




## M I N U T E S

### Confirmed minutes of Full Council Meeting of Binsted Parish Council (BPC) on Tuesday 13<sup>th</sup> Feb 2024

<b>24/011</b>	<p><b>Apologies:</b> Cllr Clarke, Cllr De Sousa, District Cllr Davies  <b>Present:</b> Cllr Melvin (Chair), Cllr Eldridge, Cllr Lock, Cllr Hearne, Cllr Jones, Mike Mordecai (Clerk)          District Cllr Ashcroft</p>
<b>24/012</b>	<p><b>Declarations of Interests:</b> Councillors were reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation is granted, they may not participate in any discussion of, or vote on, any matter in which they have a pecuniary interest. They must withdraw from the room when the meeting discusses and votes on the matter.          None Stated.</p>
<b>24/013</b>	<p><b>Approval of Minutes from 9 Jan 2023 Full Council Meetings:</b> Proposed Cllr Clarke, Seconded Cllr Locke.          Unanimously Approved.</p>
<b>24/014</b>	<p><b>Presentation: Future Plans for Blacknest Golf and Country Club: 360 Degree Beech: Robert Clive, Rory Farr, Chantel Foo</b></p> <p>Key Points Presented: 360 Beech acquired the site in Sep 23. Plans are to start work redeveloping the 18 golf course to a 6 hole course, build 40 cabins (housing between 2-4 people per cabin, with some linked for bigger groups), with minor alterations to the clubhouse and driving range, a synthetic grass putting course, and improvements to landscaping and drainage. The golf club will be closed within the next few weeks, with plans to start work in Apr and the project completed in the second half of 2025. The 6 hole course would be pay and play, with discounted prices available for “season ticket” type arrangements. It was stated that their traffic consultants have estimated no overall increase in traffic against current volumes.</p> <p>Public and Councillor Comments Raised and Responses from 360 Degree Beech</p> <p>There was public anger expressed that the current family friendly golfing community (with high levels of female and youth membership) has been destroyed, with little hope that this would be recreated after the redevelopment, despite comments from 360 Beech that they hoped to build a new local community.</p> <p>Concerns were raised regarding additional noise pollution, both in terms of numbers of events and the owners having little control over noise created by occupants of the proposed cabins.</p> <p>Cllrs Melvin and Hearne expressed concerns about increased traffic with the plans for cabins, a more commercial approach to hiring the venue for events, and increased use of outdoor facilities through the winter (where existing golf course usage was more limited in the winter due to poor drainage). They asked about the possibility of a roundabout to manage traffic flow and speeds on what was already a dangerous road. Cllr Lock also expressed scepticism that traffic volumes would not increase, or that the new facilities were being aimed at the local community, with the plans appearing to be aimed at creating a holiday/short break park.</p>

	<p>360 Beech responded that the traffic report commissioned from their consultants estimated that traffic would not increase. They also stated that in their pre- planning application discussions with SDNP, SDNP thought the roundabout might “spoil the character of the road”. Cllr Hearne asked if 360 Degree Beech would be willing to share the consultants’ traffic report, and they responded in the affirmative.</p> <p>Various questions were raised about landscaping plans, impact on nature through the redevelopment process. 360 Beech responded that the planning application did not need to include improvements to drainage or tree work as there were no TPOs on site. Their plans included better drainage, increased biodiversity and habitat restoration including grassland, hedgerows and more native trees. They believed there would be minimal impact on wildlife during construction, with ponds being unaffected and other work being performed outside of bird nesting season.</p> <p>Cllr Hearne asked if 360 Degree Beech were intending to buy the Jolly Farmer. 360 Degree Beech said they were not.</p>
<p><b>24/015</b></p>	<p><b>District Councillor Report:</b> The attached report was presented by Cllr Ashcroft.</p> <div style="text-align: center;">  <p>DCR Feb 2024 Report.pdf</p> </div>
<p><b>24/016</b></p>	<p><b>Planning</b></p> <p><b>EHDC Draft Local Plan Consultation</b></p> <ul style="list-style-type: none"> <li>• Cllr Melvin introduced the agenda item, stating that the parish of Binsted was barely mentioned in the Plan, despite the proposed Neatham Down (ND) development being in our parish and assumed to be part of Alton (despite the area not being referenced in Alton’s Neighbourhood Plan). Holt Pound is though referenced as there is a proposed housing allocation there (that has been raised to BPC as a concern by some local residents). The proposal for in excess of a thousand houses at ND is close to double the size of a previous planning application on the site that was rejected. The proposal that ND becomes a ‘Community Infrastructure Levy (CIL) Island’ appears to mean (from what BPC understand so far) that Binsted will not receive any funds to spend on projects that will benefit the parish. The parish residents survey in 2023 (reflected then in the BPC Parish Priorities Statement) highlighted traffic and as their key concern, as well as the value placed on our rural landscape. The ND development will be significantly detrimental to both of these issues. The EHDC presentation for parish councils stated that the process to develop the draft plan left limited opportunity to liaise with the other organisations who delivered healthcare, education and transport infrastructure. BPC’s trust has been eroded, given that previous promises around funds that should have been allocated to alleviate traffic issues in the parish created by the housing developments in Bordon have been forgotten.</li> <li>• Cllr Eldridge stated that whilst it was understood that new homes were required, that the plan could not deliver the infrastructure that would ensure developments were sustainable, and the developments in Bordon demonstrated the lack of strategic planning.</li> <li>• Councillor Jones highlighted concerns regarding the environmental impact of the ND development, in particular water pollution and flooding.</li> <li>• District Councillor Ashcroft stated that this was the initial consultation stage and no final decisions had been made. He highlighted that because EHDC did not have an up-to-date Local Plan and were already behind on their housing allocations, the district was vulnerable to housing developers appealing against sites being refused planning permission. EHDC does not have the funds to deliver infrastructure, and has no powers to deliver services such as healthcare. On receiving a question from a parishioner at the</li> </ul>

meeting regarding the scale of the development, Cllr Ashcroft stated that he was unaware that the Neatham Down development would be visible above the ridgeline of the site.

Members of the public attending the meeting made the following points:

- That the ND development was contrary to government statements/policy of 'brownfield first'/protecting greenfield sites.
- The Plan was unable to deliver the infrastructure and services required in Alton and surrounding parishes with such a large proportion of the District's housing allocation being put there. Recent developments had already had a significant detrimental impact on the area, such as traffic and obtaining GP appointments.
- ND is too far away, and in the wrong location (wrong side of the A31, with industrial estates between it and the town centre) for it be adequately integrated into Alton, creating thousands of additional car journeys a day for residents to access local services or travel to work.
- Significant detrimental impacts in the area of building such a large development and installing the utilities required.
- The Plan and ND development would create material environmental degradation, including:
  - the death of this part of the River Wey as a chalk stream (chalk streams being internationally rare environmental habitats), with the ND development preventing rainwater entering the aquifer and ending up entering the river as surface water, overwhelming downstream sewage works that already regularly discharged raw sewage into the river during heavy rain, and increase downstream flooding.
  - Biodiversity and habitat loss
  - Loss of good quality agricultural land
  - Significant adverse visual impact on neighbouring areas within the SDNP and its (internationally important) designation as an area protecting Dark Skies.

**Decision:** BPC to:

- Make written objections to and comment on the Plan, reflecting the issues raised above and other parishioner contributions.
- Encourage parishioner participation in the consultation and gain further feedback to inform BPC's response through social media and other means including arranging events within the parish.
- Support local residents' efforts to raise the profile of the consultation and their concerns.

**Note:** Cllr Hearne left the meeting at this point.

#### **Other Planning Applications**

SDNP/23/05265/FUL- Yenyasha, Binsted Road, Bucks Horn Oak, GU10 4LL No objections

59510/002- Creation of a 12 Plot Travelling Showpersons' site. Object



20533/064, 065 066 Birdworld and Forest Lodge Garden Centre: 064 and 065- No objections. 066 Riase concerns about potential flood risks and request further consideration of additional speed restrictions on the A325 to improve road safety.

SDNP/24/00301/HOUS Bower Hill , Dockenfield Road, GU10 4EZ. No objections

31046/011 Glen Cottage, Fullers Road, Rowledge GU10 4LB . No objections.

**24/017**

**Chair's Announcements:**

	<p><b>EHDC Local Plan Responses:</b> Discussed in agenda item above</p> <p><b>Community Engagement:</b> BPC held a well-attended public meeting with residents from Bentely Station Road where we discussed relevant subjects and initiatives in this area of the parish and ways to increase collaboration and communication.</p> <p><b>Annual Parish Meeting (APM):</b> Having an APM is a legal obligation for parish councils. Various options on speakers and dates were discussed, and what has worked well at previous meetings was discussed, including BPC’s progress on transport issues, setting up Speedwatch groups, updates on the experience of the Ukrainian community in the area, and involving the Binsted Primary School community with the recent announcement of the Head’s retirement later in the year.</p> <p><b>Action:</b> Chair and Clerk to arrange a date for APM and other actions to shape event.</p>
<p><b>24/018</b></p>	<p><b>Finance and Governance:</b></p> <ul style="list-style-type: none"> <li>• <b>Update on Finance Committee Meeting 5/2/24:</b> The Committee reported that the 24-25 precept had been submitted, was content that minor internal audit recommendations were being progressed and that there were no concerns regarding material variances to budgets/spend as we approached financial year-end. 24/25 fee proposals for the Tennis and Croquet Club were agreed.</li> </ul> <p><b>For approval</b></p> <ul style="list-style-type: none"> <li>• <b>Bank reconciliations for Jan:</b> Proposed by Cllr Melvin, Seconded by Cllr Eldridge, and unanimously approved.</li> <li>• <b>Asset Register:</b> Unanimously approved</li> </ul>
<p><b>24/019</b></p>	<p><b>Projects and Working Group (WG) updates:</b></p> <ul style="list-style-type: none"> <li>• <b>Transport Working Group:</b> Having successfully applied for an EHDC grant to obtain speed cameras, it was noted that BPC had not yet had confirmation or otherwise as to whether the police would act upon data collected by these cameras.</li> <li>• <b>Holt Pound Oval Working Group:</b> English Cricket Board have validated BPC’s preferred quote/proposal received for the feasibility study to return the site to multi-sports use.</li> <li>• <b>Recreation Ground Working Group:</b> BPC continue to await engagement with Rowledge Cricket Club regarding updating the contract and to discuss the 24-25 season. BCP wishes to review signage at the Recreation Ground to ensure visitors find it easier to find and to create a more welcoming experience.</li> <li>• <b>Communications Working Group:</b> The attached paper was presented. <ul style="list-style-type: none"> <li> BPC%20Comms%20Overview%20for%20</li> </ul> </li> <li>• <b>Blacknest Fields:</b> The attached paper was presented. <ul style="list-style-type: none"> <li> Paper%20for%20Feb%202024%20BPC%20</li> </ul> </li> </ul>
<p><b>24/020</b></p>	<p><b>Clerk’s Notices, Matters Arising, Actions from Previous Meeting:</b></p> <ul style="list-style-type: none"> <li>• <b>Correspondence from Parishioners:</b> See Item 24/016 above</li> </ul>

	<ul style="list-style-type: none"><li>• <b>Meeting with Bentley Station Road residents:</b> See Item 24/017 above.</li><li>• <b>School Liaison and Binsted church land available for community use:</b> Not discussed- updates will be provided at the next meeting.</li></ul>
<b>24/021</b>	<p><b>Chair's Closing remarks</b></p> <p>Thanks were expressed to everyone who attended the meeting and their contributions.</p> <p>The next full council meeting will take place on Tues 12<sup>th</sup> Mar 2024 at 7pm.</p>