

Minutes of the Annual Meeting of Beech Parish Council held in the Village Hall on Tuesday 27th November 2018

PRESENT: Councillor David Woodroffe (Chairman)
Councillor Ruth Duffin
Councillor David Fazakerley
Councillor Ian Hardy
Councillor Daniel Gordon
Councillor Graham Webb
Mrs Louisa Thomson – Clerk to the Council

Neighbourhood Plan Working Party members

18.150 APOLOGIES FOR ABSENCE - Apologies were received and accepted from Cllr Gordon for his late arrival.

18.151 CONFIRMATION OF MINUTES – **UNANIMOUSLY RESOLVED**

The Minutes of the Council meeting held on 12th November 2018, copies previously circulated, **Proposed as a true record by David Fazakerley, Seconded by Ian Hardy and signed by Chairman David Woodroffe.**

18.152 DECLARATION OF INTEREST – Councillors David Fazakerley and David Woodroffe declared and interest in planning application 25172/006, 61 Medstead Road. The application was made by Mr Fazakerley and Mr Woodroffe is a neighbour. Councillor Ruth Duffin declared and interest in areas of the draft Neighbourhood Plan.

18.153 PUBLIC PARTICIPATION

One of the neighbours to 61 Medstead Road detailed objections to the planning application, stating the close proximity of the proposed property would shadow the neighbouring garden, the application would set a precedent for development of front gardens i.e. two houses per plot, a previous application in 2010 had been objected to by the Parish Council and East Hampshire District Council, the draft Neighbourhood Plan should not be used as a basis for assessing the application as it has not been formally adopted.

David Fazakerley spoke as a member of the public explaining the reasons for the application as he and his wife wanted to downsize and care had been taken in designing the proposed property that it should have minimal impact on the neighbours and the previous application had been refused to due to the highway sight lines which he stated have now been approved pre-application and the application also deals with any issues regarding surface water disposal.

David Woodroffe spoke as a member of the public objecting to the application and referred to the Landscape Character Assessment which has recently gone through public consultation and highlights under “Forces for Change - Pressure for infill development including building within front gardens of existing properties leading to increased housing density, loss of vegetation and loss of semi-rural streetscape” he also stated that the applicant does not have ownership of the highway land for access.

18.154 PLANNING

(Councillors David Woodroffe and David Fazakerley left the meeting. **Proposed Graham Webb, Seconded Ian Hardy and unanimously resolved that Councillor Ruth Duffin should act as Chairman for item 18.154 i).** Councillor Daniel Gordon joined the meeting during the discussion on this application

i) 25172/006 Hill Brow, 61 Medstead Road **NO OBJECTION**

Two storey detached dwelling with associated access, amenity and parking.

Proposed Graham Webb, Seconded Ruth Duffin and resolved by majority, Councillors Daniel Gordon and Ian Hardy abstained.

Having heard representations from members of the public and after discussion Beech Parish Council's decision was by majority using the Chairman's casting vote.

(Councillors David Woodroffe and David Fazakerley rejoined the meeting.)

ii) 22573/004 Red Cottage, 15 Wellhouse Road **NO OBJECTION**

Conversion and extension of double garage to provide a residential annexe.

Proposed Daniel Gordon, Seconded Ruth Duffin and unanimously resolved.

iii) 32221/022 Buzzards Drift, 108 Medstead Road **NO OBJECTION**

Fell one ash tree and replace with acer tree.

Proposed Graham Webb, Seconded Ruth Duffin and unanimously resolved.

18.155 ACCOUNTS 2018/2019

Proposed Graham Webb, Seconded Ian Hardy and Unanimously Resolved: to approve the following payments.

- | | | |
|----|---|---------|
| a) | Society of Local Council Clerks membership renewal | £136.00 |
| b) | Digitus Printing Limited – Draft Neighbourhood Plan | £ 55.00 |

18.156 NEIGHBOURHOOD DEVELOPMENT PLAN

- ii) **Proposed David Fazakerley, Seconded Graham Webb and unanimously resolved:** that expenditure for planning consultant John Slater Planning Ltd is approved up to £2,500.

Proposed David Fazakerley, Seconded Graham Webb, Unanimously Resolved to suspend Standing Orders so member of the Neighbourhood Plan Working Party can speak.

- i) The working party informed Council that the Landscape Character Assessment (LCA) will have the missing photographs added and spellings corrected and will then be forwarded with the Strategic Environmental Assessment (SEA) to East Hampshire District Council (EHDC) for approval.
- ii) Review of the draft Neighbourhood Plan - (Councillor Ruth Duffin left the meeting during relevant declaration of interest items).

Proposed David Fazakerley, Seconded Graham Webb and Unanimously Resolved to reinstate Standing Orders.

Proposed Graham Webb, Seconded Ian Hardy and resolved by majority (Councillor Ruth Duffin abstained) that having reviewed and amended the draft Neighbourhood Plan that this is the final draft before public consultation.

- iii) **Proposed Graham Webb, Seconded David Fazakerley and resolved by majority** (Councillor Ruth Duffin abstained) that the SEA is forwarded to EHDC for approval.
- iv) **Proposed Ian Hardy, Seconded David Fazakerley and resolved by majority** (Councillor Ruth Duffin abstained) that the draft Neighbourhood Plan is taken to Public Consultation, Council to wait for the SEA to be approved by EHDC before setting consultation dates.

18.157 Confirmed the date of the next Council meeting as Monday 17th December 2018 at 7.30pm with public question time at 7.15pm.

CLOSURE OF MEETING

Chairman thanked all present for their attendance and closed the meeting at 9.40 pm.

Signed:
Chairman Beech Parish Council
date: 17th December 2018