

**Minutes of the Meeting of Beech Parish Council
held in the Village Hall on Monday 29th July 2019**

PRESENT:

Councillor Graham Webb (Chairman)

Councillor Ruth Duffin

Councillor Alana Coombes

Councillor Tony Ransley

Mrs Louisa Thomson – Clerk to the Council

Members of the public

19.116 PUBLIC QUESTION TIME – NON AGENDA ITEMS

Members of the public raised the following matters regarding planning application 58352 – Land North of Lower Park Farm, Abbey Road, Medstead.

Although this is in the Parish of Bentworth the site is very close to the Beech boundary and is in the buffer zone between Beech and Medstead and threatens the green space between the villages, there has already been a loss of the buffer zone between Alton and Beech. Also large vehicles / caravans would increase the traffic on Medstead. The Parish Council are urged to hold a meeting to consider this item so their comments can be forwarded to EHDC.

Chairman Graham Webb informed the public the Parish Council were aware of this application and will be holding a meeting to decide on comments to be forwarded to EHDC.

Another member of the public raised the question of the H10 policy that planning applications on Wellhouse Road are subject to and asked if this would be maintained.

Chairman Graham Webb confirmed the EHDC draft Local Plan was seeking to abolish the H10 policy but the Beech Neighbourhood Plan was trying to keep it.

Council were also asked when the new traffic signs and road white lining would be taking place.

Council confirmed the traffic signs were scheduled to be installed the following day and the road white lining in September.

19.117 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Daniel Gordon.

19.118 CONFIRMATION OF MINUTES – **UNANIMOUSLY RESOLVED**

The Minutes of the Council meeting held on 19th July 2019, copies previously circulated,

Proposed as a true record by Tony Ransley, Seconded by Ruth Duffin and signed by Chairman Graham Webb.

19.119 DECLARATION OF INTEREST

Ruth Duffin declared an interest in planning applications for 41 Medstead Road and Rear of 19 Snode Hill.

19.120 PUBLIC PARTICIPATION

A member of the public raised concerns about the planning application at 41 Medstead Road which seemed to have conflicting information on the EHDC website between this application and the original application to extend the existing property regarding the acceptable number of vehicles and the removal of the mature front boundary hedge.

19.121 PLANNING - Council considered two applications, the comments of the Council to be forwarded to East Hampshire District Council:

Councillor Ruth Duffin remained in the meeting but did not participate.

a) 54482

Strathyre, 41 Medstead Road, Beech

NO FURTHER COMMENT

Outline application (some matters reserved) – three detached dwellings with associated access, parking and landscaping (OUT).

Graham Webb and Tony Ransley had attended a meeting with the planning officer and confirmed: the planning officer advised the applicant's agent that, when evaluated against EHDC planning policies, the current proposed development will be rejected because it does not accord with the character of the village built environment. In particular, factors contributing to your view are (i) the proposed dwellings are three stories high (which is not usual for Beech), exacerbated by their elevated position; and (ii) the proposal for three identical dwellings side-by-side in relatively small plot sizes is incompatible in a village where almost all houses are of individual design. You defer to Hampshire Highways on the issue of the safety of entrance/exit onto Medstead Road.

Although only limited weight can be given to Beech's emerging Neighbourhood Plan at this stage of its development, you said that it would be useful to know which of the emerging NP's policies this application would contravene. These are:

- BPC06(f), which prevents any further backland development on Medstead Road.
- BPC06(c), which discourages 3 storey buildings and higher rooflines.
- BPC07(a), which discourages inappropriate design. This would cover 3 storey design in an inappropriate place, and also 3 identical houses side by side. (And 3 identical houses is definitely 'suburban style' which the Beech Landscape Character Assessment says we should avoid).
- BPC07(d): the plots are not shown as being enclosed by hedges – but this would I think be a detailed application issue.
- BPC10(a), which would be breached by the poor and dangerous entrance/exit onto Medstead Road.

Proposed Alana Coombes, Seconded Tony Ransley and RESLOVED: that Council had no further comments to add to those agreed at the meeting on the 15th July 2019.

- b) 39779/003 Rear of 19 Snode Hill, Snode Hill, Beech **OBJECT**
Outline (with some matters reserved) new village shop/pub with managers flat above and associated car parking.

Proposed Alana Coombes, Seconded Tony Ransley and RESOLVED to object because:

- The car parking area extends beyond the Settlement Policy Boundary at the north end of the plot, which is not acceptable and contravenes emerging Neighbourhood Plan Policy BPC02.
- There is no information on the proposed advertising, signage or external lighting on the building, within the plot or at the roadside. These matters are of high importance for preserving the character of a rural residential area.
- The issue of managing the drainage of surface water within the plot is not addressed (see emerging Neighbourhood Plan Policy BPC14).
- The proposals seem to involve removing trees that are protected by an area TPO.
- There are no proposals to plant hedges or trees to screen the development from Meadow Cottage (to the east), to reduce the impact on the amenity of neighbours, or at the northern boundary (contravening emerging Neighbourhood Plan Policy BPC07(c) requirements to enclose the plot).

Council also commented that:

- There is no evidence that the shop/pub (a new concept for Beech) will be commercially viable, especially given that the centre of Alton is only about 2 miles away from the site. In the recent Neighbourhood Plan questionnaire 28% of respondents (in a village population of 600) were in favour of this sort of facility.
- There is no footway access to the site from the village, on a road considered hazardous for pedestrians, meaning that customers would overwhelmingly travel by car (as they currently do to Alton).
- Doubts have been expressed as to the adequacy of road access arrangements and highway visibility splays, at a bend in the road, for a well-used commercial premises. Hampshire Highways should clarify this.
- The outline design appears not to facilitate disabled access to the building.

Councillor Ruth Duffin rejoined the meeting.

19.122 SOCIAL MEDIA POLICY

Proposed Ruth Duffin, Seconded Alana Coombes and UNANIMOUSLY RESOLVED: to adopt the proposed Social Media Policy including the email disclaimer, the policy will be published on the Parish Council website.

19.123 FOOTWAY ALONGSIDE MEDSTEAD ROAD AND KINGS HILL AND FURTHER TRAFFIC CALMING

Proposed Tony Ransley, Seconded Alana Coombes and UNANIMOUSLY RESOLVED to suspend Standing Orders so members of the public can speak on this item.

Proposed Alana Coombes, Seconded Tony Ransley and UNANIMOUSLY RESOLVED to reinstate Standing Orders.

Councillor Tony Ransley has asked for further clarification from HCC on the study but is happy funds are ring fenced towards the study.

Proposed Tony Ransley, Seconded Alana Coombes and RESOLVED (Ruth Duffin abstained) to apply for S.106 funds of £11,117 to pay towards the study to be carried out by Hampshire County Council, if the application is successful the balance of £1,533 will be paid by Beech Parish Council, the total cost of the proposal is £12,650 as detailed in the attached appendix A.

19.124 TRAFFIC CALMING

Proposed Ruth Duffin, Seconded Tony Ransley and UNANIMOUSLY RESOLVED to apply for £2,743 of S.106 funds to pay for the recently approved traffic calming measures.

19.125 NEIGHBOURHOOD DEVELOPMENT PLAN

- a) Regulation 16 consultation runs from 22nd July to 2nd September.
- b) Clerk to put all Regulation 16 consultation documents included on the East Hampshire District Council on the Beech Parish Council website.
- c) Clerk to advise the Neighbourhood Planning Independent Examiner Referral Service that Beech Parish Council used John Slater of John Slater Planning Ltd as a planning consultant throughout the Neighbourhood Plan process and he should therefore not be considered as an examiner for the Beech Neighbourhood Plan.

19.126 HAMPSHIRE PENSION FUND GROUPING

Proposed Alana Coombes, Seconded Tony Ransley and UNANIMOUSLY RESOLVED that Beech Parish Council is included in the Town and Parish Council pool and not to be given an individual contribution rate.

19.127 ACCOUNTS 2019/20

Proposed Ruth Duffin, Seconded Alana Coombes and UNANIMOUSLY RESOLVED that the following payment is approved:

Hampshire Association of Local Councils	£11.00
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19.128 MEETING DATES - Confirmed the date of the next scheduled Council meeting as Monday, 12th August 2019 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 8.30pm.

signed:

Chairman Beech Parish Council

date: 12th August 2019