

BEECH PARISH COUNCIL

Clerk: Louisa Thomson
Telephone: 01420 562130 E-Mail: clerk@beechpc.com

Minutes of the Meeting Monday 15th August 2022

PARTICIPANTS : Councillor Graham Webb (Chairman)
Councillor Tony Ransley
Councillor Kim Eakers
Councillor Alana Coombes
Louisa Thomson - Clerk

22.076 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillors Ruth Duffin and Ingrid McCormack.

22.077 CONFIRMATION OF MINUTES - **RESOLVED**

The Minutes of the Council meeting held on 18th July 2022, copies previously circulated,
Proposed as a true record by Kim Eakers, Seconded by Tony Ransley, RESOLVED and signed by Chairman Graham Webb

22.078 DECLARATION OF INTEREST

Councillor Graham Webb declared an interest in planning application for 10 Kings Hill, Beech.

22.079 PUBLIC PARTICIPATION

Mr Taylor of 10 Kings Hill attended the meeting to request the Council gives proper consideration to his application bearing in mind his severe health conditions. And would ask the Parish Council to support the application in order for him to stay living where he is for the time being.

22.080 REPORT FROM DISTRICT COUNCILLOR TONY COSTIGAN

East Hampshire District Council and Havant Borough Council are divorcing at speed which means many officers will return to work at Penns Place, planning enforcement officers will also be returning and they have a lot to catch up with. Penns Place has become redundant and EHDC will be moving to a new building which they already own and its probable that Penns Place will be sold. More and more EHDC staff are coming back to work instead of working from home.

Several refuse drivers have been lost, salaries have been increased to try to employ new drives in the meantime road side glass collections have been suspended for a month and the large glass bins around the area will be emptied more regularly.

The planning department is very busy and are doing their best to keep up with the volume of applications.

Proposed Tony Ransley, Seconded Alana Coombes, RESOLVED to suspend Standing Orders at the request of Councillor Tony Costigan.

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

Councillor Graham Webb left the meeting for the next item.

Proposed Alana Coombes, Seconded Kim Eakers, UNANIMOUSLY RESOLVED that Councillor Costigan take the Chair for the next item.

22.081 PLANNING

Council considered four planning applications, their comments to be forwarded to East Hampshire District Council.

- i) 59824 Land to the rear of 10 Kings Hill, Beech
Retention of a dwelling, decking and pagoda and use of land for amenity purposes (Retropective application).
Proposed Alana Coombes, Seconded Kim Eakers, UNANIMOUSLY RESOLVED not to comment on this application and to leave it with District Councillor Tony Costigan who will follow up with EHDC planning and legal departments and check that eventually the enforcement will take place.

Councillor Graham Webb rejoined the meeting and took the Chair.

- ii) 27887/011 Keepers Lodge, Basingstoke Road **NO OBJECTION**
Alternations and extension to an existing garage / annex building and the part change of use to a holiday let.
Proposed Kim Eakers, Seconded Alana Coombes, UNANIMOUSLY RESOLVED Beech Parish Council has no objection to this application but makes the following comments.

1. We ask that a condition be imposed that the section of hedgerow to the east of the building (i.e. immediately behind it, alongside the A339 Basingstoke Road), that was recently removed, be

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replaced so as to restore the full green screening of this building from the A339. We note that there are no windows in the building wall that faces in this direction.

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2. We ask that the Community Infrastructure Levy for this development is addressed, as it is not addressed at all within the application. Two new independent dwellings have been created, and from the description provided the building floorspace has been substantially increased (from the previous single floor garage). We also ask that the council tax/business rates position be addressed for these two new independent dwellings.

iii) 27887/012

Keepers Lodge, Basingstoke Road

OBJECT

Alterations and extensions to the 'Bothy' and change of use to affordable dwelling.

Proposed tony Ransley, Seconded Alana Coombes, UNANIMOUSLY RESOLVED Beech Parish Council objects to the enlargement and conversion of this building, into an independent dwelling, on the basis of overdevelopment of the site (too many dwellings in close proximity on a single site).

Beech Parish Council also objects to the application to class this property as 'affordable' (for affordable rent). The application provides an analysis that demonstrates that the property has (or is currently) offered at a rent that meets the definition of affordable. However, affordable rented housing also needs to be offered exclusively for rent to local people. The application provides no evidence that that the property's tenants, currently and since conversion, are and have been people with a prior connection to Beech parish or nearby, and there is no commitment to future compliance with this condition.

Neither is there any evidence submitted that the property is affiliated to, or endorsed by, any district-level or county-level affordable or social housing schemes.

We are also concerned that it will not be possible for EHDC to ensure that the property is managed in such a way that it will in perpetuity meet the legal and regulatory requirements for affordable rented housing, including both the level of rent charged and the prior connection of tenants with the local area.

We ask that the Community Infrastructure Levy for this development is addressed, as it is not addressed at all within the application. A new independent dwelling has been created, and from the description provided the building floorspace has been substantially increased (from the previous single room bothy). We also ask that the council tax position be addressed for this new independent dwelling.

iv) 27887/013

Keepers Lodge, Basingstoke Road

OBJECT

Affordable 1 bedroom flat (retrospective).

Proposed Kim Eakers, Seconded Alana Coombes, UNANIMOUSLY RESOLVED Beech Parish Council objects to the application to class this flat as 'affordable' (for affordable rent). The application provides an analysis that demonstrates that the flat has (or is currently) offered at a rent that meets the definition of affordable. However, affordable rented housing also needs to be offered exclusively for rent to local people. The application provides no evidence that that the flat's tenants, currently and since conversion, are and have been people with a prior connection to Beech parish or nearby, and there is no commitment to future compliance with this condition.

Neither is there any evidence submitted that the property is affiliated to, or endorsed by, any district-level or county-level affordable or social housing schemes.

We are also concerned that it will not be possible for EHDC to ensure that the flat is managed in such a way that it will in perpetuity meet the legal and regulatory requirements for affordable rented housing, including both the level of rent charged and the prior connection of tenants with the local area.

See our response to planning application 27887/011 for other comments on the conversion of part of this building into an independent dwelling.

22.082 DELEGATION SCHEME

Proposed Kim Eakers, Seconded Alana Coombes, UNANIMOUSLY RESOLVED following advice from Hampshire Association of Local Councils to remove the Delegation Scheme which was brought in as a temporary measure during COVID.

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22.083 ROAD SAFETY WORKING GROUP

- a) Report from the Beech Road Safety Working Group, appendix A attached.
- b) **Proposed Kim Eakers, Seconded Alana Coombes, RESOLVED (Tony Ransley voted against)** to:
Approve entering into an agreement with Hampshire County Council for a feasibility study costing £12,500 plus VAT to cover:
 - (i) New off-road footways on Medstead Rd alongside Forestry England land (c.650m length in total); and
 - (ii) A new off-road footway on upper Kings Hill from Footpath 702 to Alton Abbey (c.405m length).

22.084 SPEED CAMERAS & SPEED INDICATOR DEVICES

- i) Tony Ransley reported
 - So far this year over nine thousand vehicles have gone 36mph or above this is with the cameras being active circa 50% of the time.
 - A resident has volunteered to write to individual companies, maximum of one letter per week, if their company vehicles are recorded speeding. The wording of the letter to be agreed by the Parish Council.
 - There is an App which allows reporting of untaxed vehicles to the DVLA.
 - Top speeding individuals:
1st 102 offences, 2nd 76, 3rd 66 and 4th 58.
There are over 40 vehicles who have speeded over 20 times so far this year.
 - The Speed Indicator Device recorded the 85 percentile speed as 29mph last week and 28mph this week.
 - There is a meeting arranged with East Hampshire Constabulary to discuss how the speeding data might be used to reduce the number of regular speedsters in the future.

The Beech Road Safety Working Group Chairman has apologised in writing to the Parish Council and the Police if the newspaper article in the Alton Herald caused any embarrassment or difficulties.

- ii) **Proposed Kim Eakers, Seconded Alana Coombes, UNANIMOUSLY RESOLVED** to return the old Speed Limit Reminder sign to Westcotec for the new parts to be removed, and for the unit to be restored (in due course) to its previous condition and returned to the parish council for use, all at no charge.
- iii) **Proposed Kim Eakers, Seconded Tony Ransley, UNANIMOUSLY RESOLVED** to write to commercial vehicle companies, one letter per week.
- v) **Proposed Kim Eakers, Seconded Tony Ransley, UNANIMOUSLY RESOLVED** to report untaxed vehicles via the DVLA public reporting App.

22.085 HAMPSHIRE COUNTY COUNCIL 20MPH SPEED LIMITS CONSULTATION

Recommended Councillors complete the consultation as individuals due to the lack of time.

22.086 EAST HAMPSHIRE DISTRICT COUNCIL SURVEY THAT WILL SHAPE THE FUTURE LOCAL PLAN

This will be included on the agenda for the September meeting.

22.087 ACCOUNTS 2022/2023

Proposed Alana Coombes, Seconded Kim Eakers, UNANIMOUSLY RESOLVED that the following payments are approved

a)	Clerk's Salary (August 2022)	£ 744.33
b)	Clerk's Expenses (August 2022)	£ 23.75
c)	Hampshire Pension Fund (Clerk's Pension – August 2022)	£ 208.29
d)	DCK Accounting Solutions Ltd – Monthly payroll processing	£ 36.36
e)	Hampshire ALC – Chairs Networking Event	£ 12.00
f)	AutoSpeedWatch – Replacement camera	£ 476.00
g)	A Ransley – AutoSpeedWatch camera carriage	£ 22.30
h)	Beech Village Hall – August meeting	£ 23.29

22.088 MEETING DATES

Confirmed the date of the next scheduled Council meeting as Monday, 19th September 2022 at 7pm with public question time at 6.45pm.

CLOSURE OF MEETING – Chairman thanked all present for their attendance and closed the meeting at 9pm.

signed:

Chairman Beech Parish Council
date: 19th September 2022