BENTWORTH PARISH COUNCIL

Clerk: Mrs 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 PLANNING MEETING

9th July 2024

1. **Apologies for Absence**
   Apologies were received and accepted from David Eyre-Brook and Christian Browning.

2. **Confirmation of Minutes - Resolved**
   The Minutes of the Planning meeting held on 14th May 2024 copies previously circulated, **Proposed as a true record by Scott Neville, Seconded by Simon Lane and Unanimously Resolved and signed by Chairman Neal Day.**

3. **Public Participation**
   Members of the public strongly object to the proposed development – Land South of Glebe Fields, and listed many areas where they believe the amendments to the drainage details do not comply with BS6297 which is referred to in the application neither do they comply with Building Regulations H2: 2015 and strongly object

4. **Planning Applications** – Council considered one planning application, their comments to be forwarded to East Hampshire District Council.

   i) 60094 NOTIFICATION OF PRE-DECISION AMENDMENT **OBJECT**

   Land to the south of Glebe Fields, Station Road, Bentworth, Alton
   Development of three 2 Storey Houses, two Chalet Bungalows and One Bungalow; New Access Road and Pedestrian Links; Hard and Soft Landscaping and Open Space; and Associated Works.
   Amendment Details: Change in drainage details.

   Proposed Simon Lane, Seconded Nikki White, UNANIMOUSLY RESOLVED: Bentworth Parish Council **object** to this application for the following reasons:

Foul Drainage

- The applicant has gone from not being able to propose treatment plants and drainage fields in the previous application, due to very poor infiltration and hence having to propose using a cesspool. To now following the treatment plant and drainage field path but are going out of their way to avoid requiring an Environment Agency permit, and presumably the additional scrutiny of all the ground infiltration investigations.

- Building Regulations H2: 2015 (latest) states that a Drainage field must be located at least 15m from ANY building. However, the applicant's drainage layout drawing states "drainage field is designed in accordance with BS6297:2007. This document states the "recommended distance from habitable buildings is 7m" and thus conflicts with the distance stated in Building Regulations.
  In both documents the drainage field design should be formed from infiltration trenches, joined to form interconnecting loops, but this is not how the drainage fields are laid out on the applicant's drawing because there isn't the space. The applicant is trying to cram too many properties into a small space.

- BS6297 is an old document that suits the applicant due to limitations of space, which they will probably be unable to meet if they are forced to use the 15m distance as specified in the Building Regulations 2015.

- Measurements scaled off the applicant's layout drawing show properties on plots 1, 2, 3, 4, and 6 don't meet the 15m constraint. The garage at North end of the proposed development adjacent to plot 1 is only about 2.6m from the drainage field (TEF1), and this same drainage field is also too close to Glebe Fields No 18 garage, when applying the Building Regulations 15m from any building.
- The BS6297:2007 states that the "base of the trenches must be 1.2 metres above the seasonally highest groundwater level to prevent direct entry to groundwater" . The applicants own survey submitted with an earlier application stated that this is not possible because of the soil type.

- There must also be rules about how close the drainage field can be to trees and the site boundary. As drainage field 4 is only around 2m from the site boundary. There are references to 5m, but not in any official document. Perhaps the drainage consultant can answer this?

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- Drainage fields have a finite life. From the applicants drainage layout drawing there is absolutely no space available to replace any of the drainage fields, however long their lifespan. So, what happens in 20 years' time, if that's how long they last? This is not sustainable; and it is overdevelopment of the site.
- Ownership and maintenance – As the individual treatment plants and drainage fields are mainly outside the proposed property boundaries, who owns and is responsible for them? Are they in communal areas and hence the responsibility for operation & maintenance is down to all the properties?

Surface Water

- The Sustainable Drainage System (SuDs) for surface water runs along the back of plots 2 & 3, but presumably maintenance is the responsibility of ALL the properties. Owners of plots 2 & 3 will be very limited on what they can grow in their gardens. Also access will be required for annual inspection and any works.

- BS6297:2007 states that rainwater from roads etc should not be disposed of in the same locality because the soil will not absorb the liquid from the plants and rainfall - the applicant seems to have ignored this.

Comments Date Extension
The comments date was extended for Bentworth Parish Council because they hadn't been notified of the amendment, Bentworth Parish Council the date should have also been extended for members of the public. There is a lot of information to go through and there was only a very small window for comments.

ii) 32952/017 Summerley, Station Road, Bentworth
T1- Mature Beech Tree - Fell |

Proposed Veronica Parker, Seconded Simon Lane, UNANIMOUSLY RESOLVED: Bentworth Parish Council note that the EHDC Arboricultural Officer hasn't been asked to comment on this application.

Bentworth Parish Council would defer to the EHDC Arboricultural Officer to ascertain the health of the tree and request they visit site in order to do so.

There isn't any mention of a replacement tree in the application and Bentworth Parish Council would therefore object to the application as it stands and would insist a replacement tree is planted.

Close of Meeting – The Chair thanked all present for their attendance and closed the meeting at 7.57pm

Signed:……

Date: …… 2024