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

14th May 2024

1. **Apologies for Absence**
   Apologies were received and accepted from Nikki White.

2. **Confirmation of Minutes - Resolved**
   The Minutes of the Planning meeting held on 9th January 2024 copies previously circulated, **Proposed as a true record by Simon Lane, Seconded by Scott Neville and Unanimously Resolved and signed by Chairman Neal Day.**

3. **Public Participation**
   Chairman Neal Day read emails from District Councillor Tony Costigan and East Hampshire District Council Simon Jenkins regarding the proposed development – Land South of Glebe Fields (Attached Appendix A)

   Members of the public addressed council regarding the proposed development – Land South of Glebe Fields.

   - Bentworth is tear five in the EHDC Local Plan and by EHDC own admission Bentworth isn't sustainable.
   - The application has faults within it, it will require three tankers every four weeks to empty the cesspool, these tankers will be travelling to Bentworth from the Medstead direction and leaving towards the A339. During the period when they are emptying the cesspool they will be completely blocking the entrance to the development or they will have to park on the narrow road through the village. The tankers will be reversing/parking in a residential area where children play.
   - The size of the cesspool in the amended application is the same as in the original application but the bedrooms have increased to twenty which means the cesspool would need to be 147,000 not 45,000.
   - The applicants drawing 'Drained Areas' shows when the cesspool is full it will overflow onto the road.
   - The infrastructure needs updating before any more houses are developed, the roads are in a terrible state, there is no mains gas or sewage in the village, it's impossible to get a doctors appointment.
   - EHDC's approach to approve applications unless clear planning issues is wrong, they should be giving applications due consideration not rushing them through.

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

   60094 Land South of Glebe Fields, Bentworth **OBJECT**
   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.

   Proposed Veronica Parker, Seconded Simon Lane, UNANIMOUSLY RESOLVED: Bentworth Parish Council objects to this application with the following comments:

- This is not an amendment to an existing application it's a major change. 6 Retirement Bungalows, as submitted in the original application is very different to the revised application for Development of three 2 Storey Houses, two Chalet Bungalows and One Bungalow. Bentworth Parish Council believe that a new application with details only relating to the amendment should be submitted.
- Comments submitted for the November 2023 version of 60094 may differ considerable from comments relating to April 2024 version for Development of three 2 Storey Houses, two Chalet Bungalows and One Bungalow.

- Vehicle movements from 6 large family homes will be significantly greater than for 6 retirement bungalows. Hampshire Highways comments on the previous application were that the access road isn't wide enough for vehicles to pass entering and exiting the development. Hampshire Highways also commented that the footpath was very narrow and should be made wider. Hampshire Highways should be asked to comment on the new amended application.
- The revised planning and access statement 1.5, states that Briarsgate support the East Hampshire District Council (EHDC) allocation of 5 houses on this site, so why are they submitting a further plan for 6 houses that are now far larger than the original plan.
- Terms of Reference 1.8 states that this proposal is agreed in principle by EHDC. As this was written in, we believe, December 2023 prior to the Gladman appeal, why is a plan for 6 houses on a site that EHDC has a proposed 5 houses been agreed in principle?
- Statement 2.2 that states Alton provides a comprehensive range of shops is inaccurate, Alton has a very limited range of shops.
- Statement 3.3, why have the planners been so helpful in identifying a greater density of larger properties compared to the previous application.
- If the application is approved, what provision has been made for the contractors to park and the delivery of materials during construction.
- The Community Involvement document relates to the previous application for 5 bungalows, no Community Involvement has been carried out for the amended application.
- The car parking provision includes the garage space as a parking space however it is stated the garages will be used to store bicycles to meet sustainability requirements. The garage therefore cannot be used as a parking space and there is not enough parking for the allocated for the number of potential vehicles.
- Bentworth Parish Council also believes the applicant has miss calculated the cesspool requirements as follows and requests that EHDC Drainage Consultant clarifies the calculations:

  Building Regulations H2 para 1.61 states:
  Cesspools should have a capacity below the level of the inlet of at least 18,000 litres for 2 users. This size should be increased by 6800 litres for each additional user.

  The applicant has defined the word users to mean properties.
  2 properties = 18,000 litres
  4 properties @ 6,800 litres = 27,200 litres
  Thus total for 6 properties = 45,200 liters

  We believe this is incorrect and the size of the cesspool is based on bedrooms and people, see references at end.
  1 bed = 2 people
  2 bed = 3 people
  3 bed = 4 people
  4 bed = 5 people

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The proposed development is for 3 x 4 bed; 2 x 3 bed; and 1 x 2 bed.

From the above 3 x 4 bed @ 5 people = 15 people
2 x 3 bed @ 4 people = 8 people
1 x 2 bed @ 3 people = 3 people

So, there will be 20 bedrooms with 26 people.

When the total number of people is between 26-50 people then we can multiply the total number of people by 0.8.

Therefore, the revised total people is 26 * 0.8 = 20.8 rounded to 21.

Back to Building Regs statement:

2 people = 18,000 litres, this leaves 19 people * 6,800 litres = 129,200.
Total size of cesspool is 18,000 + 129,200 = 147,200 litres.

- There is no provision for the cesspool overflowing with any overflow being discharged onto the highway which would need to be reported to the Environment Agency.
- Bentworth Parish Council would also request that Hampshire Highways comment on the three tankers every four weeks that will be needed to empty the cesspool which will block the entrance to the development, or they will need to park on the road.

Close of Meeting – The Chair thanked all present for their attendance and closed the meeting at 8.20pm

Signed:……

Date: 2024