

# Minutes of the Meeting of Beech Parish Council

Monday 19<sup>th</sup> April 2021

**(Due to Coronavirus and Government social distancing advice this meeting was virtual)**

PARTICIPANTS : Councillor Graham Webb (Chairman)

Councillor Ruth Duffin

Members of the Road Safety Working Group

Councillor Tony Ransley

Councillor Daniel Gordon

Mrs Louisa Thomson – Clerk to the Council

## 21.037 CONFIRMATION OF MINUTES - **RESOLVED**

The Minutes of the Council meeting held on 22<sup>nd</sup> March 2021, copies previously circulated,

**Proposed as a true record by Ruth Duffin, Seconded by Tony Ransley and RESOLVED**

## 21.038 PUBLIC PARTICIPATION

Members of the public wished to speak about the planning application for 63 Wellhouse Road, Graham Webb decided to Suspend Standing Orders when the item was arrived at.

## 21.039 ROAD SAFETY WORKING GROUP

Graham Webb read a report from the Working Group updating the Council.

Tony Ransley updated Council that Forestry England need to make a site visit prior to any approval of use of their land is given.

Tony Ransley also updated Council with his continued lobbying of the police for the installation of a permanent Speed camera which would require the police enforcing any speeding offences, he has been asked to produce a report for the police which he will bring to the next Parish Council meeting for approval.

**Proposed Tony Ransley, Seconded Daniel Gordon, UNANIMOUSLY RESOLVED to suspend Standing Orders so members of the Road Safety Working Group can speak.**

Charles Cockburn, Working Group Chairman, explained that it wasn't just traffic exceeding the speed limit but that the level of risk increased between 20mph and 30mph and drivers needed to be persuaded to keep well away from pedestrians.

Tony Ransley informed Council it would cost approximately £15,000 to purchase the camera and approval would be needed for speed fines.

Graham Webb introduced the Working Group project plan which had previously been circulated to Councillors. Charles Cookburn explained that the Working Group needed to establish with Hampshire Highways that the proposed footpath route is on Highways land, the Working Group are unable to get a definitive answer at the moment as Hampshire County Council officers are working from home without access to the required papers.

**Proposed Daniel Gordon, Seconded Tony Ransley, UNANIMOUSLY RESOLVED to reinstate Standing Orders.**

## 21.040 PARISH COUNCIL BY-ELECTION AND NEIGHBOURHOOD PLAN REFERENDUM

**Proposed Ruth Duffin, Seconded Daniel Gordon, UNANIMOUSLY RESOLVED** to approve the wording of the flyer and the cost of printing the flyer up to £30.

## 21.041 SOCIAL MEDIA POLICY

**Proposed Daniel Gordon, Seconded Tony Ransley, UNANIMOUSLY RESOLVED** that all Councillors use the social media disclaimer so it's not assumed they are speaking as a Parish Councillor and all Councillors must have two social media accounts, one private and personal and one as a Councillor to avoid any confusion.

## 21.042 PLANNING

Council considered five applications their comments to be forwarded to East Hampshire District Council.

- a) 29769/028 Hillside Nurseries, Basingstoke Road **OBJECT**  
Agricultural Bund

**Proposed Daniel Gordon, Seconded Tony Ransley, UNANIMOUSLY RESOLVED:**

*Beech Parish Council OBJECTS to Planning Application 297969/028.*

*This application is for the construction of agricultural bunds that are the same as the bunds proposed in planning application 58585, except that planning application 58585 included the storage of caravans and motor homes within the area of field enclosed within the bunds. Planning application 58585 was refused by EHDC in March 2020 and an appeal dismissed by the Planning Inspectorate in November 2020.*

*The site is not one that is permitted for business-related development under Beech Neighbourhood Plan Policy BPC09.*

*We note that caravans have recently started to be stored on the land in question, despite the previous refusal and appeal dismissal. We have also been advised that construction of the bunds has started, in advance of any decision by EHDC on this planning application. Therefore it appears to the parish council that this planning application, taken together with the presence of caravans on the site, is an attempt to circumvent refused planning application 58585.*

*In addition, the presence of caravans on the site and the premature construction of bunds would appear to be a breach of planning control, and we would urge rapid planning enforcement measures. We are also advised of areas of scrap metal storage at the site, which may be a further breach of planning control.*

**Proposed Daniel Gordon, Seconded Tony Ransley, UNANIMOUSLY RESOLVED** Graham Webb should write to the Planning Officer detailing the Parish Councils concerns about this site.

**Proposed Ruth Duffin, Seconded Tony Ransley, UNANIMOUSLY RESOLVED to suspend Standing Orders so member of the public address the Council about the applications at 63 Wellhouse Road.**

Neighbours of the property explained they had objected online to this application as none of these works had the necessary planning permission and the Velux roof lights directly look into neighbouring properties causing a lose of privacy, two of the Velux roof lights also have balconies. Also the loft space has been converted into an entertainment space and bedrooms.

**Proposed Tony Ransley, Seconded Ruth Duffin, UNANIMOUSLY RESOLVED to reinstate Standing Orders.**

- b) 55498/003 Well House, 63 Wellhouse Road **OBJECT**  
Retrospective application for the retention of 9 additional Velux roof lights installed in existing roof/room.

**Proposed Daniel Gordon, Seconded Tony Ransley, UNANIMOUSLY RESOLVED:**

*Beech Parish Council OBJECTS to Planning Application 55498/003.*

*We note that, since the original permission to build this house was granted (37851/013), the roofspace has been converted into habitable accommodation (making it three habitable stories rather than two), nine velux windows have been inserted into the roofspace, and a balcony constructed outside velux windows numbered 6 and 7. The impact of these changes on the privacy of neighbouring properties is therefore now significantly greater than was envisaged when permission for 37851/013 was granted, with Condition 8 disapplying certain Permitted Development Rights under which some or all of these changes fall.*

*We believe that the velux windows, and the balcony at the roof level, are in breach of Beech Neighbourhood Plan Policy BPC07, paragraph (b), which states that the privacy of neighbouring residents should not be adversely affected by development.*

- c) 55498/004 Well House, 63 Wellhouse Road **OBJECT**  
Removal of Condition 8 of 37851/013 to allow the permitted development rights to be reinstated – Amended Condition No.

**Proposed Daniel Gordon, Seconded Ruth Duffin, UNANIMOUSLY RESOLVED:**

*Beech Parish Council OBJECTS to Planning Application 55498/004.*

*Condition 8 of Planning Permission 37851/013 removed certain Permitted Development Rights in order to preserve the character and amenity of the area. We support that aim and so would not wish to see Condition 8 removed. Arguably the privacy concerns arising from past breaches of Condition 8 (see 55498/003) increase the importance of keeping Condition 8 in place. Condition 8 does not preclude further development at the property; it merely means that prior planning permission must be obtained, meaning that any development must comply with the policies of the EHDC Local Plan and Beech Neighbourhood Plan (including specific requirements relating to the Beech Special Housing Area).*

d) 30483/001 Junipers, 53 Medstead Road **NO OBJECTION**  
Detached dwelling and garage following demolition of existing dwelling.

**Proposed Tony Ransley, Seconded Ruth Duffin, UNANIMOUSLY RESOLVED:**

*Beech Parish Council has no objection to this planning application as long as the following conditions are applied to any permission:*

- *The trees along the northern boundary of the plot should be retained (with Tree Protection Orders applied to them, if possible), or (if any of those trees are removed for any reason) should be replaced with similar. This is to ensure that the new house, like the house that it replaces, continues to be screened from the houses further down the hillside and across the valley, in compliance with the requirements of Beech Neighbourhood Plan Policy BPC06 paragraph (c).*
- *Satisfactory arrangements should be made for the drainage and disposal of surface water on site. This should apply to surface water arising both within the plot itself and from the driveway running from the plot to Medstead Road (which the application states may be improved). Details of any such driveway improvements should be supplied to EHDC, and approved, before any development starts.*
- *Any changes to the access from the driveway onto Medstead Road should comply with the design and safety aspects set out in Beech Neighbourhood Plan Policy BPC20 paragraphs (b) and (c). Details of any such access changes should be supplied to EHDC, and approved, before any development starts.*

e) 29083/007 Flinstone Manor, 65 Wellhouse Road **NO OBJECTION**  
Conservatory.

**Proposed Tony Ransley, Seconded Ruth Duffin, UNANIMOUSLY RESOLVED.**

#### 21.043 CODE OF CONDUCT

**Proposed Tony Ransley, Seconded Daniel Gordon, RESOLVED** (Ruth Duffin abstained) to defer to the next review.

#### 21.044 CLERK'S ANNUAL APPRAISAL

Councillors Graham Webb and Ruth Duffin to meet with the Clerk to carry out her Annual Appraisal.

#### 21.045 ACCOUNTS 2020/2021

I) Summary of Receipts & Payments for 4<sup>th</sup> Quarter Ended 31<sup>st</sup> March 2021 presented to Council detailing bank reconciliation as follows:

Current Account Balance	1,484.74
Less: Cheques drawn but not debited as at 31.12.20	-228.08
Deposit Account Balance	6,386.33
Money Market Balance	<u>24,679.04</u>
	32,322.03

**II) Proposed Ruth Duffin, Seconded Daniel Gordon, UNANIMOUSLY RESOVED that the following payments are approved:**

a)	Clerk’s Salary (April 2021)	£734.20
b)	Clerk’s Expenses (April 2021)	£ 33.48
c)	Hampshire Pension Fund (Clerk’s Pension – April 2021)	£195.59
d)	DCK Accounting Solutions – Payroll processing (Year End & Monthly)	£ 60.70
e)	Hampshire Association of Local Councils – Affiliation Fees 2021/22	£285.00
f)	Mr A Ransley – Neighbourhood Plan Website	£124.14

**21.046 MEETING DATES**

Confirmed the date of the next scheduled Council meeting as Monday, 24<sup>th</sup> May 2021 at 7.30pm with Public Question Time. This meeting will be socially distanced in line with Government advice.

**CLOSURE OF MEETING** – Chairman thanked all present for their attendance and closed the meeting at 9.15pm.

signed: .....  
Chairman Beech Parish Council  
date: 24<sup>th</sup> May 2021