BENTWORTH PARISH COUNCIL

Clerk: Louisa Thomson
Email: clerk@bentworthparishcouncil.org

Neal Day - Chairman, Nikki White – Vice Chairman, Veronica Parker, Scott Neville, Simon Lane, Christian Browning and David Eyre-Brook

MINUTES OF MEETING

Tuesday 1st October 2024 at Jubilee Hall, Bentworth

Present:

Parish Councillors	Clerk	District & County Councillors	Others
Neal Day Nikki White Scott Neville Simon Lane Christian Browning David Eyre-Brook	Louisa Thomson		Members of the public

24.058 CONFIRMATION OF MINUTES – UNANIMOUSLY RESOLVED
The Minutes of the Council meeting held on 19th September 2024, copies previously circulated.
Proposed as a true record by Simon Lane, Seconded Nikki White and UNANIMOUSLY RESOLVED and signed by chairman Neal Day.

24.059 PUBLIC PARTICIPATION
Several members of the public spoke objecting to the planning amendment 60094 – Land to the south of Glebe Fields. Reiterating previous objections which haven't been addressed by the applicant and raising many objections regarding the sewage disposal and environment issues.

24.060 COUNCILLOR UPDATES
Councillor Simon Lane –

- The contractor for the repairs to the noticeboard has withdrawn, the remaining contractors have been asked to requote.
- Ash tree on the village green, Hampshire County Council have deferred to the EHDC Arboricultural Officer.
- Parish Council surgery will be held on Saturday 5th October at 10am.

Councillor Nikki White –

- Litter Pick is scheduled for 12th October at 10am, meet on the village green, this will include the pond tidy and a check of the bus shelters.

24.061 PLANNING
Council considered one application, their comments are forwarded to EHDC.

60094 Land to the south of Glebe Fields, Station Road, Bentworth **OBJECT**

NOTIFICATION OF PRE-DECISION AMENDMENT 60094 11 September 2024 Development of three 2 Storey Houses, two Chalet Bungalows and; New Access Road and Pedestrian Links; Hard and Soft Landscaping and Open Space; and Associated Works (Ameded Description), Amendment Details: Amended Description and plans

Proposed David Eyre-Brook, Seconded Nikki White, UNANIMOUSLY RESOLVED:
Bentworth Parish Council OBJECTS to the application with the following comments:

The email titled – "BENTWORTH_DRAINAGE_DISCUSSIONS" from the Applicants Drainage Engineer to EHDC's Drainage Consultant asking for a relaxation from Building Regs H2 drainage field distance rules to those specified in BS6297:2007 if agreed to would mean the current regulations aren't adhered to.

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HM Governments Building regulations 2010 (amended 2015), Drainage and waste disposal section H2 as the primary reference as it was issued after BS 6297: 2007 (amended 2008). It is important to design the drainage field correctly as detailed in Part H of building regulations.

Cherry picking rules from outdated documents to allow the applicant to fit more properties into the available space should not be permitted.

All the properties are located at the Northern end of the site.

The latest Drainage Layout drawing 602-03-B the notes state: *"The Drainage Field is designed to BS6297:2007"* – it should be designed to Building Regulations H2 2010 (amended 2015) as these are the latest rules and governed by building control.

The comments below reflect the Applicant's latest Drainage Layout drawings lack of compliance with Building Regs part H2 2010 (amended 2015).

Distances - Building Regs part H2 para 1.27c states: *"A drainage field should be located at least 15m from ANY building."* TEF1 is approximately 6.5m and 10m respectively from the existing garage and dwelling of No 18 Glebe Fields, which contravenes the 15m distance to ANY building. It should be noted that these buildings are also around 1m lower than the ground level of the proposed development, so any seepage from TEF1 is likely to run into No18's drive.
Also, the applicant's proposed double garage is less than 4.5m from TEF1; building regs states the 15m distance applies to ANY building.

Infiltration - Building Regs part H2 para 1.27d states: *"that a drainage field should be located sufficiently far from any other drainage field so that the overall soakage capacity of the ground is not exceeded."*
The Applicant's document FOUL_DRAINAGE_CACULATIONS, has a table detailing BS6295 Infiltration Test Results with Test References ESK1 & ESK2, with Vp values of 96.6 and 43.38 respectively, these values are seconds and are the time for an amount of water to soak away in a hole e.g. the infiltration rate.
We would have expected to see more than just two Infiltration Test Results in the table.
Building Regs part H2 para 1.38 states: *"the result for good drainage must be between 12 and 100."*
ESK1 is very close to the proposed site of TEF1. ESK1 has a value of 96.6 which indicates it is at the slow or poor end of the infiltration range. When coupled with the 1m freeboard above the highest recorded winter ground water level, this may lead TEF1 becoming waterlogged or even flooded, and due to TEF1's proximity to No18 Glebe Fields and being at a lower ground level, effluent could potentially seep into No18's drive. TEF 1 & 2 are adjacent to each other along with the Surface Water soakaway So1 from the site entrance, this will have implications on the overall infiltration rate, and could lead to waterlogging or flooding.
If TEF1 or TEF2 has poor infiltration and becomes waterlogged, there is no space to build a new drainage field.

Environment Agency - Building Regs part H2 para 1.32 states: *"A preliminary assessment should be carried out including consultation with the Environment Agency and local authority to determine suitability of the site."*
Can the Applicant demonstrate that there is sufficient overall soakage capacity in the ground (for the whole site)?

The Applicant has moved from the ground is NOT suitable for drainage fields due to poor infiltration to individual drainage fields the Parish Council requests that the Environment Agency is consulted, the land floods when it rains heavily and the environmental impact of seeping effluent requires investigation.

Permeable Drains - Building Regs part H2 para 1.27a states: *"A drainage field should be located at least 10m from a permeable drain."*
Presumably treated Sewage from a waterlogged or flooded drainage field is NOT allowed to flow into a SuDs system.
If that is the case, then Drainage Fields TEF1 & 2 contravene the 10m distance rule to a permeable drain, namely the surface water soakaway So1 along the roadside of the TEFs. Also, the surface water

drains in the roadway in front of Plots 1, 2, 3, 4, & 5; together with the surface drain in front of the double garage.

Trees - The EHDC Arboricultural Officer's comments to the previous version of drainage layout, TEF1 and the Soakaway So1 are likely to be affected by Oak Tree T16 roots. The Applicant seems to have ignored this.

Housing Density – The housing density isn't appropriate to the area and the type of houses proposed are large and not the type that is needed in the village.

Parking and Traffic Volume – The Parish Council would reiterate it's previous comments regarding the lack of parking spaces for the size and number of houses and regarding the increased traffic volume that would be generated by the development.

Multiple Applications - The multiple applications are very confusing, and should be WITHDRAWN, and a completely new application submitted, that complies with Building Regulations.

24.062 GRANT APPLICATION

a) **Proposed Veronica Parker, Seconded Scott Neville, UNANIMOUSLY RESOLVED:** to complete the grant application to District Councillor Tony Costigan for £576 to fund a Christmas lunch for the elderly residents of Bentworth.

b) **Proposed Veronica Parker, Seconded Nikki White, UNANIMOUSLY RESOVED:** to approve the grant application from St Mary's Church PCC for £1,100 from the Village Fete proceeds.

24.063 PARISH COUNCIL DONATIONS

Proposed Veronica Parker, Seconded Simon Lane, UNANIMOUSLY RESOLVED: that donations from the Village Fete proceeds should be made to Hampshire and Isle of Wight Air Ambulance and Broadlands Riding for the Disabled, £150 each.

24.064 JUBILEE NOTICEBOARD

This item will be postponed until updated quotations have been received.

Proposed Nikki White, Seconded Veronica Parker, UNANIMOUSLY RESOLVED to suspend Standing Orders.

A member of the public raised concerns about the cost of the proposed repairs and whether the repairs are in fact necessary and asked that an independent expert should be asked to assess the condition of the noticeboard.

Proposed Nikki White, Seconded Veronica Parker, UNANIMOUSLY RESOLVED to reinstate Standing Orders.

24.065 AUTOSPEEDWATCH CAMERAS

a) Update from Councillor Scott Neville –

- The trigger point has been reduced to 40mph
- Thirteen vehicles have been recorded at over 40mph at Holt End Lane
- Five vehicles have been recorded at over 40mph at Station Road, the camera is slightly obscured by the overgrown hedge so this figure isn't accurate.
- The Police receive all the data.
- It is possible to write to persistent commercial vehicle speeders, vehicles recorded speeding five times in the proceeding twelve months.

b) **Proposed Scott Neville, Seconded Nikki White, UNANIMOUSLY RESOLVED:** to write to companies whose vehicle has been recorded speeding five times in the proceeding twelve months.

c) Publishing a list of companies whose vehicles are recorded speeding – this item to be decided at a later date.

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24.066 PARISH COUNCIL NEWSLETTER

a) The next Parish Council newsletter will be published and distributed in December.

b) **Proposed Veronica Parker, Seconded Simon Lane, UNANIMOUSLY RESOLVED:** to approve the printing costs up to £65 for 250 copies.

24.067 SPEED INDICATOR DEVICE – Report from David Maltby

SID Report for Denyers between 8 Sep and 22 Sep.

	Total (both directions)
Vehicles Recorded	22,807
31-35mph	7,381
36-40mph	2,392
41-45mph	538
46-50mph	138
51-60mph	31
>30mph	10,480 (45.95%)
>35mph	3,099 (13.59%)

50mph or higher
Northbound 25 vehicles
Southbound 21 vehicles

24.068 COMMUNITY UPDATES

a) Community Care – four trips this month and two prescriptions.

b) Neighbourhood Watch – nothing to update.

24.069 BUDGET 2025/2026

Councillor will hold a finance meeting on 25th October to compile the proposed budget for 2025/2026 which will be presented to council for review at the November meeting.

24.070 ACCOUNTS 2024/2025

Proposed Nikki White, Seconded Veronica Parker, UNANIMOUSLY RESOLVED: the following payments are approved and bank authorisation will be carried out by Councillor Neal Day.

a)	Louisa Thomson – Clerk Salary September 2024	£ 493.80
b)	Louisa Thomson – Clerk's expenses September 2024	£ 16.80
c)	HM Revenue & Customs	£ 201.60
d)	DCK Payroll Solutions Ltd – Payroll processing September	£ 36.36
e)	Bentworth St Mary's Church	£1,100.00
f)	Hampshire and Isle of Wight Air Ambulance	£ 150.00
g)	Riding for the Disabled	£ 150.00

24.071 NEXT MEETING

The next scheduled council meeting will be held on Tuesday 5th November 2024 at 7.30pm, Public Question Time 7.15pm.

CLOSE OF MEETING – The Chair thanked all present for their attendance and closed the meeting.

Signed……
Chair Bentworth Parish Council

5th November 2024