



Minutes

MEETING of Bentley Parish Council

Monday 11th March 2024 at Bentley Memorial Hall at 7:30pm

Present: Cllr John Fuller (Chairman)
Cllr John Goodyear
Cllr Alan Lockey
Cllr Chris Mace
Cllr Jenny Turner
Cllr Stephen Whowell
Cllr Paul Derrett

In attendance: Ms Emma Wadey (Clerk)
x5 members of the public

Ref.	Comments
03/24/01	Apologies for absence. Apologies received from Cllr John Wilson (family illness).
03/24/02	Minutes approved from the meeting on Monday 12th February 2024. The Minutes from the Parish Council meeting on Monday 12 th February 2024 were formally agreed and signed by the Chairman.
03/24/03	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.
03/24/04	Public Section. Five members of the public attended. Sue Chissell spoke on behalf of a working party formed to address drainage issues affecting some properties in Bentley. Notes from Sue: <ul style="list-style-type: none">• 12" covered storm drain commences from back of Groves Farm running through Greystones garden, metal viewing grill, drain clear• Inspection chamber of same storm drain on Staceys drive, cover lifted, silt removed in base of inspection chamber, drain clear• Drainage grill on Main Road outside of Greystones and Staceys lifted and inspected, found clear• Inspection Chamber outside of Staceys and Greystones lifted and inspected. Discovered two 8-10" storm drains which go under the road and drain into the ditch opposite• Inspected ditch opposite to view the two 8-10" storm drains where they terminate

Signed by Chairman dated 8th April 2024

- Findings one drain cleared after rodding and pressure washing, one drain 50% blocked with silt at the Main Road Staceys/Greystones end. Same treatment given rodding and pressure washing however unable to unblock due to impacted silt and lack of heavy duty specialised equipment
- Inspected ditch on Main Road from crossroads to Paxhill Drive, 2 bags of rubbish cleared, ditch very over grown. Other ditches belonging to local land owners overgrown and not maintained.

Since the working party met:

- Sue Chissell from Greystones contacted John Fuller who recommended contacting Hampshire Highways
- Form requesting help to clear the blocked drain sent to HH on 13/2/24 no follow up received so date
- HH road sweeping/ cleaning truck seen recently. David Hornsby from Thornfield spoke to driver and asked if he was here to unblock the drain. Reply, no, just to do general road cleaning

In conclusion:

Having one blocked drain on the main highway reduces capacity by up to 50% which deals with surface water from the fields behind Bentley alongside poorly maintained ditches. As a result, houses along the main road from The Pollards to the end of the village are either vulnerable to flooding or have been flooded the latest being 4/1/24. The above findings are for only one section of the main road so I cannot comment on any drainage issues around the Pollards/crossroads area.

We the residents living in this part of the village would like to see some action from Hampshire Highways, to keep surface water drains cleared and to contact landowners to maintain and clear their ditches. According to gov.uk this section of the road is considered low risk in terms of flooding. However, this is not the reality and we fear if we should ever try to sell our homes we would find it difficult unless we can state that there is good support in situ to deal with excess water run-off.

It was agreed for Bentley Parish Council (BPC) to also contact Hampshire Highways (HH) to report the issue.

03/24/05 Allotment site update [Bill Whitfield].

Bill read the following report:

Proposal for changing site of allotments

On the 12th February I had a meeting with Simon Bladon who put forward an outline proposal to develop the allotment site and move the allotments to new site nearby.

THE FACTS

1. The site belongs to Simon Bladon.
2. He has an agreement with the Bentley Parish Council to rent us the ground at £10 per year.
3. That agreement states that he has to give two years notice if he is to take the land back.
4. Mr Bladon takes the view that the develop boundary is a line along the track to the vineyard entrance and continuing west along the southern limits of the establish planting i.e. a continuation of development west of the surgery housing.

THE PROPOSAL

- 1 He would like to develop the site, providing a terrace of small cottages, rather like those along the main road to the west of the Memorial Hall. Similar plans were discussed several years ago.
- 2 He would provide an alternative site on part of the field above Longcroft.
- 3 He would help with the initial preparation of the new site and with moving some of the planting.
- 4 He would provide water for the site.
- 5 A new pedestrian entrance would be provided off Hole Lane and vehicular access/parking would be through the gateway situated west of Jenkyn Place Cottage.

OUR POSITION

1. We are tenants of the plots we hold and are bound by the agreement held by the parish council. Further than that we have no real say in the matter.
2. Mr Bladon owns the land and can take it back in hand at any time, although he says that he doesn't want to do that.
3. Mr Bladon has treated us well since he took over Jenkyn Place; providing fencing and hedging for the site and also attending to the roadside boundary.

4. *The allotments are set aside as land not to be developed in the village plan. This designation was agreed by Mr Bladon.*

TIME SCALE

1. *It is unlikely that anything will happen for at least 5 years, since this is not yet in the hands of the planners.*

ARGUMENTS FOR AND AGAINST THE MOVE

For:

1. *We move to soils developed on the Greensand which will give us better drained ground that is water retentive. The actual site needs to be carefully chosen to avoid areas of shallow, rocky soils.*
2. *We abandon 70 years of accumulated weeds/disease.*
3. *There is an opportunity to lay the site out a little better than is currently the case*
4. *A clean site may encourage more people to take up a plot, although the current site is generally well tended. There is small waiting list for plots at the moment.*
5. *The proposed site is very close to the current area which is generally easy to get to and would, therefore make little difference to those using it.*
6. *Provision of a new site might encourage more younger people to take on an allotment.*
7. *With money contributed from the development we might be able to negotiate proper storage including sheds.*

Against:

1. *If we don't look at this proposal, then Mr Bladon can give the 2 years notice and we will be left with the prospect of finding an alternative. THE LAND BELONGS TO HIM.*
2. *Locating an alternative site may prove difficult although there are a couple alternatives that may be suitable*
3. *The move elsewhere, within the given timescale, would definitely result in about half of the current tenants giving up.*

General:

1. *The land upon which the new allotments might go has been subject to failed planning applications and the site would still be vulnerable to development.*

03/24/06 Drainage in the village

1. Recreation Ground [Cllr Derrett]

The drain running parallel to the play area is blocked. ECS are visiting on 16th April to run a jet to clear it out. It was proposed to put a cover on the drain and to drill holes in it to allow water in and filter the debris. The angle of the pipe may not be great enough to carry the water away.

2. Main Road [Cllr Turner]

Covered in the public section.

Flooding has become a significant problem in Bentley.

Plans from the developers of Somerset Fields stated that drains could cope with rainfall (other than unusual events such as one in a hundred years). It was queried whether calculations only considered Somerset Fields rather than further up from Jenkyn Place.

The ditches need to be regularly cleared.

The Chairman proposed a drainage plan for the village.

All flooding issues should be logged and mentioned at the annual Parish Assembly meeting in April.

03/24/07 Lengthman's Scheme 2024-25

It was RESOLVED to continue with the Lengthman's Scheme for 2024-25.

03/24/08 **Tree, Planning & Development Applications [Cllr Mace]:**

Submitted after the agenda was set.

a)

Proposal: Two storey side and single storey rear extension

Site Address: 21 Somerset Fields, Bentley, Farnham, GU10 5BF

Case No: 59852

Land Parcel Reference No: 87751

Comments:

Bentley Parish Council have considered this application and have the following comments:

We note that this site lies outside the current Bentley Settlement Policy Boundary (BSPB) and is therefore to be judged by the JCS/Local Plan Policy CP19 DEVELOPMENT IN THE COUNTRYSIDE; as the policy states “*The approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6)*”. This is reinforced by the current Bentley Neighbourhood Plan (2016) Policy 1: Spatial Plan.

As Bentley Parish Council are currently modifying our Neighbourhood Plan and one of the modifications will be to include the Somerset Field site to be within the BSPB, we are prepared to consider this application in light of our proposed modification.

Whilst we acknowledge the points made in the applicants Design & Access Statement, we do have the following concerns and a couple of questions about this application:

- The size of the extension seems to be in the region of 100%;
- The proposed new dwelling will unfortunately remove a more affordable 2 bedroom property from the housing stock in Bentley, replacing it with a more expensive 3 bedroom/3 bathroom property;
- The extension seems to remove the existing ground level rear wall of the property to accommodate the new kitchen and dining/living space; so we would like some clarification as to how the new build will be structurally sound;
- The proposed new garage seems unusable from the scale drawing provided; so we would like clarification on how this space will be used;

Subject to satisfactory answers to the last two points we have no objection to this planning application.

Local Plan - Comments were submitted regarding the Local Plan consultation and mainly focussed on requesting Bentley to be re-assessed on the tier system, having previously been placed as lower tier settlement. The issues focussed on the accessibility to Bentley Station.

Tree in Longcroft – a tree situated on Simon Bladon’s land had fallen into a resident’s garden and they contacted BPC for assistance. The tree was efficiently sorted cleared by BPC and Simon Bladon within 48 hours. The resident called the Clerk to thank all involved.

03/24/09 **Report from Dist. Cllr Phillip Davies of EHDC:**

Not present.

Report from Dist. Cllr David Ashcroft of EHDC:

Not present.

03/24/10 **Report from the Chairman of Bentley Parish Council:**

Gigaclear – the government have not centralised Broadband. It is not clear whether Citifibre have a plan presently. Gigaclear are currently working through Four Marks.

Bus Shelter outside Bentley Lodge – Hampshire Highways to be contacted regarding request to place a bus shelter outside Bentley Lodge (without sides to allow for wheelchairs/push chairs). We may have some funds for a transport project.

Dog pooh bin – Clerk to contact EHDC to request another dog pooh bin at the end of Rectory Lane.

03/24/11 **Report from the Clerk of Bentley Parish Council:**

Fly tipping:

The Clerk received an email from a resident report fly tipping of propane gas and skip fires on Vickery Lane stating it is now a year since the original reporting. The Clerk has sent x2 emails following up the complaint.

The EHDC informed the Clerk it will be dealt with by the end of the week. If not, the Clerk to contact enforcement.

School

Vicky Hallett return to the school slowly.

Rebecca Swift is our new PC in the village and to attend the next PC meeting.

03/24/12 **Reports from Officers:**

Recreation Ground Officer: Cllr Whowell

Martin Fieldhouse has requested councillors to write a letter of support for Bentley Archers Cricket & Sports Club.

The pads on the defibrillator need to be changed in 2026.

Footpaths Officer: Cllr Turner

The higher footpaths have been walked: very muddy.

Highways & Transport Officer: Cllr Wilson

Not present.

03/24/13 **Financial and General Purposes Committee:**

Following the last PC meeting BACSC have applied for S106 funds.

Neighbourhood CIL (held in our own bank account, to be used by 2nd December 2024):

To replace distribution board and light fittings to LED lights in the Pavilion.

To fit low level lighting to posts in the Pavilion car park.

To fund repairs in the bell tower in St. Mary's Church.

St. Mary's Church were awarded £1000 from the District Councillor grant for the church bells.

Grant Aid S137:

The following s137 grant applications were considered and it was RESOLVED to award:

- Home-Start Hampshire: £0 (not enough local relevance)
- Citizens Advice Hampshire: £300
- Bentley Amateur Dramatics Co. (BAD Co.): £300

It was RESOLVED to:

- Accept the revised sum of £1500 + VAT from Jack Archer to complete the BACSC lease.

Propose: Cllr Turner; Seconded: Cllr Whowell

- Accept our insurance policy from AJG Community Schemes Insurance of £2146.04/year.

Propose: Cllr Turner; Seconded: Cllr Whowell

- Approve the Asset Register for March 2024

Propose: Cllr Turner; Seconded: Cllr Whowell

Treasurers Account:

- Opening Balance 1st Feb: £3937.99
- Income for February: £4545.59 (Transfer from Bus AC £4495.59; Old Rec rent £50.00)
- Outgoings for February: £4602.47
- Closing balance 29th February: £3881.11

Business Account:

- Opening balance 1st Feb: £56,713.68
- Income for February: £1558.47 (Interest £62.88; VAT repayment £1495.59)
- Outgoings for February: £4495.59
- Closing balance 29th February: £53,776.56

High Interest Account:

- Opening balance 1st Feb: £50,000
- Closing balance 31st Feb: £50,000

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

Paper A4 - Clerk salary (March) & expenses record (Feb) were noted & approved by the Council.

The meeting closed at: 9.11pm. The next scheduled Parish Council meeting will be held on Mon 8th April at 7.30pm at Bentley Memorial Hall.



Emma Wadey

Clerk & Responsible Finance Officer

Payments authorised at the meeting held on:

11th March 2024

Payments authorised						
Nom. code	For	Invoice No	Item/purpose	VAT £	Amount £	Method of Payment
4000	E. Wadey		March salary	0	2023.62	BACS 123
4050	E. Wadey		Expenses/mileage	0	157.75	BACS 124
4190			Home office allowance & mileage		45.12	
4210			Adobe Pro		19.97	
4910			Printer ink cartridges		15.08	
4170			Dog pooh sign		17.58	
4310			Stamps		10.00	
			Pre-app fee for storage container		50.00	
4030	HMRC		Tax & NI	0	688.34	BACS 125
4040	Scottish Widows		Pension	0	196.62	DD
4171	Tesco		Mobile phone	0	28.99	DD
4700	Signomatic	1976282	Lifebuoy sign	9.48	56.87	BACS 126
4800	rCOH Ltd	1491	Neighbourhood Plan review	248.65	1491.91	BACS 127
4800	rCOH	1492	Neighbourhood Plan review	28.80	172.80	BACS 128
4150	Gallagher	1524666	Insurance	257.52	2453.56	BACS 129
4920	Eibe	60132089	Play park chime	32.87	197.23	BACS 130
4920	Signomatic	1975229	EHDC sign for storage container	8.83	52.97	BACS 131
Total				£586.15	£7520.66	

Signed by Chairman dated 8th April 2024