



Minutes

MEETING of Bentley Parish Council

Monday 13th April 2026 at Bentley Memorial Hall at 7:30pm

Present:	Cllr John Fuller Cllr John Goodyear Cllr Alan Lockey Cllr Chris Mace Cllr Jenny Turner Cllr Stephen Whowell
In attendance:	Ms Emma Wadey (Clerk) X2 members of the public

Ref.	Comments
04/26/01	Apologies for absence. Apologies received from Cllr Tillett (work).
04/26/02	Minutes approved from the meeting held on Monday 9th March 2026. The Minutes from the Parish Council meeting on Monday 9 th March 2026 were formally agreed and signed by the Chairman.
04/26/03	Declarations of interest from Members. Cllr Fuller declared an interest on item 04/26/08 b).
04/26/04	Public Section. None.
04/26/05	The Bentley Green Community Group [Jade Bower] Jade confirmed the new name of The Bentley Growers Co-operative be known as the Bentley Green Community Group. The minutes of their first meeting were previously circulated to members. Fifteen people attended, including Jade (Chair), Charmaine Higgins (Secretary) and Bruce Powell (Treasurer). A first successful grant bid was noted from the Woodland Trust to buy native trees to be received in November. This will include a promotional scheme. Other fund-raising events include a history walk around Bentley the following Sunday with other further dates booked. Jade met with Cllr Fuller and the Clerk on 9 th April. We covered the original purchase of the land where it was confirmed that amenity use would cover any future works as discussed. It was agreed the BGCG would take out their own insurance. The Clerk confirmed that any grant funding would be run through BPC bank account initially until such a time that BGCG had their own bank account. The Clerk has taken the water meter reading and invoices will be passed on to the group and BPC re-imbursed. The Clerk and Jade will look at archive files to source information on any previous power supply installed or existing hard standing. The official handover date was agreed at 2 nd April 2026. The Clerk agreed to send over the BPC logo which may be used to support the project. It was agreed for BGCG to provide BPC with regular updates when needed. It was agreed a 20-year lease would be drawn up using the BACSC lease as a template. Jade to carry out research on leases with Binsted and Blacknest Fields. Bentley Green is to be primarily managed by BGCG. Cllr Fuller stated that BGCG would be managing the site in lieu of payment. There will be an accessible gate installed for pushchairs and wheelchair users. Matt Luard has agreed to cut and collect the grass twice a year. The ecologists from Ecology Works have agreed to put down 50 dormouse tubes and 30 reptile mats.

Signed by Chairmandated 11th May 2026

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- 04/26/06 **Recreation Ground: renovation update**
Cllr Fuller gave a brief update and spoke to Adam from Kestrel. A water pipe to the square had recently been installed leaving excess soil which will be flattened out. Matt Luard will remove the scalplings.
- 04/26/07 **Residents' Pack [Dick Davies]**
It would be nice to hand deliver an A5 pack with contact information about the village to welcome newcomers to Bentley. The Clerk suggested Mike Hammerton to develop the design, layout and typesetting to provide a template for easy future amends. Dick to send Clerk the copy. It will be loose-leafed.
Members discussed how we identify new residents. Cllr Fuller suggested approaching estate agents.
- 04/26/12 **Tree, Planning & Development Applications:**
- a) **Site:** OAK HOUSE School Lane, Bentley, Farnham, Hampshire, GU10 5JP
Ref: EHDC-26-0289-HSE
Proposal: Approval is sought for a single-storey side/rear extension
Comments: Bentley Parish Council have considered the application for a single-storey side/rear extension at Oak House and consider the planned conservatory type building to be in accordance with our Bentley Neighbourhood Plan (2025), Policy BEN3 - Design and is in-line with similar developments in the village. We support the application.
- b) **Site:** LINDEN COTTAGE Hole Lane, Bentley, Farnham, Hampshire, GU10 5LW
Ref: EHDC-26-0254-HSE
Proposal: Revisions to previous planning permission 34097/12 detached outbuilding increase in height of existing boundary wall alterations to existing stable/garage block
Comments: Bentley Parish Council have considered the application to revise the previously supported planning permission 34097/12 and are supportive of these revisions.
- c) **Site:** Land at and to the rear of Broadacre School Lane, Bentley, Farnham, Hampshire
Proposal: Outline application with all matters reserved, other than means of access, for the construction of up to 8 self-build/custom-build dwellings.
Planning Inspectorate Ref: 6005917
Comments: Bentley Parish Council have considered this appeal and we strongly object to it. We stand by our original comments which we made in objection to this outline application.
We would also like to support EHDC for their refusal of the application on 13/02/2026. As a summary, the planning officer stated that the original proposal is contrary to Policies CP20, CP29 and CP19 of the EHDC Local Plan, Policies BEN2 and BEN3 of the Bentley Neighbourhood Plan (2025) and Section 12 of the NPPF. Key points included:
- "Loss of a visually and spatially important open field which contributes to the established settlement pattern and rural character of Bentley";
 - "The development would extend suburban built form northwards into the countryside"
 - "The formation of a new engineered access and internal access road would further suburbanise the rural edge of the settlement"
 - "The proposal would therefore cause significant harm to the character and appearance of the area and the landscape setting of Bentley"
- The following comments were RATIFIED:
- d) **Site:** The Old Forge Main Road, Bentley, Farnham, Hampshire, GU10 5NF
Proposal: T1- Ash tree- Fell.- Ash Dieback disease. This tree is in an advanced stage of decline.
T2- Ash tree- Fell.- Ash Dieback disease.
Ref no: EHDC-26-0261-TCA
Comments date: None submitted.
- e) **Site:** 3 Bonners Field, Bentley, Farnham, Hampshire, GU10 5LH
Proposal: Trim back vegetation at base of Lime tree; no change to branches. (Tree T6 to TPO EH360).
Ref no: EHDC-25-1008-TPO
Comments: None submitted.
- f) **Site:** Lower Lawns, Crondall Road, Northbrook, Farnham, Hampshire, GU10 5HA
Proposal: Removal of Conservatory and extend in its place to form dining room and guest bedroom
Ref no: EHDC-26-0210-HSE
Comments: Bentley Parish Council have reviewed the supporting documents for the planning application at Lower Lawns, Crondall Road. Given that the proposed works seem to utilize the existing building footprint and that the proposed materials will match those of the existing building we support this application. Also, the
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application seems to conform to our Bentley Neighbourhood Plan (2025), Policy BEN 3 - Design. Please note we were not sent this application for our comments by EHDC and that we would have liked to see more detail in support of this application.

- g) **Site:** Land West of Mole House, Marsh House Lane, Bentley, Alton, Hampshire
Proposal: Erection of a single chalet-style dwelling with associated parking, ASHP, access and landscaping
Ref no: EHDC-26-0317-FUL
Comments: Bentley Parish Council have considered this application for the erection of a single chalet-style dwelling with associated parking, ASHP, access and landscaping on land west of Mole House. On balance we are supportive of this application, given that the proposal makes good use of what we consider to be a brownfield site. We note that this proposed dwelling does not seem to be a chalet style building but a two storey house and that the application makes no reference to our Bentley Neighbourhood Plan (2025). On the latter and in line with Neighbourhood Plan policy BEN1 we would like to have seen more justification for the building in the countryside.

04/26/09 **Report from Dist. Cllr David Ashcroft of EHDC:**
Not present.

- 04/26/10 **Report from the Chairman of Bentley Parish Council:**
'On Thursday 2nd April, Mr Robin Welland Jones and I effected repairs to the Pavilion roof soffit, replacing existing plastic capping and fascia board with a new fascia board. Deep flow guttering was also fitted with an additional downpipe, replacing the existing shallow gutter. Incidentally, although the old board was rotten, the rafters were generally in good condition, which bore out Robin's earlier assessment that the rot was due to the plastic cap boarding trapping moisture. Anyway, all done for less than £400, better than the £6,000 quote we saw originally! Many thanks to Mr Welland Jones.
9th Apr, the Clerk and I met with Jade Bower to discuss progress on the Bentley Green (formerly, Old Recreation Ground). Topics included; Land Use status, Insurance, Lease, utilities, financial arrangements and access.
On 13th April, today in fact, Kestrel begin work to remediate the glass problem sustained during the earlier renovations of the Recreation Ground. The work procedure has been approved by the Ground Maintenance Association (GMA) and will be subsequently inspected by them to ensure work has been carried out correctly. Hopefully this closes an unfortunate chapter.
Finally, a couple of comments on the Recreation Ground drainage: The inspection cover in the School corner has come adrift. Mr Jim Hannon, from Bentley Archers, will secure it with a strap, which should stop it wandering. The other drainage comment concerns the condition of the field drains installed in 2000: Last week Bentley Archers were digging a trench for the water supply to the new cricket square which cut through one of the drains. This drain is still open and, as suspected, suggests the rest of the drainage is still operational. Good news.'
A resident's email was read out repeating his concerns regarding suspected exploited individuals living on the encampment in Vickery Lane suggesting the operation of an illegal, unlicensed caravan park outside the uses proposed in the most recent planning application. Welfare concerns were also flagged up. Cllr Turner asked if a Traveller Site Management plan was put in place by EHDC.
Cllr Fuller stated that, on the advice from Dist. Cllr Phillip Davies, any anti-social behaviour in the village should be reported.

- 04/26/11 **Report from the Clerk of Bentley Parish Council:**
The Clerk applied again for the District Councillor grant on behalf of the Bentley Green Community Group. There was another litter pick at the end of March, with EHDC picking up the bags by the Pavilion. The Lengthsman is coming on 28th April. The gate on the corner of the Recreation Ground will be installed at the weekend. The Clerk will chase the installation of a bin at the bus stop.

- 04/26/12 **Reports from Officers:**
Recreation Ground Officer: Cllr Whowell
The Pavilion repairs have been done, looking good.
Footpath Officer: Cllr Turner
Nothing to report.
Drainage Officer: Cllr Tillet
Not present.

04/26/13 **Financial and General Purposes Committee:**

Community Account:

a)	• Opening Balance 1 st March:	£17,723.40
	• Income for March:	£50.00 (Old Rec rent £50)
	• Outgoings for March:	£10,533.61
	• Closing balance 31 st March:	£7,239.79

Commercial Instant Access Account:

• Opening balance 1 st March:	£20,425.61
• Income for March:	£7.63 (Interest)
• Outgoings for March:	£0
• Closing balance 31 st March:	£20,433.44

95 Day Notice Account:

• Opening balance 1 st March:	£50,313.62
• Closing balance 31 st March:	£50,429.77

The following documents to 31st March 2026 were approved:

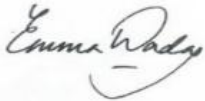
A1 – Cost centre report

A2 –Bank reconciliations: Community, Commercial IA accounts

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

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

The meeting closed at: 9.01pm. The next scheduled Parish Council meeting will be the AGM held on Mon 11th May 2026 at 7.30pm at Bentley Memorial Hall.



Emma Wadey

Clerk & Responsible Finance Officer

Payments authorised at the meeting held on:

Mon 13th April 2026

Payments made outside of meeting						
Nom. code	For	Invoice No	Item/purpose	VAT £	Amount £	Method of Payment
4150	AJG Community Schemes	1524666	Insurance 1/4/26-31/3/27	280.72	2670.11	BACS 132
4200	Microshade	260300439927	IT services	17.98	107.88	BACS 133
4470	Green Frontiers	1960	Ditch clearance	270.00	1620.00	BACS 134

Payments to be authorised						
Nom. code	For	Invoice No	Item/purpose	VAT £	Amount £	Method of Payment
4000	Clerk & RFO		Salaries (April)	0	2310.74	BACS 1
4050 4200 4190 4210	Clerk & RFO		Expenses/mileage Home office allowance & mileage BT-Internet Condolence card Ink cartridges	0	174.39 58.35 39.35 4.98 71.71	BACS 2
4030	HMRC		Tax & NI	0	890.23	BACS 3
4040	Scottish Widows		Pension	0	214.49	DD
4171	Tesco		Mobile phone	0	28.99	DD
4171	Tesco phone insurance		Phone insurance	0	10.00	DD
4240	Bentley Memorial Hall	1855	Bentley Memorial Hall hire	0	159.00	BACS 4
4450	Karon Slater		Old Rec tenancy holding fee refund	0	150.00	BACS 5
4181	Robin Welland-Jones		Soffit repairs to the Pavilion	0	390.92	BACS 6

Signed by Chairmandated 11th May 2026

4650	Stephen Whowell		Defib pads	0	78.30	BACS 7
4700	Robert Simpson		Water testing packs	0	119.30	BACS 8
4230	Citizens Advice East Hants		S137 grant	0	300.00	BACS 9
4200	Rialtas	SM33934	Alpha software & asset inventory support & licence	97.20	583.20	BACS 10
4160	Parish Council Websites	4334	Website hosting & domain renewal	51.60	309.60	BACS 11
4610	William Whitfield		Gate post and rehang gate - allotments	0	378.00	BACS 12
Total				£148.80	£6097.16	