

BEECH PARISH COUNCIL

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

Minutes of the Meeting Monday 21st October 2024

PARTICIPANTS : Councillor Kim Eakers - Chairman
Councillor Tony Ransley
Councillor Ingrid McCormack
Councillor Nikki Pickard
Councillor Alana Coombes
Louisa Thomson – Clerk to the Council

PUBLIC QUESTION TIME

Member of the public asked about the grips and ditches which are full of debris and need clearing.

Kim Eakers updated that the Parish Council has asked Hampshire County Council if they are scheduled to be cleared and have been informed the grips will be cleared every two years but the ditches are the responsibility of the land owner.

The Clerk will contact Hampshire County Council again as the land in question on the stretch of Medstead Road along side Bushey Leaze wood belongs to Hampshire County Council.

24.093 APOLOGIES FOR ABSENCE - Apologies were received and accepted from Councillor Ruth Duffin.

24.094 CONFIRMATION OF MINUTES – **UNANIMOUSLY RESOLVED**

The Minutes of the Council meeting held on 16th September 2024, copies previously circulated,

Proposed as a true record by Ingrid McCormack, Seconded by Tony Ransley, UNANIMOUSLY RESOLVED and signed by Chairman Kim Eakers.

Proposed Tony Ransley, Seconded Alana Coombes, UNANIMOUSLY RESOLVED to suspend Standing Orders so members of the public can address the council about the planning application 26870/012.

Several members of the public raised various objections to the application 26870/012.

- The application is for the amendment to the access only
- The layout of the entrance detailed isn't wholly owned by the developers and there has been no consultation or agreement with the landowners.
- Utility supplies would need redirecting over neighbouring properties.
- 5km per hour swept path isn't a speed large commercial vehicles can maintain.
- Neighbouring trees will suffer if the boundary is built as suggested.
- The traffic survey isn't complete or fair.

Proposed Alana Coombes, Seconded Ingrid McCormack, UNANIMOUSLY RESOLVED to reinstate Standing Orders.

24.095 PLANNING

Council considered four planning applications their comments are forwarded to EHDC.

a) 26870/012 **NOTIFICATION OF PRE-DECISION AMENDMENT** **OBJECT**
Land North of, 24 Wellhouse Road, Beech

Consultation of Outline Planning Permission application.

Outline application for 5 dwellings, access & associated parking (Access only to be considered all other matters reserved) (amended description 27.09.24).

Proposed Alana Coombes, Seconded Tony Ransley, UNANIMOUSLY RESOLVED: Beech Parish Council continues object to the outline application on the following grounds:

1. Access

We note:

The dependence for access on the relocation of a telegraph pole and widening of the existing private access.

- We do not have evidence of the viability of these actions.
- We have comment from residents that ownership of the land required for increasing access is disputed.
- We understand the traffic skew analysis was performed for speeds of up to 5 kph.

We object on the basis that the viability and safety of normal access to the property has not been sufficiently established and has unresolved dependencies.

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2. NPPF

Since Beech Parish Council's original comments on this planning application, in May 2023, a revised version of the NPPF was published in December 2023, and that version is still in force. A significant change in that new version of the NPPF is that Paragraph 14 now comes into play when an application is decided within five years of a neighbourhood plan becoming part of a Local Plan (rather than only within two years in the previous version of the NPPF).

The Beech Neighbourhood Development Plan (BNDP) was adopted by EHDC at Full Council in June 2021. The BNDP is therefore less than 3.5 years old and so well within the timeframe in which Para 14 can apply.

Para 14 of the NPPF states:

"In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing [which includes the failure of a local planning authority to be able to demonstrate a 5-year deliverable housing land supply], the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

(a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

(b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68)."

Regarding (a) above, the BNDP was adopted by EHDC in June 2021. If this planning application were to be decided in the near future, this would be less than four years after the BNDP's adoption.

Regarding (b) above, the relevant wording in Para 67 of the NPPF is: ".....strategic policies [in the Local Plan] should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement."

The current EHDC Local Plan sets out a NIL housing requirement for Beech Parish. Any new development in the parish is expected to arise as 'windfalls'. The EHDC-adopted BNDP states on page 22 under 'Housing Supply':

"No specific housing allocation has been made to Beech Parish by EHDC. EHDC has taken the view that Beech Parish is not a sustainable location for significant growth."

The policies and allocations in the BNDP did and do meet the NIL housing requirement (other than windfalls) set out in the current EHDC Local Plan, and there have been no subsequent housing allocations by EHDC in Beech parish since the BNDP was adopted. Nor is it likely, given the major uncertainties over future national planning policy, that EHDC will be making any new housing site allocations in an adopted new Local Plan before June 2026 (the 5th anniversary of the adoption of the BNDP).

Accordingly, since both (a) and (b) above are met, NPPF Para 14 indicates that ".....the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits.....".

As the planning application clearly contravenes BNDP Policy BPC02 'Development in the Countryside', NPPF Para 14 constitutes a direction that EHDC should refuse the planning application.

Note that the changes to the NPPF proposed by the Government for consultation in July 2024 do not affect the above analysis.

All of the other comments made by Beech Parish Council in its objection of May 2023 remain unchanged.

- b) 37347/004 October Cottage, 34 Wellhouse Road, Beech

Application for consent for Works to trees subject to a Tree Preservation

Douglas Fir (T4) – Remove failed branches. Tip reduction of branches to a horizontal radial canopy spread of 3m. Reduce overlong branches to a length of 4.5m. Remove stub branches from prior branch failures. Crown lift to 5m above ground level (E.H.510) (Norton Bavant, Wellhouse Road, Beech) Tree Preservation Order 2002

Proposed Tony Ransley, Seconded Ingrid McCormack, UNANIMOUSLY RESOLVED: Beech Parish Council defers to the EHDC Arboricultural Officer for this application.

- c) 56613/004 The Old Farm, 76 Wellhouse Road, Beech **NO OBJECTION**
Proposed detached gym, timber carport, replacement garage and shed.

Proposed Alana Coombes, Seconded Nikki Pickard, UNANIMOUSLY RESOLVED: Beech Parish Council has no objection to this application.

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- d) 56613/005 The Old Farm, 76 Wellhouse Road, Beech
Listed Building Consent for proposed detached gym, timber carport, replacement garage and shed. **NO OBJECTION**

Proposed Alana Coombes, Seconded Nikki Pickard, UNANIMOUSLY RESOLVED: Beech Parish Council has no objection to this application.

Proposed Tony Ransley, Seconded Alana Coombes, UNANIMOUSLY RESOLVED to suspend Standing Orders to allow members of the public to address the council on the next item.

- Beech Neighbourhood Plan, BPC03, this area is agreed part of the non-coalescence gap between Alton and Beech.
- This was independently verified by the examiner.
- The Beech Neighbourhood Plans five-year anniversary is in June 2026.
- The lack of a five-year land supply in the EHDC Local Plan means developers are trying to get permission for housing developments.
- The Beech Neighbourhood Plan must be renewed / revised in the next eighteen months and readopted by EHDC.

Proposed Tony Ransley, Seconded Nikki Pickard, UNANIMOUSLY RESOLVED to reinstate Standing Orders.

24.096 BEECH NEIGHBOURHOOD PLAN AND LAND AT WHITEDOWN LANE

Proposed Tony Ransley, Seconded Ingrid McCormack, UNANIMOUSLY RESOLVED:

- To form a Working Group to review the Neighbourhood Plan which will be chaired by Alana Coombes.
- To find what level of grant funding is available
- Get costs from the consultant previously used.
- Contact EHDC to set up a meeting.

Proposed Ingrid McCormack, Seconded Alana Coombes, UNANIMOUSLY RESOLVED to suspend Standing Orders so members of the Road Safety Working Group can update council

- BRSWG aren't in control of Hampshire Highways and have to be patient.
- Works are being carried out.
- Model scheme deployed from Dorset, the outcomes can be viewed.
- Hampshire Highways are viewing this as an experiment and the scheme will be evaluated by safety engineering team.
- Road repairs and maintenance will be part of the normal road maintenance schedule.
- This is a pedestrian footway not a cycle lane.
- Work needs to be done on communication.

Proposed Ingrid McCormack, Seconded Alana Coombes, UNANIMOUSLY RESOLVED to reinstate Standing Orders.

24.097 ROAD SAFETY WORKING GROUP

- a) Report from BRSWG Malcolm Ward

Beech On-Road Footway – Update for BPC 20 Oct 2024

- Construction work was scheduled to start on Monday 7 October, accompanied by a notice of Medstead Road Kings Hill closures for 5 days.
- Two teams to be deployed, one responsible for removing and replacing road signs and another team removing unwanted road markings and laying down the new white lines.
- Work started on Tuesday 8th and continued for the rest of the week, with many interruptions due to rain. Mon 14th- Fri 21st no work carried out.
- Work carried out so far:
 - The removal of the previous Beech Parish Council road safety signs (these have been taken to an HHC depot and will be returned to Beech Parish Council in due course).
 - The removal of redundant or damaged metal poles.
 - The removal of some warning signs not required for the new scheme.
 - The replacement of 30 mph gateway signs with larger regulation signs.
 - The installation of 30 mph repeater signs throughout the village at the designated intervals.
 - Renewal of the two pairs of circular 30 mph markings (painted on the road) at each end of the village.

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- Installation of new 3 m poles at the start of each new section of on-road pathway in both directions (ten in total), each with a red triangle warning sign and a “walking man” pedestrian priority signs (left handed or right handed as applicable).
- Approximately 50% of the white lining has been completed.
- BPC design “walking man” signs have been ordered with a delivery of approx. 2 weeks.
- The latest e-mail from Ian Janes (Wednesday) was that they were waiting for a break in the weather.
- Time required to completion:
 - Time for repairs to carriageway prior to white lining: unknown.
 - NOTE: We do not know if this is likely to delay the completion of the scheme. We have asked several times about the damaged sections of tarmac in Medstead road, most recently last week, and the only answer Ian Janes will give is, “Repairs will be carried as necessary”.
 - On-road scheme items by HCC: 2-3 days
 - BPC designed road signs: delivery approx 2 weeks, installation ½ day. New invoice is £941-25 (excl. VAT) compared to £850 previously authorised – requires BPC approval for additional £91.

Malcolm Ward-Close – BRSWG, 19 Oct 2021

- b) **Proposed Ingrid McCormack, Seconded Alana Coombes, RESOLVED (Tony Ransley abstained):** to approve the additional expenditure for the road signs. Previously approved £850, new quotation £941.25, an additional £91.25.
- 24.098 EAST HAMPSHIRE DISTRICT COUNCIL S106 FUNDING
Proposed Nikki Pickard, Seconded Tony Ransley, UNANIMOUSLY RESOLVED: to approve signing of the S106 funding agreement for £6,000 to be used for the purchase and implementation of three ASW cameras and additional Speed Indicator Device. Kim Eakers to sign the agreement.
- 24.99 AUTOSPEEDWATCH CAMERA AND SPEED INDICATOR SIGN
- a) September ASW report attached Appendix A
Meeting with the Police and Crime Commissioner scheduled for 22nd October with District Councillor Tony Costigan and Parish Councillor Tony Ransley, this is preliminary meeting prior to a meeting with EHDC ASW team and Parish Coordinators.
- b) **Proposed Alana Coombes, Seconded Ingrid McCormack, UNANIMOUSLY RESOLVED:** Council to approve expenditure of £179 per camera, totalling £537, for the renewal of the ASW Data Connectivity Licenses.
- c) **Proposed Alana Coombes, Seconded Tony Ransley, UNANIMOUSLY RESOLVED:** to implement the recommended changes to the first commercial vehicle letter.
- d) **Proposed Alana Coombes, Seconded Nikki Pickard, UNANIMOUSLY RESOLVED:** to approve second commercial vehicle letter to be sent to every second offender.
- 24.100 HAMPSHIRE ROAD SAFETY PARTNERSHIP
Proposed Tony Ransley, Seconded Ingrid McCormack, UNANIMOUSLY RESOLVED: to agree to proposal to Hampshire Association of Local Councils to establish a Road Safety Partnership.
- 24.101 SOUTH EAST WATER - Clerk to arrange a meeting with South East Water.
- 24.102 PENSION DISCRETIONS POLICY
Proposed Tony Ransley, Seconded Alana Coombes, UNANIMOUSLY RESOLVED: to adopt the revised policy.
- 24.103 ACCOUNTS 2024/2025
- l) Summary of Receipts & Payments for 2nd Quarter ended 30th September 2024 were presented to Council detailing bank reconciliation as follows:
- | | |
|-----------------------------------|-------------------|
| Current Account Balance | £ 345.31 |
| Deposit Account Balance | £31,828.74 |
| High Interest Deposit Bond –0296 | £ 8,581.41 |
| High Interest Deposit Bond - 3231 | <u>£17,962.61</u> |
| | £58,718.07 |

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- II) **Proposed Ingrid McCormack, Seconded Alana Coombes UNANIMOUSLY RESOLVED** that the following payments are approved, payments will be authorised by Kim Eakers.
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|----|--|-----------|
| a) | Clerk's Salary (October 2024) | £853.26 |
| b) | Clerk's Expenses (October 2024) | £14.85 |
| c) | Hampshire Pension Fund (Clerk's pension – October 2024) | £238.62 |
| d) | DCK Accounting Solutions Ltd – Monthly Payroll processing October 2024 | £36.36 |
| e) | Beech Village Hall and Recreation Ground – October 2024 meeting | £23.29 |
| f) | AutoSpeedWatch Connectivity Licenses | £537.00 |
| g) | Hampshire Association of Local Councils – Tony Ransley Budgeting | £57.60 |
| h) | DHF Products Ltd – Footway road signs | £1,129.50 |

24.104 MEETING DATES - Confirmed the date of the next Council meeting as Monday, 18th November 2024 at 7pm.

CLOSURE OF MEETING - Chairman thanked all present for their attendance and closed the meeting at 8.55pm.

signed:
Chairman Beech Parish Council
date: 18th October 2024