

## **Minutes of the Meeting of Beech Parish Council held in the Village Hall on Monday 19th March 2018**

PRESENT: Councillor David Woodroffe (Chairman)  
Councillor David Fazakerley  
Councillor Ian Hardy  
Councillor Colin Childes  
Mrs Louisa Thomson – Clerk to the Council

- 18.32 APOLOGIES FOR ABSENCE – Apologies were received and accepted from Cllrs Kevin Lamb and Ruth Duffin.
- 18.33 CONFIRMATION OF MINUTES – **UNANIMOUSLY RESOLVED**  
The Minutes of the Council meeting held on 19<sup>th</sup> February 2018, copies of which had previously been circulated, **Proposed as a true record by David Woodroffe, Seconded Colin Childes and signed by Chairman David Woodroffe.**
- 18.34 DECLARATION OF INTEREST – There were no declarations of interest.
- 18.35 NEIGHBOURHOOD PLAN  
a) EAST HAMPSHIRE DISTRICT COUNCIL MEETING REPORT FROM COLIN CHILDES:

### **Note on the meeting between the EHDC Planning Team and Beech Neighbourhood Plan W.P.**

1. Government had still not supplied the formula to be used to determine the housing need for the area; it was now being promised by “summer 2018”.
2. The New Local Plan would combine the existing 3 documents ( JCS, Land Assessment Plan, & Part 3 local plan) into a single document which EHDC hoped to have in draft form by early /mid 2019, but did not expect final adoption until early/mid 2020.Until the New Local Plan was in place our Neighbourhood Plan would need to conform to the policies contained in the JCS. Policies in the New Local Plan will differ from those in the current JCS , as the New Local Plan will exclude all reference to the South Downs national park; it should be possible to see the way that the New Local Plan was heading during 2019. The Beech policies are required to conform to the current JCS, but when the New Local Plan has been made, changes can be dealt with as a minor amendment at that date.
3. The New Local Plan would now run to 2036, and EHDC were proceeding on the basis that the annual number of house completions would rise from the 592 per year currently provided in the JCS to 617 per year in the New Local Plan. With the extension of the planning period to 2036, this meant that they needed to find land for some 5000 more houses than already catered for in the existing Land Assessment Plan, over the extra 8 years.
4. EHDC were committed to a full review of settlement boundaries, using the existing JCS methodology, although it was subject to change in the Government guidelines which were awaited. They were open to suggestions from Neighbourhood Planning Groups, and there was an inconclusive debate over the Kings Hill area. While there was some merit in making it a settlement area, there was a risk that this could encourage developers to create more LAA’s on land adjoining the designated area, though there is no requirement for LAAs to be alongside Settlement areas.
5. EHDC confirmed that the call for new land for development had gone out, and would close on 4<sup>th</sup> May 2018. The offers would not be made public until they had been assessed by EHDC using existing JCS methodology, subject to any changes that might be made in Government guidelines. It would be a huge task which is targeted to complete in the Autumn 2018, but was unlikely to be published until the draft New Local Plan is reviewed in Council early 2019, and there would be an opportunity for Parish Councils and Neighbourhood Planning Groups to contribute to the process. In response to a direct question about housing density there was cautious advice that the average across the EHDC area was around 20 houses per hectare; there was no mention of affordable homes.

b) PROGRESS REPORT FROM TONY RANSLEY – NEIGHBOURHOOD PLAN WORKING PARTY:

1. Initial meeting with Terra Firma re the Landscape Character Assessment 22<sup>nd</sup> February.  
A meeting was held on the 22<sup>nd</sup> February at the Petersfield premises. A request was made to have the following Character areas considered
  1. The character of the Wellhouse Road environment currently covered by EHDC policy H10
  2. The character and landscape nature of the area between Beech and Alton both around the A339 and Great Wood, Hungry Copse, Ackender Wood and Dark Wicks wood
  3. The Character and landscape nature of the area between Beech and Medstead around Alton Abbey, Bushy Lease Wood, and the houses at the upper end of Kings Road
  4. The views from Thedden Grange and the Thedden Park towards North Wood, Thedden Copse, Tollens, The Lodge and the settlement of Beech.
  5. General landscape nature and character of the skyline encompassing Medstead Road and lower Kings Hill valley.

Terra Firma said that they would have to complete their field work to firm up on Character areas but will bear the suggested proposal in mind.

Some historic data with respect to the how the village of Beech was formed and shaped was provided as well as some old photos and a list of listed buildings. Reference was made to the historic woodlands in Beech and EHDC policies CP28 and CP30, and Map2 of the JCS.

The site review was planned w/c 5<sup>th</sup> March but was postponed due to snow. The work was conducted the following week. We await the initial report.

A request was made for the LCA to be included in the oncoming village NP to date exhibition.

2. Meeting with EHDC 27<sup>th</sup> Feb. The minutes were circulated on the 28<sup>th</sup> February. Copy attached.  
Main points BNPWG to decide whether to put the NP on hold till EHDC has “made” their new plan (likely to be July 2020)  
EHDC willing to work in parallel with BNPWG whilst their plan is progressing  
EHDC aware of the council’s decision to consider a proposal for a settlement boundary around Kings Hill and have advised on the best process  
The advantages and disadvantages off an SPB were again discussed, see as well as the minutes ref pages 3 and 4 of the methodology (attached) it was made clear to EHDC that the working would only put a proposal forward to the Parish Council and the decision to proceed with the application for an SPB would of course be the councils....
3. A meeting of the BPNPWG was held on the 12<sup>th</sup> March. Minutes awaited.  
The outcome of the EHDC meeting was discussed  
Decision to recommend to the PC that we proceed with the NP given the momentum we built up and work alongside the EHDC.  
The EHDC SPB methodology was reviewed (a long discussion followed on what is countryside ... ) and we will proceed with the evaluation of an SPB around Kings Hill  
The information of the Thanet water drainage facilities were shared and its copyright noted.  
The scripting of the plan will be commenced and members of the committee were asked to make their contributions.  
Research on the history of the development of building work within the village will be conducted as background information. Any copyright was noted.  
The planned Village meeting in the village hall was postponed till after the next meeting.

c) NEIGHBOURHOOD PLAN PUBLIC MEETING DATES – Postponed to a future meeting.

- 18.36 LOCAL GOVERNMENT ETHICAL STANDARDS CONSULTATION - Council have no comment to make.
- 18.37 GDPR TRAINING - Council have received training from Hampshire Association of Local Councils.

18.38 PARISH LENGTHSMAN SCHEME – 2018/19

**Proposed David Fazakerley, Seconded Colin Childes and UNANIMOUSLY RESOLVED:** Beech would be interested in joining the scheme but would not be able to take on the role of lead parish as currently involved in producing a Neighbourhood Plan.

18.39 PLANNING AND DEVELOPMENT

I) Council considered applications their comments to be forwarded to East Hampshire District Council:

i) **Proposed Colin Childes, Seconded David Fazakerley and UNANIMOUSLY RESOLVED: OBJECT**

27887/005 Keepers Lodge, Basingstoke Road

Regularise the incomplete construction of an extension to the rear of the existing stable block and change use to storage. Proposals include side extensions which are not yet complete.

*Beech Parish Council OBJECT to this application – the excessive size of the extension is inappropriate in countryside on the edge of the village and outside the settlement policy boundary. Also we note from the drawings areas of storage of vehicles which would increase vehicle movement onto Medstead Road and the A339.*

ii) **Proposed David Fazakerley, Seconded Colin Childes and UNANIMOUSLY RESOLVED:**

27887/007 Keepers Lodge, Basingstoke Road

Lawful development certificate for an existing use - open material storage: agricultural gates, fencing and stock proof wire mesh, steel beams for cattle feeding cubicles and walls and fences, drainage parts and soakaways, roadway blocks, roofing materials and pavings slabs. The application area is also used for parking vehicles and storing vehicle parts.

*Beech Parish Council has no specific objections but would request East Hampshire District Council clarify what the intended future use of the site is and would seek assurance the Storage area is not going to be used for commercial purposes.*

iii) **Proposed Ian Hardy, Seconded Colin Childes and UNANIMOUSLY RESOLVED: NO OBJECTION**

25502/003 Sonora, 8 Kings Hill

New vehicular access and closure of existing access.

II) East Hampshire District Council – For information only. **NOTED**

20908/TP1 Land adjacent to the northern corner of 39 Kings Hill, Beech

Tree Preservation Order was confirmed without modification by the Council on 14<sup>th</sup> February.

18.40 ANNUAL ACCOUNTS 2017-18 - **Proposed David Fazakerley, Seconded Colin Childes and**

**UNANIMOUSLY RESOLVED the following payments are approved:**

a)	Salary, Allowance and Administration Expenditure (March 18)	£768.46
b)	Hampshire County Council Pension Contribution (March 18)	£138.73
c)	HM Revenue & Customs – PAYE (January – March 18)	£21.48
d)	OCS Group UK Ltd – SLR reposition	£73.44
e)	DCK Accounting Solutions Ltd – Payroll processing	£30.00
f)	Beech Village Hall – Neighbourhood Plan meetings	£16.38
g)	Citizens Advice East Hampshire – Grant	£200.00
h)	Notice-It Ltd – New noticeboard	£1450.00
i)	A Ransley – Neighbourhood Plan expenses	£54.85

18.41 MEETING DATES – Confirmed the date of the next scheduled Council meeting as Monday, 9<sup>th</sup> April 2018 at 7.30pm, public question time at 7.15pm.

CLOSURE OF MEETING - Chairman thanked all present for their attendance and closed the meeting at 8.30pm.

signed: .....

Chairman Beech Parish Council

date: 9<sup>th</sup> April 2018