

## BINSTED PARISH COUNCIL

### UNCONFIRMED MINUTES of Meeting held on: Monday 13<sup>th</sup> August 2018

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

The Chairman introduced Debbie Brooks and Alison Melvin, both had asked to join the Parish Council.

Debbie Brooks has lived in Binsted for 11 years, has been in the Hampshire Constabulary for 30 years and been involved in Community Policing. Husband is a Governor at Binsted School. Debbie is a qualified mediator and is looking to become involved with the community.

Alison Melvin has lived in Frith End for 20 years, has recently retired as Business Development Officer for the Forestry Commission. Alison has a passion to work with the wider community and is working on reducing plastic consumption.

There were no questions from the Councillors. The Chairman then invited both candidates to take their seats on the Council. Declaration of Acceptance of Office was signed by both.

Presentation from Jenn Smith (local Parishioner) on Bentley and Binsted Health and Wellbeing. The full presentation can be found on the Website.

<b>18/068</b>	<b>Apologies for Absence</b> Letter of resignation had been received from James Isted. Cllr Salisbury wished to extend his thanks and support when he joined the Council.
<b>18/069</b>	<b>Chairman’s Announcements</b> None
<b>18/070</b>	<b>Declarations of Interest</b> Planning item a: Cllr Robin Warnes Personal b: Cllr’s Warnes and Watts Personal
<b>18/071 PLANNING</b>	
<p><b>a. SDNP/18/03638/LDP</b>  <b>Location:</b> Hoggatts, Wheatley Lane, Kingsley, Bordon GU35 9NY  <b>Proposal:</b> Lawful Development Certificate proposed-Two single storey rear extensions, alterations to internal roof space and additions of porches  <b>For Noting only</b></p> <p><b>b. 31883/005</b>  <b>Location:</b> Boogaloo, 2 Forest Glade, Rowledge, Farnham GU10 4DG  <b>Proposal:</b> Dormer to side elevation  <b>NO OBJECTION subject to maintaining neighbours privacy</b></p> <p><b>c. SDNP/18/02981/HOUS (amended plans received 20<sup>th</sup> July 2018)</b>  <b>Location:</b> Hurst Wood, Back Lane, Bucks Horn Oak, Farnham GU10 4LW  <b>Proposal:</b> Alterations to roof level to convert attic in habitable use. Alterations to façade and other elevations.  <b>OBJECTION:</b></p>	

**CP27, CP29 Unacceptable impact on the amenity of the occupiers of neighbouring properties through loss of privacy and excessive overshadowing. Parking spaces not detailed on plans. The current official block plan fails to show the neighbours single story extension which is of great relevance to BPC's objection regarding the neighbours' privacy.**

**CP11, as a Parish Council we recognise the importance of a maintaining a diverse of property mix. Properties of this size are becoming fewer and fewer in our parish, which means that older residents wishing to downsize or younger residents looking for their first step on the property ladder are forced to move away from the parish. To maintain a vibrant community we need to maintain a mix of property sizes. Parking is insufficient. Back Lane is a road that is less than the standard width and totally unsuitable for off road parking**

**d. SDNP/18/03206/FUL**

**Location:** Forestry Commission, Alice Holt, Docketfield, BHO GU10 4LF

**Proposal:** Install tree top nets (Nets Kingdom) for younger users with two tree houses and nets ticket office/café.

**NO OBJECTION: However we strongly disagree with Highways statement.**

**Insufficient parking provision shown for the expected increase in visitor numbers.**

**Currently, we regularly receive complaints at Bank Holidays and weekends regarding the insufficient parking provision on site which results in visitor parking on the surrounding local roads causing serious access issues. This is having a significant effect on neighbours and local businesses.**

**e. 53108/002**

**Location:** Bridge Cottage, Isington Road, Binsted GU34 4PL

**Proposal:** Two storey extension to side.

**OBJECTION**

**Site is adjacent to SDNP boundary and dark skies area. The atrium appears to be entirely glass and this together with the large windows of the addition, may represent a significant increase in light pollution. It is not within H16**

**Hipped roof is not in keeping and does not match the existing property.**

**Proposed style, character and materials not in keeping with the existing area.**

**Development visible from footpath 34.**

**f. SDNP/18/03358/HOUS**

**Location:** 1 The Glade, BHO, Farnham GU10 4LU

**Proposal:** Increase in drive width by approx 3 metres and dropping kerb. Change from tarmac to block paving. Replace side path currently concrete/tarmac to block paving

**NO OBJECTION subject to a permeable driveway and or drainage**

**g. SDNP/18/02925/FUL**

**Location:** The Cedars, The Street, Binsted GU34 4PB

**Proposal:** Erection of three detached properties and associated courtyard access and carports. Internal alterations and expansion to existing public house together with revised parking provision and landscaping.

## **OBJECTION**

**Binsted Parish Council reiterates its view that the Cedars Public House is a valuable community asset. Binsted is a remote rural community whose population is spread over a wide area. There are few opportunities for the community to meet informally and rural isolation is an important issue. The Cedars Public House therefore represents a valuable community resource that enables local people to meet socially and its continued existence is of paramount importance to the Parish Council. The pub is in need of significant reinvestment in order to ensure its long-term viability.**

**The planning officers' comments within the SDNP/16/06316/FUL Committee Report dated 13 July 2017 provides a clear basis on which to judge the current proposal. In it, officers had clear reservations about the extent of residential development proposed and recommended the granting of permission largely based on the desire to ensure the continued viability of the Cedars Public House. Indeed, officers recommended a S106 agreement be signed to ensure works to upgrade the public house were completed to the satisfaction of the LPA.**

**We understand that officers undertook a detailed viability study, which was reviewed by the LPA's Economic Development team, this study identified the extent of the works required to renovate and extend the public house so that it could operate in a sustainable way in the future would require a development of the scale proposed to fund it.**

**Having reviewed the current proposals, Binsted Parish Council, feels strongly that the current proposal represents a significant rowing back on the refurbishment of the public house previously proposed and approved under SDNP/16/06316/FUL. In our view, this current proposal does not go far enough to ensure the future sustained viability of the pub, nor does it safeguard the building and its associated land assets.**

**We note the officers' pre-application comments regarding the need for this application being supported by economics, however, having conducted a viability survey and apparently identified and agreed the extent of the works required to renovate and extend the public house to ensure its continued viability, we consider it would be inappropriate for officers to now support a reduction in that requirement just to suit the financial position of the current applicant.**

**We have asked the applicant to provide details of the economic package proposed to refurbish the pub, however, we have not received any meaningful information in this regard.**

**We wish to reiterate our previous objections submitted in relation to application SDNP/16/06316/FUL and would add the following additions to the new proposal.**

**1) The pub field lies outside the current application. This field has long been an important asset to the Cedars, without the retention of the field as part of the Public House, the viability and the long-term sustainability of the Cedars must be very precarious.**

**2) The dining area overlooking the small yard and new garages cannot be considered a desirable feature in a village pub, compared to other local pubs, this will put the Cedars at a considerable disadvantage.**

**3) This new application is a significant downgrade to the extension and refurbishment of the public house previously proposed and approved under**

**SDNP/16/06316/FUL. Which raises concerns with the applicant's commitment to maintaining the public house as it will have a negative effect on its future viability.**

**4) There are several reductions to the proposed works that have previously been agreed for the pub building. All front of house works have been omitted from this application and internal areas have been scaled back from the approved SDNP/16/06316/FUL;**

- \* Previously proposed new entrance lobby removed**
- \* New signage removed excluded**
- \* Lighting removed excluded**
- \* Painting of front excluded**
- \* Games room removed**
- \* Kitchen size reduced**
- \* Extension for kitchen Prep room and Dry store removed**
- \* Size of dining area 2 reduced**
- \* Rear Entrance to pub downgraded in size and in aesthetic**
- \* Entire rear extension removed**
- \* Painting of rear excluded**

**Furthermore, the owner of Wesley Cottage who is the direct neighbour to the North of the proposed dwellings objects to being overlooked which has been made worse by the additional windows to the new proposed dwellings BPC agree that this will require addressing as described in CP27.**

**We are concerned by the massing of the proposed new properties and their appearance particularly from the public footpath.**

**We note the inspector's comments (Appeal Decision APP/Y9507/W/14/3000874) with regard to the sense of openness which contributes to the transition between the village and the rural landscape. With this in mind we are surprised by the lack of a landscape plan.**

**We note the position of the settlement boundary in relation to the properties and are concerned given the inspectors comments to find that the houses now being proposed appear even closer to it.**

**It is greatly in the interests of the community of Binsted for the Cedars Public House to be maintained as a viable business long term. We urge officers to maintain their commitment to the proposed renovations and upgrades required by their own viability survey and not to be swayed by current applicants' commercial needs.**

**APPEAL:**

Planning Inspectorate Reference;APP/M1710/W/18/3196730

Location: Land rear of 8-10 station Road, Bentley Farnham GU10 5JY

Proposal: Detached dwelling

**Appeal Dismissed**

<http://planningpublicaccess.southdowns.gov.uk/online-applications/> [www.easthants.gov.uk](http://www.easthants.gov.uk)

<b>18/077</b>	•
<b>18/078</b>	<b>Chairman's Closing remarks</b>
	<b>Meeting closed at 21.44</b>

<b>18/072</b>	<p><b>Questions from the public (including those received by post or e-mail).</b>  Letter received from Rowledge Church, they are raising funds to purchase a "Tommy" (this is a 6 foot aluminium statue) to commemorate 100 years since the Armistice. Following a recommendation from the Clerk it was agreed to offer both St James Rowledge and Holy Cross Binsted one each @ a cost of £750 each. Proposed Cllr Salisbury seconded Cllr Warnes all agreed. The Clerk would contact both Vicars.</p> <p>District Cllr Ken Carter's report  A site visit is being arranged for Blacknest Golf Club. Cllr Carter will inform us of date and time. Cllr Fargeot asked that this application be called in.  The application for the Canine Hydro unit at Frith End is still awaiting the Officer's report.  The Lynch Hill application, a meeting has been arranged on August 20<sup>th</sup> with County Cllr Andrew Joy (Alton), District Cllr Ken Carter (Binsted &amp; Bentley), Case office and agent.  Cllr Carter reminded the Council that funds were still available from his District Cllr pot. The Clerk would be in touch.</p>
<b>18/073</b>	<p><b>Minutes of the meeting held on Monday 9th July 2018</b>  All agreed</p>
<b>18/074</b>	<p><b>Matters Arising</b>  None</p>
<b>18/075</b>	<p><b>Policies for approval</b>  Risk Assessment and Standing Orders both deferred to September meeting</p>
<b>18/076</b>	<p><b>Finance</b></p> <p><b>Bank Reconciliation</b> all agreed  <b>List of Payments</b> all agreed proposed Cllr Watts seconded Cllr Salisbury  <b>First quarter accounts</b> no questions raised, all agreed Proposed Cllr Fargeot seconded Cllr Warnes</p>
<b>18/077</b>	<p><b>SDNP/Ranger:</b> Cllr's Claire Fargeot and Ian Salisbury met with Laura Deane to review the Council's assets. The Blacknest Fields was suggested they be cut and cleared and see what happens next year. Look at planting local trees, develop walking apps.</p>
<b>18/078</b>	<p><b>Auditor</b>  Eleanor Greene, had e-mailed the clerk to confirm she no longer worked for HALC (Hants Association of Local Councils). Having spoken with other clerks it was agreed that we would look to move to another auditor. Contact was then made with Tim Light of Lighter Touch it was agreed by council to move forward. The Clerk to arrange a meeting</p>
<b>18/079</b>	<p><b>Clerk's Notice</b>  Work had started on the replacement fencing around the playground to heighten it.</p>
<b>18/080</b>	<p><b>Meeting closed at 21.58</b>  <b>Date of next meeting: 10<sup>th</sup> September 2018 in the meeting room at St James' Church Rowledge @7.30pm start.</b></p>