr Whowell apologised as the ground has been too soft to access.
No complaints regarding the play park.

Highways & Transport Officer: Cllr Wilson

Still awaiting work to be carried out on the Main Road.

01/24/14

Financial and General Purposes Committee:

a) Clerk's pay review (2024-25)

The Clerk left the room. It was agreed to award the Clerk a 5% pay rise and £800 annual bonus.

b) Summary of S106 and CIL funds

The Clerk summarised the S106 and CIL funds available.

We need to decide how to spend the funds before the deadlines.

The repair to the fencing (if required) can be taken from the District Councillor grant. Dist. Cllr Ashcroft stated the church bells would be applicable for several grants, and to discuss with Dean Mohammad. The Chairman, Cllr Goodyear and the Clerk to meet to discuss and circulate proposals.

Treasurers Account:

• Opening Balance 1 st Nov:	£20,168.78
• Income for Nov & Dec:	£4858.80 (NP £3768.00; Old rec rent £50; transfer Bus AC £1040.80)
• Outgoings for Nov & Dec:	£16475.82
• Closing balance 31 st Dec:	£8551.76

Business Account:

• Opening balance 1 st Nov:	£107,479.82
• Income for Nov & Dec:	£216.14 (Interest £216.14)
• Outgoings for Nov & Dec:	£50,000 (Transfer to High Interest AC £50,000)
• Closing balance 31 st Dec:	£56,655.16

High Interest Account:

• Opening balance 1 st Dec:	£50,000
• Closing balance 31 st Dec:	£50,000

Paper A3 - noted and approved by the Council. (Incorporated in document)

Paper A4 - Clerk salary (Dec & Jan) & expenses record (Nov & Dec) were noted & approved by the Council.

The meeting closed at: 9.27pm. The next scheduled Parish Council meeting will be held on Mon 12th February at 7.30pm at Bentley Memorial Hall.

Emma Wadey

Clerk & Responsible Finance Officer

Payments authorised at the meeting held on:

8th January 2024

Payments to be authorised (paid outside of meeting)						
Nom. code	For	Invoice No	Item/purpose	VAT £	Amount £	Method of Payment
4000	E. Wadey		December salary	0	2254.08	BACS 96
	E. Wadey		Expenses/mileage		71.34	BACS 97
4050			Home office allowance & mileage		52.41	
4070			Refreshments		18.93	
4030	HMRC		Tax & NI	0	899.40	BACS 98
4040	Scottish Widows		Pension	0	196.62	DD
4171	Tesco		Mobile phone	0	8.00	DD
4610	Martin Cashmore Fencing	111502	Replacement bollards	58.00	348.00	BACS 99
4610	Martin Cashmore Fencing	111489	Repair fencing	68.00	408.00	BACS 100
4600	Make Me Something Special	MMSS4430	Memorial Hall noticeboard (2 nd 50% payment)	202.50	1215.00	BACS 67
4230	Royal British Legion		Donation	0	50.00	BACS 101
4200	Microshade	18611	Hosted application service	11.76	70.56	BACS 102
4440	Cllr John Goodyear		Tree protectors for Dist. Cllr grant trees	4.06	24.38	BACS 103
4440	Keith Dodd	89	Planting x2 Dist. Cllr grant trees	0	205.00	BACS 104
4090	DM Payroll Services Ltd	3152	Payroll (Oct 2023-March 2024)	0	60.00	BACS 105

Signed by Chairmandated 12th February 2024

4930	Tindle Newspapers Surrey & Hampshire Ltd	Booking No: 2028811	BACSC Section 123(2A) Notice (Open Space Land Disposal)	39.60	237.60	BACS 106
4450	Castle Water		Water bill for Old Rec		98.43	DD
Total				£383.92	£6015.07	

Payments to be authorised

Nom. code	For	Invoice No	Item/purpose	VAT £	Amount £	Method of Payment
4000	E. Wadey		January salary	0	2023.62	BACS 107
4050	E. Wadey		Expenses/mileage		150.08	BACS 108
4190			Home office allowance & mileage		45.12	
4190			Adobe Pro		18.68	
4190			Lithium battery for Dell laptop		86.28	
4030	HMRC		Tax & NI	0	688.34	BACS 109
4040	Scottish Widows		Pension	0	196.62	DD
4171	Tesco		Mobile phone	0	8.00	DD
4450	Castle Water		Water bill for Old Rec	0	98.43	DD
4130	Bell Cornwall	11366	Professional services for Farnborough Airport	850.00	5100.00	BACS 110
4800	Cllr Chris Mace		Bentley NP expenses	0	64.50	BACS 111
4850	Source for Business	40842331 70	Water (allotments)	0	61.61	BACS 112
4240	Bentley Memorial Hall	1588	Hall hire	0	120.00	BACS 113
Total				£850.00	£8424.92	

