



Minutes

MEETING of Bentley Parish Council

Monday 10th June 2024 at Bentley Memorial Hall at 7:30pm

Present:

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

In attendance:

Ms Emma Wadey (Clerk)
Jane Woodyer (Pond Officer)
x2 members of the public

Ref.	Comments
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06/24/01	Apologies for absence.
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Apologies received from Cllr John Goodyear (holiday); Cllr Alan Lockey (work): Dist. Cllr David Ashcroft (work).

06/24/02	Minutes approved from the AGM on Thursday 30th May 2024.
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The Minutes from the Parish Council meeting on Thursday 30th May 2024 were formally agreed and signed by the Chairman.

06/24/03	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.

None declared.

06/24/04	Public Section.
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Two members of the public attended regarding item 06/24/07 c) Glebe House planning application.

Both commented on the overlooking and overbearing nature of the proposed properties. The application no longer suggests the full use of the site, raising the risk of future development behind the site. The plans appear to depict larger buildings than the ones presented at the Planning meeting and contravenes Policy CP29.

Signed by Chairman dated 8th July 2024

06/24/05 **Rec Ditch Quote**

It was agreed to proceed with quote b) C McQuigan for £800.

Work to commence on 27th/28th June. Following the work, ECS can carry out a survey: the pipe is possibly broken.

06/24/06 **Bus Stops**

a) Removal of bus stops on A31.

BPC received an email from Hampshire County Council dated 14th May proposing not to reinstate three missing stops at the junction of Gravel Hill and Northbrook Park, due to usage recorded as very low. Council agreed to support the removal of the bus stops.

b) Installation of bus stop outside Bentley Lodge Care Home

A covered bus stop outside Bentley Lodge Care Home was discussed, possibly attached to the wall. It was proposed to contact the care home and Hampshire Highways for advice. There are funds available from East Hants transport grant.

06/24/07 **Tree, Planning & Development Applications [Cllr Mace]:**

Cllr Mace noted that EHDC Policy HA816 (Jan 2023) restricts the extent of additions to properties by percentage increase. It is now based on: 'is the development sympathetic to the setting in terms of scale, height and massing?', which is open to interpretation.

a) **Proposal:** Application for Permission in Principle - one dwelling
Site Address: Ashfield, Hole Lane, Bentley, Farnham, GU10 5LT
Case No: 32859/007

Land Parcel Reference No: 43997

Comments: Whilst Bentley Parish Council have previously supported development on this site (case ref 32859/005, for the further development of an annexe), we do not support the development of a separate house and entrance. Specific comments on location, land use and amount of development:

Location: Like Hampshire Highways, we are not in favour of the proposed access given the narrow lane and restricted sight lines. In addition, this proposal would increase regular traffic in this lane (i.e. the house outline shows 3 parking spaces);

Land use: This application is for building outside our Bentley Spatial Policy Boundary; this is contrary to Local Plan policy and our Bentley Neighbourhood Plan – Policy 1 (2016, 2024);

Amount of development: We consider it reasonable for one house and we have previously supported the development of an annexe (case ref 32859/005) on this Ashfield location.

Decision: Objection

b) **Proposal:** Retrospective full planning permission is sought for the red line extension of an existing Gypsy and Traveller site, granted permission under reference 38963/004, to accommodate the altered layout of two of the 6 pitches that were granted consent, comprising 2 static homes, 2 touring caravans, 2 day rooms and boundary treatments

Site Address: The Paddocks, Vickery Lane, Station Road, Bentley, Farnham, GU10 5JU

Case No: 38963/009

Land Parcel Reference No: 73701

Comments: Bentley Parish Council have considered this retrospective application and are not supportive of altering the previously granted permission (case ref 38963/004) and related block plan which set out how the 6 additional pitches would be aligned. It seems that this has been ignored and the pitches have been allowed to be developed contrary to the original plans; including the two pitches that are the subject of this application.

We note that permission for the original application 38963/004 was granted with 16 conditions and 5 "informative notes to applicant". Please would the planning authority confirm that the development of the Paddocks complies with the conditions of the 2004 public inquiry into the development of the site and that all of the conditions relating to application 38963/004 have been met; including numbers 3,4,5,6,7,8,9 that should have been complied with within 3 months. We would also like clarification about the original planning permission for The Paddocks site including the types of accommodation permitted and any associated conditions.

In summary, we do support the original application for site expansion (case ref 38963/004), however we would like the original block plan reinstated, showing the six pitches aligned north/south and confirmation that all 16 conditions and 5 “informative notes to applicant” have been satisfied.
Decision: Objection

c)

Proposal: Technical Details Consent for the construction of three dwellings, pursuant to Permission in Principle 28021/004

Site Address: The Glebe House, School Lane, Bentley, Farnham, GU10 5JP

Case No: 28021/005

Land Parcel Reference No: 43994

Comments: Bentley Parish Council have considered this application for Technical Details Consent and while we appreciate the work done to show what is proposed, we are not supportive for the following reasons:

1. The scale of the proposed dwellings - The size of the 3 proposed properties seems to be out of proportion with the dwellings in this area of the village. This is contrary to our NP (2024) Policy BEN2: Development Principles, which states that “*New development should protect the character of the established settlement pattern of the village by having full regard to the following principles where relevant to its location, nature and scale: viii. ensuring the size and orientation of each building plot, and its coverage, reflects the established pattern of plots within the immediate area, and where this allows for larger properties then ensuring they are arranged to provide an open, rural aspect*”. In addition, the scale of the buildings also seem to be out of proportion to the plans that the applicant submitted as part of their previous PiP application (case number 28021/004) as shown in “*Figure 2 – concept layout plan showing 3 dwellings*” in the document they provided;
2. The invasiveness of one property - The proposed layout of Plot 1 extends beyond the rear building line of the adjacent Honeywood Development properties – especially Oak House. The long block form with windows and first floor balcony directly overlooks Oak House invading the privacy of that property;
3. Some unanswered questions – At the EHDC Planning Committee meeting on 07/12/2023, the Chairman asked for clarification about the following issues – the change of use of the land, potential interference with power lines, ownership of the boundary hedges and how the access will be managed. Please could these matters be clarified. We would also like clarification about the intentions for the strip of land behind Glebe House; this was granted planning permission as part of the site, however it is not shown as part of any of the three proposed dwellings.

In summary, we hope that an accommodation can be made to deal with our objections and look forward to reviewing the next version of the appropriately edited technical details. We would also appreciate further information about the matters in #3 above and also seeing the response to the concerns raised by the HCC County Ecology and the EHDC Drainage consultees.

Decision: Objection

06/24/08 **Report from Dist. Cllr Phillip Davies of EHDC:**

Not present.

Report from Dist. Cllr David Ashcroft of EHDC:

Not present.

06/24/09 **Report from the Chairman of Bentley Parish Council:**

Thames Valley Flood Scheme.

On 31 May I met with Mr Andrew Joy and representatives of the CPRE to discuss the detrimental effects of Thames Valley Flood Scheme to the Wey Valley at Bentley. Particularly the impact on a valued landscape and the potential impact on the ecology of the valley through to Farnham. I will attend a meeting later this month with the Environment Agency, hosted by Mr Joy at Marelands.

Full Fibre Broad Band.

I was informed by Mr Bruce Powell that BT OpenReach are planning to install full fibre broadband in many parts of Hampshire. Bentley is included amongst the list of settlements. It is not clear whether coverage will include just the village or the entire parish. Newspaper reports (Daily Echo) noted that remote areas would be included although “remote” was not defined.

06/24/10 **Report from the Clerk of Bentley Parish Council:**

The Clerk has been preparing for the external audit, the internal audit is complete. There have been a few emails regarding allotments requests.

06/24/11 **Reports from Officers:**

Recreation Ground Officer: Cllr Whowell

It was agreed to investigate option 1 on the proposed door lock list.
Clerk to remind the Scouts to clear up the stuff in the changing room which is causing congestion.
The electrician has been at the Pavilion to carry out the lighting and distribution board work.
The swing was reported as broken, Cllr Whowell has tightened the swing.
Clerk to arrange to playground repairs and inspection.

Footpaths Officer: Cllr Turner

Proposed Extinguishment of part of Binstead Footpath 55:

Cllr Turner to raise an objection and submit the following comments:

'Relevance of BF55 to Bentley

BF55 is used by walkers accessing Alice Holt from Bentley Footpath 13b so it will affect Bentley residents wishing to walk from Bentley over the river to Alice Holt.

To remove a footpath the applicant must show that the path is not needed for public use. The statistics indicate a regular and increasing use of this footpath. However Network Rail offers no comment on this point. There is an alternative route to cross the Railway by walking a short distance along Station Road and joining Binstead Footpath 44 at the station. Network Rail refers to the crossing at the Station as the "Alice Holt level crossing". However it is not clear from the current application if the Alice Holt crossing is the proposed alternative route or if it is also under threat of closure for the same reasons as stated in this application. Binstead Footpaths 44 and 55 are a vital link in the network of footpaths in Bentley to the north (including St Swithin's Way) and Alice Holt and the Shipwrights way to the south. They are in constant use and can be accessed with reasonable care. If Network Rail thinks that there is a reasonable alternative to the Buckshorn Oak crossing they should say so..

Network Rail's grounds for closing part of BF55

These grounds are solely based on the following safety considerations relating to the level crossing. Under Network Rail's risk assessment the Buckthorne Oak level crossing is rated as level "C6" which is high to medium risk and ranks the crossing as 46th riskiest out of 151 crossing on the Wessex route. However, to the writer's knowledge there has never been any problem with users of this crossing.

The stated safety issues are:

- *Sighting Distance*
- *Obstructions due to weather conditions such as sun glare/fog heavy rain*
- *Railway traffic speed*
- *Passing trains*
- *Stationary trains overhanging the platform*

In relation to sun glare, although the track runs roughly east west at this point the surrounding trees made sun glare an unlikely hazard. Poor visibility due to fog or rain must be a hazard on any level crossing (unless it has barriers). Network Rail says that the line speed is 70 miles an hour. A great majority of trains stop at Bentley so will be travelling at much lower speeds. For the few trains which do not stop at Bentley it seems improbable that on this stretch of single track with relatively short distances between stations at Alton Bentley and Farnham these trains would reach anything like 70 mph. In addition there are fewer trains using this line now than in previous years due to reduction in train services running through Bentley Station.'

Clerk to add Footpath 13b) to be cleared on to the Lengthsman's list.

Highways & Transport Officer: Cllr Wilson

Cllr Wilson to measure the proposed map to verify the location of the yellow lines.

Pond Officer: Jane Woodyer

BPC welcomed our new Pond Officer, Jane Woodyer. Jane detailed a comprehensive report of the pond and met with the Hampshire & IOW Reptile & Amphibian Group on Saturday to commence survey training. Surveys are recommended every 3 years, an annual survey is better. The last survey was in 2020, and Great Crested Newts are still populating the pond. We need regular surveys to monitor them. Work on the pond should only be carried out in November/December as not to disrupt the habitat.

The Hampshire & IOW Reptile & Amphibian Group can help us on a voluntary basis. If the service is paid for the risk assessment and work will be carried out. Once trained, Jane can carry out the surveys. There are funds available to extend the newt population by building another pond in partnership with an organisation (name TBC by Jane). From January more regular surveys can be carried out and community awareness to be addressed. In the short-term Jane wishes to look at the flora. Possibly a re-visit from Terraqua can be investigated.

Jane to send Clerk a budget proposal for work on the pond for the next year.

06/24/12 **Financial and General Purposes Committee:**

External Audit

Members received and approved:

a) **Conflict of Interest with BDO LLP.**

Confirmation was given that there is no conflict of interest between BDO LLP and council members and the form was signed.

Annual Governance Statement 2023/24.

b) Chairman read out Section 1 of the Annual Governance Statement for 2023/24, (p. 4 points 1-9) to the Council, the Chairman & Clerk both signed and dated where approval is given.

Accounting Statements 2023/24.

c) Chairman & Clerk both signed and dated where approval is given. (p.5 Section 2)

Final Internal Auditors Report for 2023/24.

d) Councillors read the internal auditor's report. The Clerk outlined the auditor's findings ensuring that we have enough general reserves.

Review and agree the effectiveness of the internal audit 2023/24

e) The effectiveness of the internal audit was agreed and it was agreed to reappoint Lightatouch as our internal auditor.

Letter of engagement of internal auditor for 2023/24

f) The letter of engagement from Lightatouch was reviewed and agreed.

Confirmation of dates of the period for exercise of public rights.

g) The confirmation of dates of the period for exercise of public rights was approved as:
Tues 25th June – Mon 5th Aug 2024

Treasurers Account:

- Opening Balance 1st May: £65,138.58
- Income for May: £201.88 (APA drinks re-imburement £101.88; Old Rec rent £100.00)

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- Outgoings for May: £8,223.89
 - Closing balance 31st May: £57,066.57

Business Account:

- Opening balance 1st May: £43,499.45
- Income for May: £45.38 (Interest £45.38)
- Outgoings for May: £0
- Closing balance 31st May: £43,544.83

High Interest Account:

- Opening balance 1st May: £50,877.40
- Closing balance 31st March: £50,877.40

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

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

The meeting closed at: 9.14pm. The next scheduled Parish Council meeting will be held on Mon 8th July at 7.30pm at Bentley Memorial Hall.



Emma Wadey

Clerk & Responsible Finance Officer

Payments authorised at the meeting held on:

10th June 2024

Payments authorised (paid outside of meeting)						
Nom. code	For	Invoice No	Item/purpose	VAT £	Amount £	Method of Payment
4300	Permaproof UK Ltd	251759 Proforma	Flexibond for cricket strip	28.68	172.10	BACS 25
4800	Groundwork	291558	Underspent payment for Neighbourhood Plan	0	256.19	BACS 26
4800	rCOH Ltd (ONeill Homer)	1566	Finalising pre-submission plan for NP	115.60	693.60	BACS 28
4800	rCOH Ltd (ONeill Homer)	1567	Finalising pre-submission plan for NP	14.40	86.40	BACS 29
Total				£158.88	£1208.29	

Payments authorised						
Nom. code	For	Invoice No	Item/purpose	VAT £	Amount £	Method of Payment
4000	E. Wadey		June salary	0	2139.13	BACS 20

Signed by Chairman dated 8th July 2024

4050	E. Wadey		Expenses/mileage	0	228.17	BACS 21
			Home office allowance & mileage		72.48	
4200			Adobe Pro		19.97	
4190			Paper		28.78	
4070			Plastic cups for PC meeting		4.00	
4190			Printer ink cartridge		54.88	
4210			BT Internet		48.06	
4030	HMRC		Tax & NI	0	710.22	BACS 22
4040	Scottish Widows		Pension	0	196.24	DD
4171	Tesco		Mobile phone	0	28.99	DD
4120	Lightatouch	240529	Internal audit	0	500.00	BACS 23
4440	Hampshire Tree & Garden	1943	Felling willow in Old Rec (part paid)	348.00	2088.00	BACS 24
4400	Premier Grounds & Garden Maintenance	2615	Grass cutting	226.80	1360.80	BACS 27
4410			Grass cutting – rec	114.00	684.00	
4430			Grass cutting – other areas	60.00	360.00	
			Strimming	52.80	316.80	
4200	Microshade	19396	Hosted application service	11.76	70.56	BACS 30
4800	rCOH Ltd (ONeill Homer)	1541	Finalising pre-submission plan for NP	231.20	1387.20	BACS 31
4800	rCOH Ltd (ONeill Homer)	1542	Finalising pre-submission plan for NP	28.80	172.80	BACS 32
Total				£846.56	£8882.11	