

# **Minutes of the Meeting of Beech Parish Council** **held in the Village Hall on Monday 11<sup>th</sup> November 2019**

## PRESENT:

Councillor Graham Webb (Chairman)  
Councillor Ruth Duffin  
Councillor Tony Ransley  
Councillor Alana Coombes  
Mrs Louisa Thomson – Clerk to the Council

### 19.171 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillors Daniel Gordon.

### 19.172 CONFIRMATION OF MINUTES – **RESOLVED**

The Minutes of the Council meeting held on 21<sup>st</sup> October 2019, copies previously circulated, **Proposed as a true record by Tony Ransley, Seconded by Ruth Duffin and signed by Chairman Graham Webb.** (Alana Coombes abstained as she did not attend the October meeting)

### 19.173 DECLARATION OF INTEREST

Councillor Ruth Duffin declared an interest in the planning application for 41 Medstead Road.

### 19.174 PUBLIC PARTICIPATION

During public participation a member of the public expressed concerns about the work already carried out at 41 Medstead Road, in particular the removal of the front boundary hedge which they felt is contrary to the original application which states the property should be well screened. They also expressed concern about the current application which has reduced proposed properties from three storey to two storey but by moving the properties further up the hill they feel the overall height will be the same.

### 19.175 PLANNING

Council considered two applications their comments to be forwarded to East Hampshire District Council, comments to include reference to the draft Beech Neighbourhood Plan where applicable.

- i) 25560/009 Dragon House, 57 Wellhouse Road **NO OBJECTION**  
Single storey extension to rear and associated alterations to the south east elevation following demolition of existing conservatory.

**Proposed Alana Coombes, Seconded Tony Ransley and UNANIMOUSLY RESOLVED:**

*If the application is approved the Parish Council would request a condition: prior to construction commencing the applicant shall submit a design, and obtain approval for, the disposal of all surface water within the site. The submission should include calculations to BRE365 substantiating the design.*

- ii) 54482/003 Strathyre, 41 Medstead Road **OBJECT**  
Outline application – (some matters reserved) – two detached dwellings with associated access, parking and landscaping (as amended by plans received 28<sup>th</sup> October 2019).  
Reduction from three 3 storey dwellings to two 2 storey dwellings.

(Councillor Ruth Duffin declared an interest and didn't take part in this item.)

**Proposed Alana Coombes, Seconded Tony Ransley and RESOLVED:**

*Following the publication on 29 October of amended plans submitted by the applicant, Beech Parish Council raises the following objections.*

*The proposals contravene policies in the emerging Beech Neighbourhood Development Plan:*

*1. Policy BPC06(f) guards against further backland development along Medstead Road (in order to preserve the linear character of the settlement) and specifically prevents the subdivision of plots fronting Medstead Road for this purpose. In these proposals the plots of nos. 41 and 43 Medstead Road are to be subdivided in order to build dwellings behind the existing dwellings on the plot, a clear contravention.*

*2. Under Policy BPC06(b) new dwellings should be of a similar size, scale and massing to those in the area. The predominant form of dwelling in the area, this far up the hillside, is chalet bungalow (i.e. two stories, with upper storey in the roofspace) as seen at nos. 33 and 37 Medstead Road. The proposed dwellings are shown as three stories, with the top storey in the roofspace. The height and massing of the proposed dwellings is out of character for the area.*

3. Policy BPC07(b) states that the design of new buildings should ensure that the privacy of neighbouring residents should not be adversely affected. The hillside position and proposed height (including inhabited roofspace) of these dwellings does adversely affect the privacy of the neighbouring properties, in particular nos. 37, 39, 41, 43, 45 and 45A Medstead Road.

4. Policy BPC10(a) requires the location of new development to take into account the additional nature and volume of road traffic that would be generated its effect on the amenity and safety of Beech residents. In this case, the proposed access onto Medstead Road is to use the existing driveway of 41 Medstead Road, which is on the inside of a sharp bend (with limited visibility in each direction) and directly opposite the junction of Medstead Road with both Wellhouse Road and the entrance to the Village Hall. There are no footways at this junction, and so pedestrians must also walk in the road. The proposal to triple the number of vehicle movements using this hazardously positioned driveway is detrimental to the amenity and safety of Beech residents and other road users, whether in vehicles, on cycles or on foot.

We note that the applicant claims (in the Design & Access Statement) that traffic does not approach the driveway access at 30mph from the north east along Medstead Road, as there is a pinch point not far away that means cars cannot pass each other at that speed. In reality, on this rural road cars only occasionally pass each other precisely at that pinch point; most cars, in both directions, approach the junction facing no oncoming traffic and at 30mph. Therefore no reduction in visibility splays due to slower approaching traffic is justified.

If, however, the application is approved the Parish Council would request a condition: prior to construction commencing the applicant shall submit a design, and obtain approval for, the disposal of all surface water within the site. The submission should include calculations to BRE365 substantiating the design.

(Councillor Ruth Duffin rejoined the meeting.)

#### 19.176 FOOTPATH ALONGSIDE MEDSTEAD ROAD AND KINGS HILL AND TRAFFIC CALMING

- i) **Proposed Alana Coombes, Seconded Ruth Duffin and UNANIMOUSLY RESOLVED:** subject to Village Hall availability the public meeting is arranged for the third or fourth week in January on a weekday evening at 7.30pm, date to be confirmed at the next meeting.
- ii) **Proposed Ruth Duffin, Seconded Alana Coombes and UNANIMOUSLY RESOLVED:** proposed wording of flyer as follows:

#### Beech Parish Council

## Public Meeting on Village Road Safety and Traffic Calming Initiatives

**Meeting objective: To form a Working Group to investigate whether there are any possible measures that can be taken to reduce traffic speed and/or improve road safety in Beech for pedestrians and cyclists**

The danger created by speeding traffic through Beech village, along roads with no pavements, is consistently stated by villagers to be the most pressing issue facing the village. This is not just a matter of road safety; the perception of unsafe roads deters walking and cycling along the whole length of Medstead Road and Kings Hill, which in turn inhibits social interaction and physical activity throughout the village.

The Parish Council invites Beech residents to take the lead in looking for solutions to this problem.

**[7.30pm] on [Tuesday] ●● January 2020  
at Beech Village Hall**

- iii) **Proposed Tony Ransley, Seconded Alana Coombes and UNANIMOUSLY RESOLVED:** to accept the quotation from Treloar Print of £24 to print the flyers.
- iv) **Proposed Alana Coombes, Seconded Tony Ransley and UNANIMOUSLY RESOLVED:** that Beech Village Hall delivery volunteers are asked to distribute the flyer.
- v) **Proposed Tony Ransley, Seconded Alana Coombes and UNANIMOUSLY RESOLVED:** that the draft flyer and presentation slides are forwarded to Hampshire County Councillor Mark Kemp-Gee for his comment prior to approval at the next meeting.

19.177 NEIGHBOURHOOD PLAN

- i) Councillor Ransley reported no change to the budget.
- ii) Councillor Webb reported East Hampshire District Council have received legal advice regarding how to deal with the missed Regulation 14 comments, and will be discussing possible ways forward with the Independent Examiner. EHDC will keep Councillor Webb informed of developments, it is likely there will need to be a Parish Council meeting later in November or in December to consider the next steps.

19.178 FINANCIAL REGULATIONS

Having reviewed and amended the National Association of Local Councils model financial regulations, **Proposed Ruth Duffin, Seconded Alana Coombes and UNANIMOUSLY RESOLVED:** they are adopted.

19.179 BANK MANDATE

**Proposed Alana Coombes, Seconded Ruth Duffin and RESOLVED:** following the completion of Hampshire Association of Local Councils Finance course Councillor Tony Ransley is added to the bank mandate.

19.180 ANNUAL BUDGET 2020/2021

**Proposed Alana Coombes, Seconded Tony Ransley and UNANIMOUSLY RESOLVED:** following review of the proposed budget the precept is set at £15,410.

19.181 ACCOUNTS 2019/2020

**Proposed Ruth Duffin, Seconded Alana Coombes and UNANIMOUSLY RESOLVED** that the following payments are approved:

a)	Clerk's Salary (November 2019 )	£710.57
b)	Clerk's expenses (November 2019)	£ 28.54
c)	Hampshire Pension Fund (Clerk's Pension – November 2019)	£159.52
d)	Clerk's Salary (December 2019)	£710.57
e)	Hampshire Pension Fund (Clerk's Pension – December 2019)	£159.52
f)	HM Revenue & Customs (October, November & December PAYE)	£ 15.09
g)	DCK Accounting Solutions Ltd – Monthly payroll processing	£ 60.00

19.182 MEETING DATES - Confirmed the date of the next scheduled Council meeting as Monday, 27<sup>th</sup> January 2020 at 7.30pm with public question time at 7.15pm.

N.B. A meeting may be called later in November or December.

CLOSURE OF MEETING - Chairman thanked all present for their attendance and closed the meeting at 9.20pm.

signed: .....  
 Chairman Beech Parish Council  
 date: 9<sup>th</sup> December 2019