

## BINSTED PARISH COUNCIL

### CONFIRMED MINUTES of Meeting held on: Monday 14<sup>th</sup> May 2018 @7.30pm

**Cllrs present** (Chairman) Claire Fargeot, Vice Chairman Ian Salisbury, Cllr's Robin Warnes, Geoff Woollen, John Retallack, Lee Watts, Clerk Sue Hodder and Deputy Clerk Karen Ray

**Others:** Three members of the public

#### Agenda items

The meeting was opened by Clerk Sue Hodder who informed the Council of an e-mail that had been received from Ron Neil tending his resignation. He asked that he could continue to look after and prepare the Recreation Ground and Cricket Square. All councillors agreed with the request.

The Clerk asked for nominations for Chairman. Cllr Claire Fargeot was nominated by Cllr Salisbury and seconded by Cllr Woollen. Cllr Warnes abstained from vote, all others were in favour. The Meeting was then handed over to Cllr Fargeot as newly elected Chairman. Declaration signed. The Chairman asked for nominations for Vice Chairman. Cllr Salisbury was nominated by Cllr Retallack seconded by Cllr Woollen. Cllr Warnes abstained from vote, all others in favour. Declaration signed.

The Chairman then asked Lee Watts (parishioner from BHO) to come forward to speak to Council with a view of becoming a councillor. Lee spoke of his background in Banking and IT (now retired) and how he would like to represent BHO on Highways issues and Broadband, also to serve the Parish as a whole. Questions from Councillors included his time and commitment for the role. On the proposal of Cllr Fargeot and seconded by Cllr Warnes all agreed to Co-Opt Lee Watts as Councillor to Binsted Parish Council. Declaration of Acceptance of Office signed.

<b>18/029</b>	<b>Apologies for Absence</b> District Cllr Ken Carter, Cllr James Isted
<b>18/030</b>	<b>Chairman's Announcements</b> None
<b>18/031</b>	<b>Declarations of Interest</b> <b>Pers:</b> Item D Cllr Retallack Cllr Warnes asked for a revision of the Declaration of Interest. The Clerk will look into the wording in line with the Good Councillors Guide. This item will be included on the June meeting Agenda.
<b>18/032</b>	<b>Questions from the public (including those received by post or e-mail)</b> A letter received from Sarah Shadey thanking Cllr Fargeot for the free manure for the allotments. All holders were very grateful. Also, Sarah had been approached from one of the plot holders regarding the increase in charges. Due to the letter only received just prior to meeting the clerk and deputy clerk would look into and respond direct to Sarah Shadey.
<b>18/033</b>	<b>Minutes of the meeting held on Monday 5<sup>th</sup> March 2018</b> All agreed
<b>18/034</b>	<b>Matters Arising-</b> None

18/035

**PLANNING**

**APPLICATIONS RECEIVED**

a. **SDNP/18/02327/OHL**

**Location:** The Halfway House and Land adjoining Dockenfield Road, Dockenfield Farnham

**Proposal:** Installation of new span of overhead cable to be supported on two new wooden poles to stand more than 9.5m so as to be similar height to existing line. **OBJECTION: More exact details required. Siting of the pole needs to be reconsidered and repositioning and to seek HCC Highways approval**

b. **NOTIFICATION OF PRE-DECISION AMENDMENT  
28541/002**

**Location:** Frith End Lodge, Frith End Road, Frith End, Bordon GU35 0QZ

**Proposal:** Raise roof height to provide first floor accommodation, dormer window on south elevation, high level roof lights on north elevation, additional ground floor windows on north elevation and bi-fold doors on south elevation. (DESCRIPTION AMENDED 25/4/2018 AND AMENDED PLANS RECEIVED 25/4/2018) **NO OBJECTION**

c. **49776/002**

**Proposal:** Outline application- The development of up to 7ha of employment land (use class **B1a (light industrial)**, B2 (general industrial) and B8 (storage and distribution) with associated access (submitted for detailed approval), and green infrastructure. (Access only to be considered)

**Location:** Land at Lynch Hill, Mill Lane, Alton **OBJECTION**

Binsted Parish Council welcomes the provision of employment land for its positive impact on job opportunities in the local economy however, we object to the proposed developments re access onto Monteccio Way as described in the current application documents.

We OBJECT for the following reasons:

1) Whilst the development itself is contained within the boundary identified within policy EMP1 the proposed access falls outside the clearly identified employment area, settlement policy and neighbourhood plan boundaries. Furthermore we believe the application does not accord with Policy CP19 of the core joint strategy as the need to use this countryside area for access is neither genuine nor proven.

We would remind officers that when considering the proposed service station development on the opposite side of Monteccio way, the application was refused by EHDC as well as the planning inspector as, 'The proposal comprises a major intrusion of development in this rural area on a site that lies outside a defined settlement boundary and which is not allocated for development.'

2) We believe that Alton's rural setting and the importance of maintaining a 'green gateway' should not be overlooked. Despite the proposed additional planting, we feel that the removal of the hedgerow and trees around proposed access onto Montecchio Way would substantially alter the special landscape character and have a serious negative impact on the distinctive appearance on one of the key gateways to the historic market town which would be contrary to policies CP20 of the local

plan.

3) We are already concerned by traffic queuing on the A31 due to congestion on Monteccio Way most mornings and evenings. We believe this reduces productivity, negatively impacts visitor numbers and reduces economic growth of the town. We do not believe that these impacts have been considered or given sufficient weight in the economic case made to support this application.

4) There are Highways risks posed by this application and we do not believe the adjusted sight lines proposed in this amended application will make any difference to the dangers to road users. Also the proposed steep slope leading to the new junction will be inherently unsafe and should not be permitted (e.g. lorry brake failure, or winter icing conditions). There are other options for connecting the site to the existing highways network although these options appear to have been discounted on the grounds of cost.

5) Saved Policy IB3 clearly states "planning permission for industrial or business development in the countryside will not be permitted unless it is for the reasonable expansion or intensification of an established business use within an existing site." We note that there are caveats to that policy statement however we do not believe the proposed development accords with any of them.

Should the applicant reconsider and apply for access off Mill Lane we would consider that the application would conform to existing policies and would withdraw our objection.

**d. SDNP/18/01767/FUL**

**Proposal:** Change of use of two holiday cottages to two single dwelling houses and associated parking and amenity

**Location;** The Old Coach House and Granary, Stubbs Farm Binsted Alton

**NO OBJECTION**

**Decisions received**

**a. 57582**

**Location:** Paddock Lodge, Isington Road, Binsted GU34 4PR

**Proposal:** Single storey front extensions following removal of existing front porch and bay window **PERMISSION**

**b. 57582/001**

**Location:** Paddock Lodge, Isington Road, Binsted GU34 4PR

**Proposal: Listed Building Consent-** minor internal alterations, single storey front extensions following removal of existing front porch and bay window **PERMISSION**

**c. 51163/005**

**Location:** Malms Farm, Binsted Road, Binsted GU34 4NT

**Proposal:** Notification of Prior Approval for a Change of Use from Premises in Light Industrial Use(Class B1(c) and land within its cartilage to Dwellinghouses (Class(c3) **PERMISSION**

**d. 38108/011**

**Location:** Land west of Wood End, Fullers Road, Rowledge

**Proposal:** Variation of condition 16 to planning permission 38108/009 to allow approved site plan drawing 13.4370.P.20 revB showing single access

point to be replaced with drawing 16.554.P113 showing both the approved access and the existing access retained (additional drawing received 21 February 2018)

**PERMISSION.**

**e. SDNP/17/06121/FUL**

**Location:** Alice Holt Lodge, Gravel Hill Road, Holt Pound Farnham

**Proposal:** Two storey office and laboratory building on the former Entomology Laboratory site. **APPROVED**

**f. SDNP/18/00423/CND**

**Location:** 9 The Glade, Bucks Horn Oak, Farnham GU10 4LU

**Proposal:** Variation of condition 2 of SDNP/17/01978/HOUS to allow substitution of plans, the first floor layout has been revised with 2 No obscured glazed windows on the side elevation plan revised plan number 16/17/090/2/C (retention of windows as built) **APPROVED**

**Other Planning Matters**

**Notification of Public Enquiry CHANGE OF VENUE**

**Footpath Diversion Order at Broadview Farm (Inspectorate ref ROW/3181863**

**The Alton Maltings**

**Appeals received**

**REF:APP/M1710/W/18/3196730**

**51729**

**Location: 8-10 Station Road, Bentley Farnham GU10 5JY**

**Proposal: Detached dwelling.**

**APPEAL DECISION**

**REF:APP/M1710/W/17/3186175**

**53108/001**

**LOCATION: Bridge Cottage, Isington Road, Isington GU34 4PL**

**DECISION: APPEAL DISMISSED**

**18/036**

**Finance**

**a. Bank Reconciliation:**

3x bank statements Proposed Cllr Salisbury, Seconded Cllr Warnes, all agreed

**b. List of Payments for approval:**

Proposed Cllr Woollen, Seconded Cllr Warnes, all agreed

**c. End of Year 2017/18 accounts**

Proposed Cllr Woollen, Seconded Cllr Warnes, all agreed

**d. Annual Governance Statement for sign off**

Proposed Cllr Fargeot, seconded Cllr Warnes, all agreed.

**e. Audit report 2017/18 for noting: all agreed**

**f. Grants 2018:** Following a meeting of the Finance working party the list attached is for approval.

**Alton Counselling £500**

**Binsted Magazine £100**

**Binsted PCC £1500**

**Binsted Tennis Club £300**

**Homestart £500**

	<p><b>Rowledge PCC      £1500</b>  <b>Rowledge Review    £100</b>  <b>SDAS                    £100</b>  <b>Wickham Institute   £500</b></p> <p>Proposed Cllr Salisbury, Seconded Cllr Retallack, all agreed.</p> <p><b>g. S106 monies (earmarking monies at risk):</b> A meeting had taken place with Mark Alden (Project Support Officer) and Chris Patterson (Communities Lead) from SDNP. They had highlighted S106 monies at risk for the Parish. Open Space £2,106, Environmental Improvements £1,607, and Transport £8,632. Transport monies to be used towards the traffic calming/ speed signs .Cllr Salisbury is looking into costing's through HCC Highways / Ian Janes. The Open Space monies are to be put towards the costs (already approved) to heighten the fencing around the children's playground. Environmental monies yet to be decided.</p>
18/037	<p><b>HIGHWAYS</b></p> <p><b>a.</b> Cllr Salisbury reminded everyone of the details to report a pothole – <a href="http://www.Hants.gov.uk/report-a-pothole">www.Hants.gov.uk/report a pothole.</a></p>
18/038	<p><b>Pavilion/Recreation Ground</b></p> <p><b>a. BPC/RCC lease on website.</b> A request had been made at the APM to have the lease made available on the website. Discussion amongst the councillors resulted in a decision not to do so. A statement will be made available on the website stating that it is available at the Parish office. A list of all assets will be added with the BPC/RCC lease added to the Parish Asset Register. Proposed: Cllr Retallack, Seconded: Cllr Warnes. All agreed.</p> <p><b>b. Binsted Football Club.</b> An e-mail had been received from Tim Winkworth asking if the council would consider a refund on the fees paid for the season due to cancellation of their tournament at the end of the season due to the weather. Discussion followed regarding continued maintenance by grounds man it was decided not to refund any monies. Proposed: Cllr Watts Seconded: Cllr Retallack all agreed. The Clerk would write to Tim Winkworth.</p>
18/039	<p><b>Parish Council website</b></p> <p>It was agreed to bring the three quotes to the June meeting. Cllr Fargeot will forward to Cllr Watts the quotes who will look into and report at next meeting</p>
18/040	<p><b>Rights of Way</b></p> <p>The Alton Walking Festival during the month of May has received strong support with many walks this year starting at Binsted.</p>
18/041	<p><b>Clerk's Notice</b></p> <p><b>a. Litter Pick.</b> This matter was raised at the APM by a parishioner. Discussion followed and it was agreed to put out on Face Book asking for volunteers to organise.</p>
18/042	<p><b>Binsted Parish Council Asset Review update.</b> Cllr Salisbury gave an overview of the survey. At present we have had 41 responses by online survey and approx 7 handed back into office. The comments are varying. It was agreed to extend the deadline for another month and re advertise on FB. The school will send another reminder to parents. BHO resident Andrew Morrell agreed to send message on the Neighbourhood Watch scheme.</p>
18/043	<p><b>Chairman's Closing remarks</b></p> <p>None</p>

	<b>Meeting closed at 22.00</b>
	<b>Date of next meeting: @ The Pavilion on June 4<sup>th</sup> 2018.</b>

Signed by Chairman \_\_\_\_\_

Dated.....

**LINK TO PLANNING APPLICATIONS**

<http://planningpublicaccess.southdowns.gov.uk/online-applications/>

[www.easthants.gov.uk](http://www.easthants.gov.uk)

Parish Website: [www.binstedparishcouncil.org.uk](http://www.binstedparishcouncil.org.uk)

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