

Chairman

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Bentley
PARISH COUNCIL

Agenda

You are summoned to attend the

MEETING of Bentley Parish Council

Monday 16th September 2024 at 7.30pm at Bentley Memorial Hall

Item

09/24/01 **To receive and approve apologies for absence.**

09/24/02 **To approve the Minutes from the Parish Council on Monday 8th July 2024. (Annex 1).**

09/24/03 **To receive declarations of interest from Members**

Councillors are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any 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.

09/24/04 **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.

09/24/05 **High Speed Cyclists on Hole Lane.**

Email received from resident.

09/24/06 **Ground works on the Rec**

09/24/07 **Play Park Inspection Report**

(Annex 2).

09/24/08 **Neighbourhood Plan update [Cllr Mace]**

09/24/09 **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) **Notification of Amendment**
Proposal: Single storey side and rear wrap around extension (As amended by plans received 30/08/2024)
Site Address: 19 Broadlands Close, Bentley, Farnham, GU10 5LE
Case No: 60390
Comments date: 23rd September 2024
[Website Link](#)

b) To **RATIFY** comments submitted outside of meeting for:

Notification of Amendment

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

Comments:

Bentley Parish Council have considered this amended application for Technical Details Consent and we acknowledge and appreciate the changes that the developer is proposing. However, there are still some matters that we are concerned about – see comments against our originally submitted comments:

1. The scale of the proposed dwellings remains a concern - The size of the 3 proposed properties are still out of proportion with the dwellings in this area of the village. As mentioned previously, this is contrary to our Bentley Neighbourhood Plan (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*”. If the properties could be further reduced in height this would be more in keeping with the existing dwellings;
2. The invasiveness of one property (plot 1) has been reduced – We are pleased that the proposed layout of Plot 1 has been reduced in scale and that the previously proposed balcony and windows overlooking Oak House have been removed. However having spoken with the owner of Oak House we acknowledge their continued concern over the proximity of the proposed building. Perhaps Plot one could be moved further forward, towards School Lane;
3. Some unanswered questions remain – We acknowledge that some have been answered including the intentions for the land behind Glebe House. However, 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; especially the last point in relation to vehicles exiting plot one as we do not consider that the proposed visibility splays can be achieved without changes to neighbouring hedging. In addition, we would like to see a response to the concerns raised by HCC County Ecology and the EHDC Drainage consultees.

In summary, we hope that further modification can be made to the plans so that our continued objection, concerns and questions can be satisfied and we can support this application for Technical Details Consent.

c) **Proposal:** Detached stable and private sand school
Site Address: Tanners, Main Road, Bentley, Farnham, GU10 5NE
Case No: 28938/009
Land Parcel Reference No: 43840
Comments:

Bentley Parish Council supports this development for the following reasons: 1. The development will be for personal use only; 2. The development seems to be in line with existing policies; 3. We are pleased that the land will be utilised for equestrian pursuits; and 4. We are supportive of the relocation of an existing agricultural building to this site.

d) **Proposal:** Lawful development certificate proposed - single storey side extension, single storey rear extension, porch to rear and detached outbuilding
Site Address: 8 East Green Cottages, East Green, Bentley, Alton, GU10 5JQ
Case No: 32828/006
Land Parcel Reference No: 44315
Comments:
Bentley Parish Council have no objection to this Lawful Development Certificate. The work proposed seems in proportion to the existing building which we note used to be two dwellings.

e) **Proposal:** Felling of 3No. Ash trees and re-pollarding of 1No. Lime tree
Site Address: Bentley Lodge Nursing Home, Main Road, Bentley, Farnham, GU10 5LW
Case No: 27816/031
Land Parcel Reference No: 43845
Comments:
No objection.

f) **NOTIFICATION OF RECEIPT OF A PLANNING APPEAL**
Planning Inspectorate Reference: APP/M1710/23/3335650.
Appeal by: Mr & Mrs M Marlow and Mr & Mrs C Wood
Location: Land south of Greenfield Cottages, Main Road, Bentley, Farnham
Website Link
Comments:
Bentley Parish Council stand by our original comments and objection to the proposed development on the land south of Greenfield Cottages. Our comments were:
"The proposal represents development in a countryside location outside the Settlement Policy Boundary for Bentley. A proven need for such a development has not been demonstrated and, as such, the development would result in the unjustified encroachment of the countryside. This would be harmful to the character and appearance of the rural area and local landscape. The proposal is, therefore, contrary to paragraph 170 of the NPPF, Policies CP19, CP20 and CP29 of the East Hampshire District Local Plan: Joint Core Strategy and Policy 1 of the Bentley Neighbourhood Plan. We draw attention to a similar proposal in the parish for vehicular access and hard standing that was recently refused for the same reasons. For these reasons we object to this application"
We also agree with the reasons for refusal as stated by the Case Officer, EHDC.

Planning Status Report (Annex 3)

09/24/10 **To receive a report** from Dist. Cllr David Ashcroft and Dist. Cllr Phillip Davies of EHDC.

09/24/11 **To receive a report** from the Chairman of Bentley Parish Council.

09/24/12 **To receive a report** from the Clerk of Bentley Parish Council.

09/24/13 **To receive reports from the following officers:**

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

09/24/14 **Financial and General Purposes Committee:**
a) **Grant Aid**
To consider any (s137) grant applications received and resolve to agree if BPC will award the funding requested:
No applications received.

b) **Fireworks budget**

c) **Conclusion of audit** (Annex 4)

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- d) **To approve documents contained in attachments below to 31st August 2024**
- A1 - Cost centre report
 - A2 - Bank reconciliations: Treasurers, Business Accounts & Fixed Term Accounts
 - A3 - Payments record to be approved
 - A4 - Clerk salary to end of September 2024 & expenses (July/August)
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**The next Parish Council meeting is on
Monday 14th October 2024 at 7.30pm in Bentley Memorial Hall.**



Emma Wadey
Clerk & Responsible Finance Officer
11th September 2024