



Minutes

MEETING of Bentley Parish Council

Monday 8th April 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)
Dist. Cllr David Ashcroft
PC Rebecca Swift
x2 members of the public

Ref.	Comments
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04/24/01	Apologies for absence. No apologies received.
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04/24/02	Minutes approved from the meeting on Monday 11th March 2024.
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The Minutes from the Parish Council meeting on Monday 11th March 2024 were formally agreed and signed by the Chairman.

04/24/03	To receive the declarations of interest from Members.
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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.

04/24/04	Public Section.
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No comments made.

04/24/05	PC Rebecca Swift.
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PC Rebecca Swift introduced herself as the new community officer for Alton Rural. She is the new contact for any questions or issues and works alongside PC Jess Hornsby [rebecca.swift@hampshire.police.uk; 07977 062490]. Bentley is a relatively low crime area. Cllr Derrett requested for increased police visibility in the village. She also monitors traffic with speed guns.

Signed by Chairmandated 30th May 2024

04/24/06 **Emergency Plan Review**

Clerk requested for councillors to review and update the plan and collectively complete the form, inserting appropriate names of contacts and emergency plan information. Cllr Fuller nominated Cllr Derrett to attend an online course regarding flooding on 24th April. The Clerk and councillors began to discuss the plan and Cllr Fuller requested for this to be completed offline by the Clerk and Cllr Fuller.

04/24/07 **Winter Emergency Plan Review**

As above.

04/24/08 **Tree, Planning & Development Applications [Cllr Mace]:**

- a) **Proposal:** Proposed part change of use of ground floor to a flat with internal and external alterations, new fencing and 3No. Rooflights to rear. Part change of use of land for installation of solar photovoltaic panels.
Site Address: Bull Inn, Farnham Road, Bentley, Farnham, GU10 5JH
Case No: 23521/003
Land Parcel Reference No: 55712
Comments: Bentley Parish Council have considered these applications (23521/003 and 23521/004) and are supportive of this additional work to the Bull Inn, Bentley. We note that the previous applications for change of use and listed building consent were given a notice of consent in June 2020. In line with that consent, we are keen to see the Bull Inn evolve so that it meets the needs of the owners and continues to be viable.
Decision: Support
- b) **Proposal:** Listed Building Consent - Proposed part change of use of ground floor to a flat with internal and external alterations, new fencing and 3No. Rooflights to rear. Part change of use of land for installation of solar photovoltaic panels
Site Address: Bull Inn, Farnham Road, Bentley, Farnham, GU10 5JH
Case No: 23521/004
Land Parcel Reference No: 55712
Comments: Bentley Parish Council have considered these applications (23521/003 and 23521/004) and are supportive of this additional work to the Bull Inn, Bentley. We note that the previous applications for change of use and listed building consent were given a notice of consent in June 2020. In line with that consent, we are keen to see the Bull Inn evolve so that it meets the needs of the owners and continues to be viable.
Decision: Support
- c) **Planning Inspectorate Reference:** APP/M1710/W/23/3332327.
Appeal by: Mr R Camping
Location: Land West of Broadacre, School Lane, Bentley, Farnham
Meeting date: 9th April 2024
Cllr Mace reminded the councillors that the appeal is being heard in Petersfield tomorrow (09/04). Also that there have been some very detailed points raised by the applicant, including a newly added paper on the traffic and highway. This paper is unusually signed by an organisation working for the applicant (I-Transport) and Hampshire Highways. He encouraged everyone to read this paper, given the interesting arguments made. Cllr Fuller to attend the meeting.
- d) **To RATIFY amendment to comments following March meeting:**
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 discussed this application at our March Parish Council meeting and concluded that we object to it for the following reasons:
1. The site lies outside the current Bentley Settlement Policy Boundary (BSPB) - The application therefore needs 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;
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2. The size of the extension - this seems to be in the region of 100%. Other extensions to houses on the Somerset Field site have been more modest – previous applications (numbers 29225 and 59005) have been for single story extensions which seem more appropriate;
3. The proposed new dwelling will reduce the number of more affordable houses in Bentley village – If this plan were to proceed, the current 2 bedroom house would be replaced with a more expensive 3 bedroom/3 bathroom property;
4. The proposed plan raises a couple of questions – first is that the extension seems to remove the existing ground level rear wall of the property which may make the build structurally unsound and secondly the proposed new garage space seems unusable

Whilst we acknowledge the mitigations provided by the applicant in their Design & Access Statement, we do object to this planning application for the reasons stated.

Submitted after the agenda was posted:

e)

Proposal: Detached outbuilding to front of dwelling

Site Address: Ranui, 32B Eggars Field, Bentley, Farnham, GU10 5LD

Case No: 35059/002

Land Parcel Reference No: 83025

Comments: Bentley Parish Council discussed this application for an outbuilding to the front of 32B Eggars Field at our April Parish Council meeting. In summary, we object to the development of this outbuilding as it would be the only one in Eggars Field to be located at the front of the building; where typically front gardens are quite small and open with a fairly unobstructed view of all property fronts. In addition, we do not consider the fence or the existing cherry tree will provide sufficient cover and we think (from the plans provided) that such a building could be accommodated to the side or to the rear of the house as an alternative to the proposed location. As it stands, this application is counter to Policy 1 of our Bentley Neighbourhood Plan (2016) which states that *“The inappropriate development of residential gardens, for example, where such development would harm local character, will be refused”*.

Decision: Objection.

Cllr Derrett disclosed a personal and prejudicial interest as the owner of land adjoining the development site. Cllr Derrett did not comment during the discussion and decision on this matter.

Cllr Mace stated that a lot of work had been done on the proposed draft Neighbourhood Plan to be ready to submit on to East Hants District Council on 14th May.

04/24/09 **Report from Dist. Cllr Phillip Davies of EHDC:**

Not present.

Report from Dist. Cllr David Ashcroft of EHDC:

There is a meeting on 1st May regarding the District Plan.

There have been issues with some bin collections, but Bentley is unaffected.

The council offices at Penns Place are now closed. There is a lot of remote working.

District Councillor grants have been reduced down to £3000, however there is £1000 in the environmental pot.

04/24/10 **Report from the Chairman of Bentley Parish Council:**

Flooding

Cllr Fuller proposed drawing up a Bentley Drainage Plan, which would eventually sit in the Drainage Policy of the Neighbourhood Plan. Flooding is a long running issue in Bentley. Cllr Fuller wished to draw up a specific plan for Bentley in 3 elements:

1. Evidence base

We have anecdotal evidence, but we also need to log when/where/damage caused by flooding to be logged, with photos etc.

2. Maintenance and management of risks

Hugh Chissell is co-ordinating a ‘Watergate’ group and David Hornsby is drawing up a map of ditches and culverts in the area.

3. Consideration for any future developments

There is a blocked culvert under the Main Road: we need to contact Hampshire Highways (HH). This was previously reported by the Clerk.
Clerk to forward the reference number to Cllr Derrett and Cllr Derrett to contact HH.
Cllr Goodyear reported the drain cover by the bus stop is completely blocked.

04/24/11 **Report from the Clerk of Bentley Parish Council:**

Our Annual Parish Assembly meeting is on Monday 22nd April.

Our internal and external audit is coming up and we have been picked as the 5% chosen for an intermediate audit.

Clerk requested Councillors to confirm which electric estimate to approve for the Pavilion.

The Memorial Hall noticeboard is finally repaired and up.

The Squirrels invited Councillors to attend the opening of their Bug Hotel on Thursday 18th April. Cllr Goodyear to attend.

04/24/12 **Reports from Officers:**

Recreation Ground Officer: Cllr Whowell

The school are objecting to the cricket ground. Cllr Fuller to contact Jim Hannon to discuss.

The defibrillator is operational.

Cllr Mace to check the Memorial Hall defibrillator.

Cllr Derrett confirmed that the drain on the rec is being flushed through on Tuesday morning. He asked if any budget was available to carpet the cricket nets. Cllr Derrett to inform Council of costs required to repair the nets/ground repairs. Dist. Cllr Ashcroft suggested contacting Dean at EHDC to fund.

Footpaths Officer: Cllr Turner

The footpaths are quite muddy, especially by the river. Cllr Turner walked 13b: not too bad until Footpath 15 meets it, where there is a large concrete manhole cover where water was cascading down the stream and footpath itself, indicating a discharge not current surface running water.

Cllr Turner suggested contacting Thames Water informing them they are discharging large volumes of water.

Vickery look clear of burning items. There is a large pile of building waste.

We have received an email from a resident stating that there should be a footpath from the church car park joining the road opposite Broadhatch. It is depicted on the Ordinance Survey map and running through Well Cottage.

However, it is not included on the definitive EHDC map of footpaths. Cllr Turner suggested if it were ever part of St. Swithun's Way, it would have more prominence. Cllr Turner suggested reverting back to the Ramblers Association, registering the footpath and finding out if someone had previously identified it.

Cllr Fuller suggested contacting the Cath Hart (Countryside Project Manager) from Hampshire County Council.

Cllr Turner suggested raising the issue at the APA meeting to keep footpaths active.

Highways & Transport Officer: Cllr Wilson

The crossroads has been quiet.

A resident has requested a traffic count. Worth doing, but not immediately, possibly in October.

04/24/13 **Financial and General Purposes Committee:**

Treasurers Account:

- Opening Balance 1st March: £3881.11
- Income for March: £10,050.00 (Transfer from Bus AC £10,000; Old Rec rent £50.00)
- Outgoings for March: £9677.42
- Closing balance 31st March: £4253.69

Business Account:

- Opening balance 1st March: £53,776.56
- Income for March: £59.34 (Interest £59.34)
- Outgoings for March: £10,000.00 (Transfer to Treasurers AC)
- Closing balance 31st March: £43,835.90

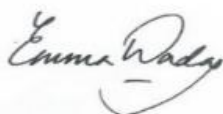
High Interest Account:

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

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

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

The meeting closed at: 9.35pm. The next scheduled AGM Parish Council meeting will be held on Mon 30th May at 7.30pm at Bentley Memorial Hall.



Emma Wadey

Clerk & Responsible Finance Officer

Payments authorised at the meeting held on:

8th April 2024

Payments to be authorised (paid outside of meeting)						
Nom. code	For	Invoice No	Item/purpose	VAT £	Amount £	Method of Payment
4930	Hampshire County Council	3611769259	Legal services for BACSC lease	300.00	1812.00	BACS 132
4300	ECS Pumps Ltd	7236	Clearing drain on rec	18.00	108.00	BACS 133
4200	Microshade	19000	Hosted application service	11.76	70.56	BACS 134
4650	Community Heartbeat	20208	Annual support cost 2/3/24-2/3/25	25.20	151.20	BACS 135
Total				£354.96	£2141.76	

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	
			Dog pooh sign		17.58	

4170			Stamps		10.00	
4310			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 Chairmandated 30th May 2024