

MINUTES OF THE PARISH COUNCIL MEETING

WEDNESDAY 21 JANUARY 2026, 6.30pm, VILLAGE HALL MEETING ROOM

Present: Parish Councillors Hugo Cubitt (Chairman), Suzie Horsey, Colin Robertson;
Clerk Susan Turner; Guest – Footpaths Warden Martin Carfrae

1 WELCOME AND APOLOGIES

Apologies received from Alison Stent and Kevin Rafferty.

2 PUBLIC SESSION No members of the public present.

3 MINUTES OF PREVIOUS MEETING of 19 November, agreed and signed.

4 DECLARATIONS OF INTEREST in items on the Agenda. The Chairman noted a personal interest in item 9.1A, planning reference T/00015/26/TCA.

5 ALLOTMENTS AND FROG LANE

.1 **One vacant plot** Agreed to advertise in *Villager*.

.2 **Community Payback team (CR report)** – General cutting back and vegetation clearing prior to new growth. Thurs 15 Jan, half day only due to weather, team of three. Tues 20 Jan, full day team of six. Overall with thanks to the teams a good amount of work achieved; potentially a further day's work to do.

.3 **FP4 bridge, gates and posts (Site visit 14 Jan – CR, ST, Parish Lengthsman)**

Works required

- East side to Hurdles – Sleeper bridge – repair/replace; hand rail – re-seat/renew; hinged double gate and post – replacement required.
- West sided gate from Frog Lane. New gatepost and to rehang gate.

Awaiting quotes for above, indicative prices shown in Budget; from CIL funding.

.4 **Additional work to be scheduled (Action CR, ST))**

- One day for re-coppicing and cutting back from paths.
- Scalpings for parking area and road edging opposite parking area gates.
- Replace Frog Lane roadside marker posts beside stream.

6 VILLAGE HALL GROUNDS

.1 **Fencing (Site visit 14 Jan – ST, contractor)**

.i Post and rail rear of new car park – Fence leaning, majority of posts broken or part rotten/failed in the ground. Agreed for posts to be replaced.

.ii Picket fencing around playground (as per Playground reports from KR). Agreed eight posts to replace – two facing old car park and six facing old road.

.iii Entrance gateway from Oak Tree Cottages private road. Section of fence beside entrance gate rotten/broken in the ground. Agreed to replace with two 'bollard' posts.

Awaiting quotes for above, indicative prices shown in Budget; from CIL funding.

.2 **Grounds maintenance contract 2026**

AGREED To removal 'clearing Village Hall gutters' from Parish Council contract.

.3 **Community payback team** – Scheduled dates

Sunday 15th, Tuesday 17th, Thursday 19th February

Half term dates, Village Hall closed for refurb 16 to 20 Feb. Confirmed no events Sun 15.

.4 **Table tennis table Funding** £3,447.16. Concrete table options circulated (AS).

Awaiting quotes with cost options for base provision.

.5 **Open Space** funding of £893.10. To consider depending on costs for above.

7 MAINTENANCE AND HIGHWAYS

.1 **Phone box** update. Confirmed three panes broken. Agreed to replace as no more recent breakages; currently hold four panes spare.

.2 Defibrillators update. Both Parish Council defibrillators now have new pads, plus a new battery for Gamekeepers'; battery for phone box defib replaced last year.

.3 Mapledurwell direction signage

1. Mapledurwell pond
2. Greywell Road junction with Tunworth Road
3. Greywell Road junction with Frog Lane
4. Greywell Road junction with Andwell Lane.

Proposal (CR, ST)

- New aluminium 'finger' boards for all; new fixings for all.
- Finials – Clean and refurbish all (providing this proves possible).
- Posts. Two are ribbed, tapering slightly to the top, thought to be aluminium. These are the posts at Mapledurwell pond and the Greywell Road junction at Frog Lane – ie the two in the Conservation Area. Further investigation needed, but thought these two can be cleaned and kept. The other two are straight cast iron, rusting and advised best to replace – ideally with new aluminium posts to match the two to be retained, if these can be sourced.

AGREED to proposal above, awaiting quotes, to be funded from CIL.

.4 Pond bench – Re request to site a further memorial bench at the Mapledurwell pond; details forwarded of suppliers recently used.

.5 Mapledurwell village noticeboard and mapboard

AGREED to be replaced, to circulate photos of existing.

8 FINANCE AND GOVERNANCE

.1 Accounts to date APPENDIX I Bank reconciliation at January = £25,434.06.

Payments since last meeting (incl VAT where applicable)

60	Fintoft Ironmongers – Broom for tennis courts	£17.99
61	Castle Water-DD PR100111262821 – Pavilion	£17.81
62	Castle Water-DD SE0030239174 – Allotments	£7.90
63	Martin Gosling – Contract NOV	£446.95
64	Clerk – Salary NOV	£408.00
65	Lloyds – Service charge-DEC	£4.25
66	Castle Water-DD PR100111262821 – Pavilion	£17.81
67	Castle Water-DD Nov SE0030239174 – Allotments	£123.48
68	Defibstore 56660 – Defib pads PhoneBox	£67.20
69	Clerk – Salary DEC	£163.20
70	HMRC – PAYE Oct, Nov Dec	£244.80
71	Martin Gosling – Contract DEC	£446.95
72	X2 Connect – Glass panes x2; tube silicone x1	£27.96
73	HugoFox – Website hosting	£143.86
74	Lloyds – Service charge-JAN	£4.25

Income of note since last meeting = rent from Chineham Tigers £1,012.51;

Insurance contribution from Village Hall £1,103.10, and VAT reclaim £2,159.42.

.2 Budget update APPENDIX II Shows generally within budget, some funding remaining in allocated budgets; thus latest estimate shows small surplus on routine expenditure. However reliant on CIL funding for any additional expenditure.

.3 Budget and Precept request 2026/27 Provisional agreement at last meeting for a 5% increase which budget generally shows to be maintaining the status quo. However to note that including tennis court cleaning within routine expenditure results in a small budgeted deficit. (This has so far been allocated to CIL funding.)

Recap – Precept for this year 2025/26

The Precept was raised by 5% per household to achieve the £12,735 for this year's Precept with a tax base of 319.5. Per Band D household = £39.86 (£39.86 x 319.5 = £12,735). An increase on previous year 2024/25 of £1.90 for Band D.

Precept for 2026/27

A 5% increase on £39.86 = £41.85, an increase of £1.99 per annum per Band D.

£41.85 x tax base of 324.7 = Precept request of £13,715.

AGREED – A Precept request of £13,715 which equates to a 5% increase per household.

Precept request form completed and signed; to be submitted to BDBC for 31 January.

- .4 Audit requirement for domain-linked email address** Digital and Data Compliance: A new 'Assertion 10' added to the AGAR (Annual Governance and Accountability Return) specifically for data compliance, which was previously part of Assertion 3. This includes: Email management re NALC directive (National Association of Local Councils):
'Every authority must use a generic email account hosted on an authority-owned domain (eg clerk@abcparishcouncil.gov.uk) rather than a personal or commercial email address (eg Gmail or Outlook).'

AGREED – Provision of a .gov.uk email address for the clerk as required. Noting that website provider Hugo Fox has changed its initial pricing structure to enable purchase of one email address at £2.49 per month (£29.88 per annum).

TO NOTE – For Parish Councillors, our current system continues to be compliant. Guidance at the moment is that Parish Councillors are not required to have domain-linked email, but must have a dedicated email address which relates to the parish council.

9 PLANNING

- .1 Planning and tree applications** – Planning update **APPENDIX III**

1A New applications for discussion

T/00026/26/TCA (Validated 15 Jan) Webbs Farmhouse, Tunworth Road. Cherry tree fell to ground level. T2 weeping willow, repollard to previous points taking the height from 7m down to approximately 5m and from 6m spread to approximately 3m. **No objection.**

T/00015/26/TCA (Validated 08 Jan) Kolkinon House, Blaegrove Lane. To cut 12 dead Elms (See tree location map). **No objection.**

1B Ongoing application of note

24/00756/FUL (Pending, Validated 16 April 2024) Land to the North of Parrotts, Greywell Road. The erection of four detached dwellings, together with garages and associated vehicular access, car parking, amenity space and landscaping.

Most recent PC response posted on website 17 December – **APPENDIX IV.**

NOTED – Repeated calls for this proposal to be considered by HCC Lead Local Flood Authority. Concerns raised regarding increased flood risk – from residents and from the Parish Council – supported by BDBC Drainage officer (Engineering) and by Ward Cllr Onnalee Cubit. Seems this requires a specific request from BDBC, probably involving cost, otherwise the LLFA continues to repeat standard consultation response that no requirement to be consulted on developments under 10 houses.

BDBC Drainage officer (Engineering) response said that:

From: Engineering; Sent: 03 December 2025 08:33 To: [Case officer]

Subject: RE: Consultation for 24/00756/FUL - Land To The North Of Parrotts Greywell Road. Follow Up Flag: Follow up. Flag Status: Flagged

'Given the local concerns, I recommend that you seek specialist advice from Hampshire County Council, the Lead Local Flood Authority. Whilst this development is below the 10 property consultation threshold, the LLFA offer a design checking service to planning authorities. This service would provide information with regard to surface water flood risk and whether the proposed surface water management scheme appears to be appropriate for the development.'

- .2 Asset of Community Value** Following agreement at last (November) meeting to request an ACV designation for the Gamekeepers – further agreed to seek local opinion. To note fundraising event with live music – supported by local band – for BBC Children in Need to be held at the Gamekeepers, Sunday 08 February.

- .3 Local Plan Reg 18 Spatial Strategy consultation** ends this Friday 23 January.

10 FURTHER UPDATES / REPORTS

- .1 Local Government Reorganisation** Responded to consultation 11 January in support of majority council-favoured option for a North Hampshire unitary, and option 1 as advocated by BDBC and New Forest.

- 11 NEXT PARISH COUNCIL MEETINGS** Wednesdays, 7pm Village Hall meeting room. March TBC; 20 May (AGM & Assembly), 15 July, 16 September, 18 November.

Meeting closed 7.45pm with thanks to all.

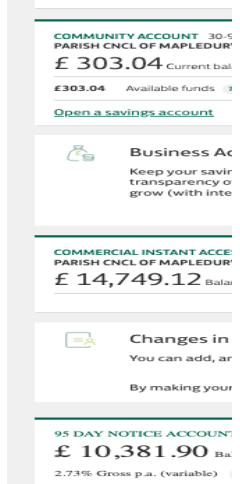
APPENDIX I ACCOUNTS TO DATE

INCOME M&UN 2025/26 - 18 Jan																									
Balance brought forward from April 1st 2025																									£21,925.78
Date	Description	Precept	CIL	Grants other	Grass cutting grant	VH insurance	Allotments 2024/25	Allotments 2025/26	Chineham Tigers	Bank interest	VillageH contra	VAT reclaim	TOTAL												
03/04/2025	Vat Reclaim 2024/25											£812.85	£812.85												
07/04/2025	Allot-Plot 2-Jenny-F						£28.67						£28.67												
08/04/2025	Allot-Plot 7-JP-Nash						£24.34						£24.34												
08/04/2025	Allot-Plot 6-ShelleyJ						£33.01						£33.01												
14/04/2025	BDBC - CIL		£3,759.97										£3,759.97												
28/04/2025	Precept x 6 months	£6,367.50																							
28/04/2025	Grass cutting grant				£1,219.02								£7,586.52												
29/04/2025	Allot Apiary						£20.00						£20.00												
07/05/2025	Allot-Plot 1-Cunnington						£33.01						£33.01												
29/09/2025	Precept x 6 months	£6,367.50											£6,367.50												
05/01/2026	Chineham tigers								£1,012.51				£1,012.51												
06/01/2026	Vat Reclaim 2024/25											£74.49													
	Vat Reclaim 2024/25											£2,084.93	£2,159.42												
12/01/2026	Allot-Plot 6-ShelleyJ							£57.82					£57.82												
12/01/2026	Village Hall - insurance					£1,103.10							£1,103.10												
15/01/2026	Allot-Plot 5-FinnieR						£42.82						£42.82												
2026/27	Bank Interest									£455.08			£455.08												
2025/26	VH contra (lease)										£5.00		£5.00												
TOTALS		£12,735.00	£3,759.97	£0.00	£1,219.02	£1,103.10	£139.03	£100.64	£1,012.51	£455.08	£5.00	£2,972.27	£23,501.62												

Receipts and Payments Summary –	
Start balance	£21,925.78
Plus Income	£23,501.62
Less Expend	£19,993.34
End balance	£25,434.06

Bank reconciliation	
Treasurer's	£303.04
Business bank access	£14,749.12
95-Day-Notice-Acct	£10,000.00
95-Day-Notice-Interest	£381.90
BALANCE	£25,434.06

VAT reclaim pending from 25/26 £28.64



EXPENDITURE MAPLEDURWELL & UP NATELY PARISH COUNCIL 2025/26 - 18 JAN

SUB TOTAL – APRIL TO SEPTEMBER				£2,448.00	£240.00	£2,462.37	£93.00	£953.00	£2,234.76	£416.75	£117.00	£51.25	£36.38	£107.00	£5,810.00		£1,794.21	£16,763.72	
Invoice date	Paid date	Payee	Description	Salary	Salary 2022/23 2023/24	Admin Governance	Assembly Expenses	Villager	Maintenance Contract	General	Playground Insp & Maintn	Allotment Mntn	Allotments water	Pavilion water & mains	Project grant/CIL- funded	VH contra	VAT	TOTAL	
50	OCT 10/10/2025	Lloyds	Service charge-OCT			£4.25												£4.25	
51	13/10/2025	13/10/2025	B&Q	Allotment shed repairs								£13.57					£2.71	£16.28	
52	20/10/2025	20/10/2025	Castle Water-DD	PR10011262821-Pav										£29.85				£29.85	
53	21/10/2025	21/10/2025	CW Allot Sept	SE0030239174-Allot									£6.37				£1.27	£7.64	
54	OCT 28/10/2025	Martin Gosling	Contract OCT						£372.46									£74.49	£446.95
55	OCT 02/11/2025	Clerk	Salary OCT	£408.00														£408.00	
56	NOV 10/10/2025	Lloyds	Service charge-NOV			£4.25												£4.25	
57	02/09/2025	16/11/2025	Bidwells-378190	Rent charge allot								£2.00						£2.00	
58	05/11/2025	16/11/2025	M Gosling 5934	Additional mow football					£120.00								£24.00	£144.00	
59	13/10/2025	16/11/2025	Screwfix	Allotment stopcock key								£15.82					£3.17	£18.99	
60	05/08/2025	19/11/2025	Finto Ironmongers	Broom tennis courts					14.99								£3.00	£17.99	
61	20/11/2025	20/11/2025	Castle Water-DD	PR10011262821-Pav										£17.81				£17.81	
62	21/11/2025	21/11/2025	CW Allot Oct	SE0030239174-Allot									£6.58				£1.32	£7.90	
63	NOV 28/11/2025	Martin Gosling	Contract NOV						£372.46									£74.49	£446.95
64	NOV 28/11/2025	Clerk	Salary NOV	£408.00														£408.00	
65	DEC 08/12/2025	Lloyds	Service charge-DEC			£4.25												£4.25	
66	20/12/2025	20/12/2025	Castle Water-DD	PR10011262821-Pav										£17.81				£17.81	
67	02/12/2025	21/12/2025	CW Allot Nov	SE0030239174-Allot									£102.90				£20.58	£123.48	
68	01/10/2025	27/12/2025	Defibstore 56660	Defib pads PhoneBox					£56.00								£11.20	£67.20	
69	DEC 27/12/2025	Clerk	Salary DEC	£163.20															
70	DEC 27/12/2025	HMRC	PAYE Oct, Nov Dec	£244.80														£408.00	
71	DEC 27/12/2025	Martin Gosling	Contract DEC						£372.46									£74.49	£446.95
72	08/01/2026	08/01/2026	X2 Connect	2 x panes-1x tube silicone						£23.30								£4.66	£27.96
73	09/01/2025	09/01/2026	HugoFox	Website hosting		£119.88											£23.98	£143.86	
74	09/01/2026	09/01/2026	Lloyds	Service charge-JAN			£4.25											£4.25	
		2025/26	VH	Lease (contra)													£5.00	£5.00	

TOTAL				£3,672.00	£359.88	£2,479.37	£93.00	£953.00	£3,352.14	£631.04	£117.00	£82.64	£152.23	£172.47	£5,810.00	£5.00	£2,113.57	£19,993.34
Invoice date	Paid date	Payee	Description	Salary backdated	Admin Governance	Assembly Expenses	Villager	Maintenance Grounds	General	Playground Insp & Maintn	Allotment Mntn	Allotments water	Pavilion Water & Mains	Project grant/CIL- funded	VH contra	VAT	TOTAL	

APPENDIX II.I BUDGET UPDATE

M&UN YEAR END COMPARISON			M&UN YEAR END		M&UN INCOME	2025/26 TO DATE	CIL 2025-26 to date	2025/26 LATEST ESTIMATE	2025/26 BUDGET Mar 25	2026/27 BUDGET DRAFT Jan 2026	INCOME
INCOME	2023/24 YEAR END	2023-	2024/25 YEAR END	CIL 2024-25							
					INCOME 18 JAN						
Precept	£10,842.00		£12,086.00		Precept	£12,735.00		£12,735.00	£12,735.00	£13,715.00	Precept
Grass Cutting Grant	£1,219.02		£1,219.02		Grass Cutting Grant	£1,219.02		£1,219.02	£1,219.02	£1,219.02	Grass Cutting Grant
Chineham Tigers	£714.00		£750.00		Chineham Tigers	£1,012.51		£787.50	£787.50	£826.88	Chineham Tigers
Tigers-water charge	£155.99		£150.10		Tigers-water charge			£160.00	£160.00	£200.00	Tigers-water charge
Allotments last yr			£235.70		Allotments last yr	£139.03		£139.03			Allotments last yr
Allotments this year	£20.00		£53.01		Allotments this year	£100.64		£250.00	£250.00	£250.00	Allotments this year
VH Insurance current yr			£1,059.20		VH Insurance	£1,103.10		£1,103.10	£1,070.00	£1,090.00	VH Insurance current yr
VH Insurance 2021/24			£2,442.79		VH Insurance 2021/24						VH Insurance 2021/24
Bank Interest	£102.00		£167.33		Bank Interest	£455.08		£550.00	£200.00	£350.00	Bank Interest
Village Hall rent	£5.00		£5.00		Village Hall rent	£5.00		£5.00	£5.00	£5.00	Village Hall rent
PRECEPT(ETC)-FUNDED			£18,168.15		PRECEPT(ETC)-FUNDED	£16,769.38		£16,948.65	£16,426.52	£17,655.90	PRECEPT(ETC)-FUNDED
Maple pond	£7,700.00				Maple pond						
Grants County Cllr	£500.00		£1,000.00		Grants County Cllr						
Ward Cllr22/23-allot	£269.44				Ward Cllr22/23-allot						
Ward Cllr23/24-bench	£899.16				Ward Cllr23/24-bench						
CIL-20/3328/FUL	£3,706.26	£3,706.26	£8,991.34	£8,991.34	CIL-20/3328/FUL	£3,759.97	£3,759.97	£3,759.97			
S106 for equiped play					S106 for equiped play			£3,447.16	£3,447.16		
								£893.10			
VH grant tennis courts			£886.37		VH grant tennis courts						
Returned funds					Returned funds						
VAT reclaim current y			£786.05		VAT reclaim current y	£2,084.93		£2,113.57			
VAT reclaim prev yr			£4,098.52		VAT reclaim prev yr	£887.34		£887.34			
TOTAL INCOME	£26,132.87	£3,706.26	£33,930.43	£8,991.34	TOTAL INCOME	£23,501.62	£3,759.97	£28,049.79	£19,873.68		

M&UN YEAR END SUMMARY – COMPARISON					TOTALS				
SURPLUS / DEFICIT	2023/24	2023-	2024/25	CIL 2024-25	SURPLUS / DEFICIT	TO DATE	25/26 BUDGET	25/26 BUDGET	SURPLUS / DEFICIT
Balance	£6,056.93		£21,925.78		Balance	£25,434.06	£15,979.36		Balance
Balance CIL		£1,618.57		£9,634.91	Balance CIL		£2,404.88		Balance CIL
BALANCE LESS CIL	£6,056.93		£12,290.87		BALANCE LESS CIL	£15,799.15	£13,574.48	£12,448.94	£13,337.48

M&UN RESERVES POLICY 2025/26	
General reserve	£12,735.00
Allocated reserves	CIL funding
	£2,404.88
	tennis court
	£839.48
Balance to t/o	£15,979.36

Precept 2025/26 = £12,735.00

APPENDIX II>II BUDGET UPDATE

M&UN YEAR END COMPARISON					MAPLEDURWELL & UP NATELY 2025/26						
EXPENDITURE	2023/24 YEAR END	2023- 24	2024/25 YEAR END	CIL 2024-25	M&UN EXPENDITURE	2025/26 TO DATE	CIL 2025-26	2025/26 LATEST ESTIMATE	2025/26 BUDGET Mar 25	2026/27 BUDGET DRAFT Jan 2026	EXPENDITURE
					EXPENDITURE 18 JAN						
SALARY	£4,387.20		£4,387.20		SALARY	£3,672.00		£4,896.00	£4,507.20	£5,091.84	SALARY
Back-pay-previous-year	£187.00				Back-pay-previous-year	£240.00		£240.00			
Clerk allowance this yr	£216.00		£216.00		Clerk allowance			£216.00	£216.00	£275.00	Clerk allowance
Clerk allowance 2022/23	£216.00										
Assembly expenses					Assembly expenses	£93.00		£93.00	£150.00	£150.00	Assembly expenses
Training					Training			£300.00	£300.00	£300.00	Training
Governance/Admin	£1,098.46		£943.12		Governance/Admin	£985.38		£1,015.26	£1,000.00	£1,050.00	Governance/Admin
PC & VH Insurance	£1,538.43		£1,634.38		PC & VH Insurance	£1,613.87		£1,613.87	£1,670.00	£1,670.00	PC & VH Insurance
Villager	£953.00		£953.00		Villager	£953.00		£953.00	£1,000.00	£1,000.00	Villager
Village Hall contra	£5.00		£5.00		Village Hall contra	£5.00		£5.00	£5.00	£5.00	Village Hall contra
Maintn contract	£4,264.66		£4,309.95		Maintn contract	£3,352.14		£4,520.25	£4,520.25	£4,701.06	Maintn contract
Maintn general	£457.42		£290.30		Maintn general	£631.04		£1,000.00	£1,000.00	£1,000.00	Maintn general
Playground Insp/Maint	£85.50		£2,272.15		Playground Insp/Maint	£117.00		£1,000.00	£1,000.00	£1,000.00	Playground Insp/Maint
Water&Mains Pavillion			£86.96		Water&Mains: pavillion	£172.47		£200.00	£160.00	£200.00	Water&Mains: pavillion
Allotments (incl water)	£463.10		£297.83		Allotments (incl water)	£234.87		£500.00	£500.00	£500.00	Allotments (incl water)
					Tennis court clearing					£950.00	Tennis court clearing
PRECEPT(ETC)-FUNDED			£15,395.89		PRECEPT(ETC)-FUNDED	£12,069.77		£16,552.38	£16,028.45	£17,892.90	PRECEPT(ETC)-FUNDED
PROJECTS					PROJECTS						
S106 for equiped play					S106 for equiped play			£3,447.16	£3,447.16		
S106 for Open Space					S106 for Open Space			£893.10			
Up Nately Land					Allotment fencing		£1,500.00	£1,500.00			
Five Lanes End					Playground etc fencing		£750.00	£750.00			
Coronation tree	£357.88				Tunworth Rd ditching		£1,000.00	£1,000.00			
W/C beds / Frog Lane	£202.32	£202.32	£45.00	£45.00	Pond noticeboard		£1,000.00	£1,000.00			
Allot - water connect	£1,400.00	£1,400.00			Tennis Court cleaning		£930.00	£930.00			
Allot coppicing	£600.00	£600.00			Allot coppicing						
Allotment Orchard	£158.30				Allotment Orchard						
UN Pond/phone box			£17.30		UN Pond/phone box						
Playground bench	£899.17				Playground bench						
MAPLE POND	£7,721.49				MAPLE POND						
Tennis Courts			£930.00	£930.00	Tennis Courts	£5,810.00	£5,810.00	£5,810.00			
Vat expend	£3,342.05		£1,673.39		Vat expend	£2,113.57		£2,113.57			
TOTAL EXPEND	£28,552.98	£2,202.32	£18,061.58	£975.00	TOTAL EXPEND	£19,993.34	£10,990.00	£33,996.21	£19,475.61		

APPENDIX III PARISH PLANNING UPDATE 18 JANUARY

NEW APPLICATIONS SINCE LAST MEETING OF 19 NOVEMBER

T/00026/26/TCA (Validated 15 Jan) Webbs Farmhouse, Tunworth Road. T1 Cherry tree, fell to ground level; T2 weeping willow, repollard to previous points taking the height from 7m down to approximately 5m and from 6m spread to approximately 3m.

T/00015/26/TCA (Validated 09 Jan) Kolkinnon House, Blaegrove Lane. To cut 12 dead Elms (See tree location map).

T/00588/25/TCA (**Approve 15 Dec**, Validated 20 Nov) Ashlea, Tunworth Road. T1 Cypress, reduce by 3m to natural bulge and cut back overhanging growth to boundary over neighbours' side.

PROGRESS OF RECENT APPLICATIONS

25/02579/ROC (**Pending**, Validated 27 October) Bridgeway Mansion, Heather Lane. Relief of condition numbers 1, 3, 5, 7, 14 and 16 of application BDB/74968 (Erection of 1no dwelling following demolition of piggery buildings and barn) for Condition 1-Approved Plans, 3-Details of Materials, 5-Landscaping, 7- Brickworks Docks, 14 -Visibility and 16 - Front Enclosure

Reconsultation 12 January to 26 Jan. An amendment has been made to the above application which consists of the following:

- 1) Covering letter and timeline
- 2) Supporting information (including discharge of conditions details).

T/00549/25/TCA (**Approve 18 November**, Validated 24 October) Little Common Cottage, Frog Lane. T1 - Robinia Pseudoacacia Frisia (Golden Robinia/ **Black locust/False acacia**) Fell. We have had this cut back but it grows at an alarming rate and is now closer to the house than ever blocking out the light; not in the best condition; concern about the roots causing damage. We would like to have the tree felled and completely removed.

25/01148/FUL (**Withdrawn 02 Dec**, Validated 09 June) Nunnery House, Tunworth Road. Proposed formation of a new vehicular access onto Tunworth Road, including driveway construction and associated landscaping works for approved new build house at Nunnery House. *Parish Council objection submitted.*

25/00304/HSE (**Pending**, Amended description July, Validated 26 Feb 2025) 6 St Stephens Close, Greywell Road, Up Nately. Erection of single storey side extension, first floor rear extension and single storey rear extensions. *Parish Council comments submitted.*
No new docs on website since Conservation response of 04 September (msg doc).

24/00756/FUL (**Pending**, Validated 16 April 2024) Land to the North of Parrotts, Greywell Road. The erection of four detached dwellings, together with garages and associated vehicular access, car parking, amenity space and landscaping. Most recent PC response posted to website 17 Dec – **APPENDIX II**

No new committee date yet.

22/02210/RET (**Pending** 05 Aug 2022) Priory Farmhouse. Variation of Condition 2 of 15/04301/FUL to allow continued use as Class E children's nursery to 31/08/2032. Latest doc, EA response April 2024.; Nothing since then (as of 18 Jan 2026).

APPEALS

No current Appeals.

APPENDIX IV



24/00756/FUL Land to the North of Parrotts, Greywell Road.

The erection of four detached dwellings, together with garages and associated vehicular access, car parking, amenity space and landscaping.

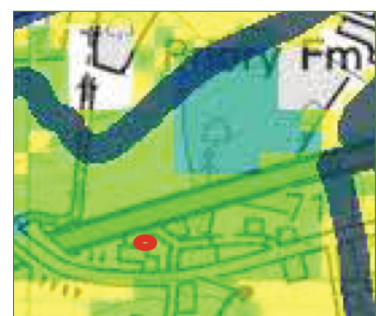
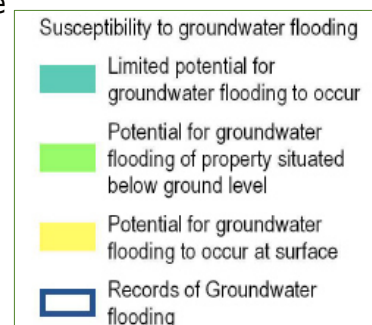
Case Officer Jessica Sullivan

12 December 2025

FURTHER RESPONSE FROM MAPLEDURWELL & UP NATELY PARISH COUNCIL

Dear Jessica

1. The revised drawings submitted appear to show some reduction in roof height. Otherwise they do nothing to address the main issues relating to detrimental impact on landscape and neighbours, and increased flood risk and increased risk of flooding to neighbouring properties.
 2. Concern regarding increased flood risk has been consistently voiced by neighbours, and raised by the Parish Council in its responses of May 2024 and August 2025.
 3. The LLFA in its response of July 2025 declined to comment:
'As this application relates to a site which is a residential application less than 0.5 hectare in size and less than 10 dwellings, we would consider this as a minor application and outside of our remit.'
 4. BDBC's Engineer response of 03 December advised:
'Given the local concerns, I recommend that you seek specialist advice from Hampshire County Council, the Lead Local Flood Authority. Whilst this development is below the 10 property consultation threshold, the LLFA offer a design checking service to planning authorities. This service would provide information with regard to surface water flood risk and whether the proposed surface water management scheme appears to be appropriate for the development.'
 5. The LLFA standard response letter includes:
'If you specifically need our advice on this application, please contact us. A fee may be charged for this service depending on the complexity of the site.'
- To make a strong request that the advice of the BDBC engineer be followed and specific advice be sought from the LLFA, such that this advice is available before this application is considered by Development Control Committee.
6. The NPPF and Local Plan Policy EM7 (Managing Flood Risk) requires that flood risk is not increased elsewhere.
 7. The AECOM map of Potential Groundwater flooding (EA dataset) on page 28 *Flood Risk and Drainage Strategy Technical Note* shows all the locality to be subject to a high water table associated with the headwaters of the Lyde. The application site is within a zone with 'Potential for groundwater flooding of property situated below ground level'.
- The risk of flooding at the surface from groundwater alone may be low (as stated in the Flood Risk and Drainage Strategy Technical Note). However the drainage strategy relies on infiltration – soakaways and 'porous' paving. Sustained periods of intense rainfall are becoming much more the norm. Concentrated runoff from significant amounts of hard standing will not soak away into ground where the water table is already near ground level. 'Porous' paving is quickly overwhelmed in heavy rain. The area is bound to north, south and west by higher roads; further to the east by an area of recorded groundwater flooding; the only outlet for surface water runoff is via a culvert under the motorway. The Old Greywell Road is subject to surface water flooding.
8. The *Flood Risk and Drainage Strategy Technical Note* confirms there is no mains sewage system; foul drainage must be via Klargesters/septic tank. Again, as the site is documented to be subject to flooding at basement levels, this should be assessed as part of the application, and not be a matter for condition.



Kind regards

Susan Turner, for Mapledurwell & Up Nately Parish Council