

Minutes



Bentley
PARISH COUNCIL

MEETING of Bentley Parish Council

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

Present:	Cllr John Fuller (Chairman)
	Cllr John Goodyear
	Cllr Chris Mace
	Cllr Dominique Lucas (arrived at 8.15pm)
	Cllr Gordon Tillett
	Cllr Jenny Turner
In attendance:	Cllr Stephen Whowell
	Ms Emma Wadey (Clerk)
	Dist. Cllr David Ashcroft

Ref.	Comments
07/26/01	Apologies for absence. No apologies received.
07/26/02	Minutes approved from the Parish Council meeting held on Monday 8th June 2026. The Minutes from the Parish Council meeting on Monday 8 th June 2026 were formally agreed and signed by the Chairman.
07/26/03	Declarations of interest from Members. None declared.
07/26/04	Public Section. No comments made.
07/26/05	The Bentley Green Community Group (BGCG) Cllr Turner requested for BGCG to identify individuals to sign the lease on behalf of the members, as they are presently an unincorporated association, if we are to proceed down the lease route. Item was deferred and discussed after 07/26/13. Cllr Turner preferred not to reference services, but to frame what the purpose of the lease would be, and BGCG would have to return the land in the state when the lease begun, subject to the modifications we agree in their Management Plan, for the next 10 years. The advantage of having a lease is that BGCG are clearly the tenant, they have exclusive occupation of the ground for the purpose of the lease and they are the occupier from a liability point of view, Anything BGCG put in, such as pond etc they would have to cover as third party liability. BPC would have the right to terminate the lease if there were actions not included Management Plan. A lease cannot be granted to a group that does not have a personality, so BGCG would need to nominate up to four individuals who would be the 'tenant' on behalf of members of the association. With our agreement, they can substitute someone in if need be. We have to agree what capital expenditure BPC will have responsibility for as landlord. For example, the water supply to the water tap. From there, BGCG would take on responsibility. We need to agree and be clear of the reasonable state of the land we hand over responsibility for, especially ditches. BGCG should incorporate as an association; form themselves as a charitable trust or a formal trust. It was agreed to proceed with a 10-year lease and to request and agree a Management Plan from BGCG, and agree the state of the land we are handing over.

Signed by Chairman..... dated 14th September 2026

Cllr Turner to set out Heads of Terms and revert to Jade to state the points agreed. If they are in agreement, we can then draw the lease up.

The lease can be ratified at the September meeting (if possible).

07/26/06

Tree Survey

Some of the trees identified in the survey are not owned by the Parish Council. It was agreed not to progress with the estimate as it would take up a significant amount of the tree budget which could be used for tree work itself. There is presently a danger with trees drying out and dying due to lack of water. Cllr Goodyear suggested contacting EHDC to request a tree inspector. It was agreed to spend money only on essential tree work.

Cllr Fuller and Cllr Tillet to walk the trees on our land to identify trees that need work such as trees that restrict a sit-on mower to mow grass underneath.

07/26/07

Pond summary

Clerk summarised the pond report originally written by Jane Woodyer in November 2024. It was noted that the presence of Great Crested Newts was mentioned in the planning refusal on School Lane. It was agreed to contact Jane to request help specifying the pond clearing work needed and when would be the best time. A group would then be formed to carry out the work.

07/26/08

New Residents' Booklet

The Clerk sent Dick Davies' copy to Mike Hammerton and the first draft was reviewed by members. Amends were discussed. Tony Wright to be asked to provide good quality photos. Add an 'Also' page including social events, The Star and WhatsApp and Freecycle groups. Members were informed to send any amends to the Clerk by the end of the week.

07/26/09 **Tree, Planning & Development Applications [Cllr Mace]:**

a) **Planning Committee (Petersfield) on 16th July 2026**

Site: LAND AT Hole Lane, Bentley, GU10 5LP

Proposal: Outline application of up to 21 dwellings with all matters reserved apart from access and layout

Ref: EHDC-25-0621-OUT

We previously objected to this application citing three points:

1. Location (which is a contravention to our Neighbourhood Plan)
2. Privacy, with access through existing development
3. Entry and exit to the site with 21 households coming out of onto Hole Lane.

b) **Site:** 27 Babs Field, Bentley, Farnham, Hampshire, GU10 5LS

Proposal: Demolition of existing conservatory and shed, construction of a single-storey rear extension, alteration to rear fenestration, addition of permeable driveway paving and extension to existing dropped kerb (amended description)

Ref: EHDC-26-0522-HSE

Comments:

Bentley Parish council have considered the application at 27 Babs Field for the demolition of the existing conservatory and shed and the construction of a single-storey rear extension, alteration to rear fenestration, addition of permeable driveway paving and extension to existing dropped kerb. We consider the application to be sympathetic to the existing dwellings and to be in line with relevant policies within our Bentley Neighbourhood Plan (2025). We are therefore supportive of this application.

c) **Site:** OAST HOUSE Main Road, Bentley, Farnham, Hampshire, GU10 5NF

Proposal: T1 Weeping Willow, fell and replace

Ref: EHDC-26-0607-TCA

Comments date: 28th July 2026

The following comments were RATIFIED which were made outside of the meeting:

Site: OLD BAILEYS FARM School Lane, Bentley, Farnham, Hampshire, GU10 5JW

d) **Proposal:** Gable end to south east elevation and first floor dormer to south west elevation

Ref no: EHDC-26-0509- HSE

Comments: Bentley Parish Council have reviewed the application at Old Baileys Farm for a gable end to south east elevation and first floor dormer to south west elevation and given that it seems to comply with policies within our Bentley Neighbourhood Plan (2025) we are supportive of this application.

e) **Site:** FOX HALL Main Road, Bentley, Farnham, Hampshire, GU10 5HY

Proposal: Conifers x 2-3 to be reduced in height by at least 9 metres in order to provide additional light to garden

Ref no: EHDC-26-0496-TCA

Comments: The information provided is insufficient for us to make an informed decision; especially as the applicant is not the owner of the location of the proposed work.

Cllr Mace commented on a note received on 23rd June regarding the change in planning rules: fewer applications will be referred to Planning decided by councillors through committees: by default, this will go to planning officers who will make decisions. Councillors will not be able to refer where a number of objections received or something specific regarding the application.

07/26/10 **Report from Dist. Cllr David Ashcroft of EHDC:**

There is a lot of bureaucracy involved in planning applications such as numerous surveys.

07/26/11 **Report from the Chairman of Bentley Parish Council:**

Cllr Lucas has been briefed regarding her Transport Officer role.

07/26/12 **Report from the Clerk of Bentley Parish Council:**

The Clerk reported a rotten tree near Bentley Green to Hampshire Highways.

The Clerk informed members that EHDC was contacted regarding moving the rubbish bin outside the Star. EHDC had reported it would cost £500-£700 to move the bin so they offered to increase the frequency of emptying of the existing one to x3/month as well as the ones on the Recreation Ground. Cllr Fuller requested returning to EHDC to request moving the bin outside the shop.

The bus shelter bin was due to be fitted on 10th July (this is yet to be done).
The Lengthsman is due to come this week, items on the list to complete are: to cut the hedge on School Lane (before the fete) and trim the play area.
The pond report suggested removing the sign on the east side of the pond regarding what to feed the ducks on the pond.
Cllr Whowell was not aware that he was the master user of the Pavilion CCTV, so the Clerk to access it at the Pavilion.
Cllr Goodyear asked if grass cutting was reduced due to the hot weather. Clerk to contact Premier grounds to reduce cutting.
The gas certificate was renewed for the boiler in the Pavilion.

07/26/13

Reports from Officers:

Recreation Ground Officer: Cllr Whowell

The grass has not grown much, but the ground looks good. Cllr Whowell requested getting more keys cut to the Pavilion. The Clerk requested that the keys be put in the key safe.

Footpath Officer: Cllr Turner

Nothing to report. The Clerk suggested the Lengthsman can cut back brambles around the footpaths. Countryside Access have closed Footpath 15 to carry out improvements.
It was agreed to let the Clerk know if any footpaths need clearing in the next couple of months.

Drainage Officer: Cllr Tillett

It is preferential to cut back vegetation by the ditches in September/October.
On the west side and south side of Somerset Field (underdeveloped field) needs to be cut back.
Cllr Fuller to contact George Moore.

07/26/14

Financial and General Purposes Committee:

The following documents to 30th June 2026 were approved and signed by the Chairman:

A1 – Cost centre report

A2 – Bank reconciliations: Community, Commercial IA accounts

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

A4 - Clerk salary (July) & expenses record (June)

Community Account:

- Opening Balance 1st June: £63,676.79
- Income for June: £0
- Outgoings for June: £8,141.13
- Closing balance 30th June: £55,535.66

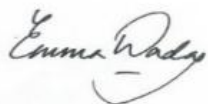
Commercial Instant Access Account:

- Opening balance 1st June: £22,211.70
- Income for June: £8.87 (interest)
- Outgoings for June: £0
- Closing balance 30th June: £22,330.57

High Interest Account:

- Opening balance 1st June: £50,644.61
- Closing balance 30th June: £50,761.50

The meeting closed at: 9.44pm. The next scheduled Parish Council meeting will be held on Mon 14th September 2026 at 7.30pm at Bentley Memorial Hall.



Emma Wadey

Clerk & Responsible Finance Officer

Payments authorised at the meeting held on:

Mon 13th July 2026

Payments made outside of meeting						
Nom. code	For	Invoice No	Item/purpose	VAT £	Amount £	Method of Payment
4030	HMRC	765 PQ 00145352	Underpayment Month 12	0	340.67	BACS 34

Payments to be authorised						
Nom. code	For	Invoice No	Item/purpose	VAT £	Amount £	Method of Payment
4000	Staff salaries		Salaries (July)	0	2274.94	BACS 35
4050 4200 4170 4070	Staff expenses		Expenses/mileage Home office allowance & mileage BT-Internet Amazon Prime Water & cups for meeting	0	121.39 59.70 42.35 8.99 10.35	BACS 36
4030	HMRC		Tax & NI	0	926.03	BACS 37
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
4410 4430 4400	Premier Grounds	3607	Grass cutting Grass cutting - Other areas Strimming Grass cutting - Rec	310.00 90.00 66.00 154.00	1860.00 540.00 396.00 924.00	BACS 38
4200	Microshade	2606004 76309	IT Services	17.98	107.88	BACS 39
4181	Andrew Wood	82	Pavilion gas safety certificate	14.40	86.40	BACS 40

Signed by Chairman..... dated 14th September 2026

4240	Bentley Memorial Hall Assoc.	1882	Hall/room hire	0	212.00	BACS 41
4251	Hammerton Design Ltd	0015371	New residents' booklet (first draft)	0	160.00	BACS 42
4620	Robin Welland-Jones		Fox Hall bench repair	0	21.16	BACS 43
4090	DM Payroll Services Ltd	5316	Payroll (April-Sept 2026)	13.20	79.20	BACS 44
Total				£355.58	£6102.48	