



M I N U T E S

Unconfirmed minutes of Extraordinary Council Meeting of Binsted Parish Council (BPC) on Tuesday 30th July 2024

24/083	<p>Apologies: Cllrs De Sousa, Lock, Eldridge, Hearn Present: Cllrs Clarke, Jones and Melvin (Chair), Mike Mordecai (Clerk)</p>
24/084	<p>Declarations of Interests: 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>
24/085	<p>Planning</p> <ul style="list-style-type: none"> • East Hants District Council and SDNP Local Plans- Deferred until next meeting • Frith End Quarry- Update- Not discussed • Individual Applications: <ul style="list-style-type: none"> - 32198/005- Support - 20404/003- Support - 38318/002- Support - 49558/007- Object on basis of unsuitability of road to sustain increased traffic volumes and vehicle types. And with no guarantees of the types of businesses that may occupy the site if planning permission was granted- conditions should be set if permission was granted regarding traffic accessing the site during “unsociable hours”. - SDNP/24/00993/FUL- Support - SDNP/24/02624- Object- See below <p>SDNP/24/02624</p> <ul style="list-style-type: none"> • Cllr Melvin thanked the many parishioners who attended the meeting to discuss the application from 360 Degree Beech, the owners of Blacknest Golf Club. • Cllr Melvin also stated that: <ul style="list-style-type: none"> - A Blacknest Fields volunteer had written to 360 Degree Beech contesting their statements in their submissions regarding community consultation in relation to Blacknest Fields, and that BPC would similarly contest this in their submission on this application. - With HGVs destined for Blacknest Golf Club not adhering to prescribed routes, BPC have written to 360 Degree Beech requesting they do so. 360 Degree Beech have stated that they will remind suppliers driving these vehicles to do so, but we have received subsequent complaints from parishioners that this is still occurring. - BPC had spotted how many comments supporting the development currently published on the Planning Portal were from people who lived (sometimes considerable distances) outside of the District. - In summary, BPC intended to object to the application on the following grounds:

- That the assumptions and information supplied by the developers regarding traffic volumes are partial, erroneous, significantly understate the impact on volumes, and should be challenged, particularly given the existing issues around road safety, traffic volumes and safety on the Blacknest Road, and lack of public transport.

- That there would also be significant increases in noise and light pollution affecting parishioners across the parish and was not in line with SDNP's dark sky policies and designation

- Misrepresentations regarding community engagement (see above)

- Biodiversity Net Gain calculations not taking into account previous tree felling

- Overdevelopment of the site, non-sustainable and unsuitable for the local area and for site within the SDNP boundaries.

- Local residents in attendance stated similar concerns and objections regarding traffic volumes, the unsuitability of the development (from a local amenity to a much bigger commercial operation and tourist destination) and noise pollution. They also raised concerns about potential issues regarding the capacity for sewerage infrastructure to cope with additional development given there had been issues locally in the past with existing sewerage capacity.
- Cllr Melvin thanked public attendees at the meeting, as well as other local residents who had contacted BPC raising concerns about the application via other means, and encouraged everyone to provide their own comments on the portal. BPC would update their draft objection to reflect issues raised by parishioners.