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Bentley
PARISH COUNCIL

Agenda

You are summoned to attend the

MEETING of Bentley Parish Council

Monday 13th January 2025 at 7.30pm at Bentley Memorial Hall

Item

01/25/01 **To receive and approve apologies for absence.**

01/25/02 **To approve the Minutes from the Parish Council on Monday 11th November 2024.**
(Annex 1).

01/25/03 **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.

01/25/04 **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.

01/25/05 **Co-option of councillor**

To consider nomination(s) received for the new councillor and resolve to agree the appointment of the new member. (Annex 2 & 3)

01/25/06 **Community Emergency Plan**

Members to agree and complete Bentley's Community Emergency Plan. (Annex 4)

01/25/07 **Flooding & drainage**

Clearing of the lane between Somerset Field & Main Road

01/25/08 **Farnborough Noise Group Update**

Members to receive an update of the Farnborough Airport proposed expansion. (Annex 5)

01/25/09

Pond Trees

To review and agree estimates of tree works around the pond. (*Annex 6 & 7*)

01/25/10

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.

To **RATIFY** comments submitted outside of the meeting for:

a)

Proposal: One replacement dwelling and garage and five new dwellings along with associated landscape and highway works following demolition of existing buildings and structures.

Site Address: Bentley Gardens Farm, Main Road, Bentley, Farnham, GU10 5NF

Case No: 21325/005

Land Parcel Reference No: 43696

[Website Link](#)

Comments:

Bentley Parish Council have considered the application for one replacement dwelling and five new dwellings at Bentley Gardens Farm.

As the Planning Statement submitted on behalf of Forays Homes Ltd points out, this site is mainly outside the Bentley Settlement Policy boundary and is therefore subject to CP19, Development in the Countryside.

With CP19 in mind, we are supportive of this development for a couple of reasons; firstly, this is a “brown field” site and not a “green field one” and secondly, what is proposed is a good use of the land and an improvement over the existing site layout and buildings.

We understand that the developers are not currently bound by CP13, Affordable Housing on a Residential Development Site, however we would like to see some provision made for 1-2 smaller and more affordable dwellings.

We note that the Planning Statement sets out the relevant planning policies, including those in the Local Plan and Bentley Neighbourhood Plan (2016). With reference to page 12, we would like to draw the developers attention to the fact that Bentley has now modified our Neighbourhood Plan in 2024 and that this has recently been adopted by EHDC so that they can ensure that all relevant policies are borne in mind and adhered to.

b)

Proposal: Lawful Development Certificate Existing - Use of Lower Lawns Barn as a self-contained dwelling within Use Class C3.

Site Address: Lower Lawns, Crondall Road, Northbrook, Farnham, GU10 5HA

Case No: 29257/005

Land Parcel Reference No: 55711

[Website Link](#)

Comments:

Bentley Parish Council have reviewed this application and have no objection to the issue of the Lawful Development Certificate. We would, however, like clarification on the site access from the road to and from this self-contained dwelling as this is not clear from the block plan provided.

Planning application status report. (*Annex 8*)

Neighbourhood Plan update.

01/25/11

To receive a report from Dist. Cllr David Ashcroft and Dist. Cllr Phillip Davies of EHDC.

01/25/12

To receive a report from the Chairman of Bentley Parish Council.

01/25/13

To receive a report from the Clerk of Bentley Parish Council.


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- 01/25/14 **To receive reports from the following officers:**
- **Recreation Ground Officer [Cllr Whowell]**
 - **Footpaths Officer [Cllr Turner]**
 - **Highways & Transport Officer [Cllr Wilson]**
Including Hole Lane Traffic [Richard Greenaway email]

01/25/15 **Financial and General Purposes Committee:**

To approve documents contained in attachments below to 31st December 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 December 2024 & January 2025 & expenses (Nov & Dec)

**The next Parish Council meeting is on
Monday 9th February 2025 at 7.30pm in Bentley Memorial Hall.**



Emma Wadey
Clerk & Responsible Finance Officer
(8th January 2025)