
**MINUTES OF THE MEETING HELD ON
WEDNESDAY 4 MARCH 2026 AT 7.00PM AT THE TOWN HALL**

Present: **Councillor** **Annette Eyre (Town Mayor)**
 Matthew Bayliss
 Chris Botten
 Don Hammond
 Graham Hill
 Matthew Kellermann
 Roger Lamb
 Nick O'Brien
 Janice Treacher

In attendance: **Tom Horwood (Town Clerk)**
 Hayley Carter (Deputy Clerk)
 48 Members of the public and press

132 Apologies for Absence

Apologies were received from Councillors Mark Boyce-Churn, John Quincey and Barbara Tansey.

133 Declarations of Interest and Requests for Dispensation

No declarations of interest were received.

134 Minutes of the Extraordinary Meeting held on 28 January, and the Full Council Meeting held on 4 February 2026 for Approval

Councillor Hill proposed that the minutes be approved. This was seconded by Councillor Hammond.

Councillor Kellermann proposed an amendment to add the words: 'subject to the corrections to the minutes of the latter listed A, B, C, D, E in the tabled paper'. This was seconded by Councillor Bayliss, and the changes were voted on separately as follows:

A re minute 127.14

That the following be added: "Councillor Kellermann asked Mr Dale what information the latter had to support the statement that pursuing dredging may be significantly more expensive and whether it was a slip of the tongue. Mr Dale responded that it may have been a slip of the tongue."

Councillor Kellermann requested that all voting be recorded throughout the meeting.

This was **not carried** with voting as follows:

In favour: Councillors Bayliss, Hill and Kellermann
Against: Councillors Eyre, Hammond and O'Brien
Abstained: Councillors Botten, Lamb and Treacher
Mayor's casting vote: Against

B re minute 128

That the words in the first bullet point "questions 5 and 6" be replaced with, "questions 7 and 8 from the parish meeting (which became 5 and 6 in the parish poll)".

This was **not carried** with voting as follows:

In favour: Councillors Hill and Kellermann
Against: Councillors Hammond and O'Brien
Abstained: Councillors Bayliss, Botten, Eyre, Hill, Lamb and Treacher
Mayor's casting vote: Against

C re minute 128

That the words in the thirteenth bullet point, "said that everyone has", be removed.

This was **not carried** with voting as follows:

In favour: Councillor Kellermann
Against: Councillors Botten, Eyre, Hammond, Hill, O'Brien and Treacher
Abstained: Councillors Bayliss and Lamb

D re minute 128

That the following bullet point be added: "• Councillor Kellermann requested that Councillor Botten retract the comment, that on numerous occasions, councillors 'have explicitly, warmly, resoundingly and unanimously thanked Councillor Hammond for his outstanding work on the project'. Cllr Kellermann highlighted that this claim of unanimity is factually incorrect and asked for his request to be minuted."

This was **not carried** with voting as follows:

In favour: Councillors Bayliss and Kellermann
Against: Councillors Botten, Eyre, Hammond, Hill and Treacher
Abstained: Councillors Lamb and O'Brien

E re minute 129.3

That the following words be added, following the reference to Cllr Kellermann's amendment being seconded by Cllr Bayliss: "Councillor Hammond stated that Councillor Kellermann is a 'disruptive influence'."

Councillor Hammond stated that he had actually said "a disruptive presence in meetings".

This was **not carried** with voting as follows:

In favour: Councillor Kellermann

Against: Councillors Bayliss, Botten, Eyre, Hill and Lamb

Abstained: Councillors Bayliss and Hammond

Councillor Kellermann requested that separate votes be taken on each set of minutes. This was agreed and thus, on the proposal of Councillor Hill, seconded by Councillor Hammond, it was:

RESOLVED

to APPROVE the minutes of the Extraordinary Meeting held on 28 January, and the Full Council Meeting held on 4 February 2026 as tabled.

Voting on the minutes of 28 January was as follows:

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Hill, Kellermann and Treacher

Abstained: Councillors Lamb and O'Brien

Voting on the 4 February minutes were as follows:

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Hill, Lamb, O'Brien and Treacher

Against: Councillor Kellermann

135 Town Mayor's Announcements

The Mayor welcomed everyone to the meeting and thanked them for coming.

She went on to say:

"While I have no intention of implementing any Standing Orders that would limit anyone from expressing their views, I must emphasize that anyone causing disruption will be asked to refrain from such behaviour. Should the disruption continue, I may be forced to use Standing Order 10 to exclude the individual from the meeting, to suspend the meeting for 15 minutes, or even to adjourn the meeting to

another day. Therefore, I kindly ask everyone to be mindful and considerate of all individuals present.

“Standing Orders state that a councillor should only speak once on each item or amendment, unless I allow otherwise. Given the complexity of some of tonight’s agenda items, I will allow councillors some leeway in coming back during debate within reason. In any case, I do insist that, before a councillor speaks, they please indicate to me and that they wait to be called by me before speaking.”

She then reminded the meeting about a few events coming up, including the Mayor’s Charity Quiz in aid of St Michael’s Hospice on 23 March in the Market Hotel.

136 **Written Representations from the Public**

Correspondence was received in advance from the following people:

- Roz Maree, Alton Smartphone Free Childhood
- Nigel Freeth, September Properties – item 7 (Wilsom Road)
- Angela Barbey, Ashdell Residents Association – item 7 (Wilsom Road)

All the correspondence was circulated to councillors before the meeting and can be found in the supplementary papers on the website.

Those who had written were then invited to speak.

Roz Maree spoke about the ‘Smartphone Free Childhood’ campaign and about parents trying to navigate the modern world. She ran through many statistics and some of the things that young people are exposed to. Tony Reeves then circulated information about the Parent Pack, which is a way of getting information out so parents can get help and realise they are not on their own. He asked the Town Council to help publicise the campaign in any way they can and asked councillors to help promote it and get the message out.

Several councillors agreed to help in any way they could with one in particular saying it is a matter close to his heart.

Nigel Freeth then spoke about the application for land adjacent to Wilsom Farm, saying that there has been no purpose-built industrial space built in Alton for some time and high-quality modern space is needed. At the moment, businesses are looking to Andover and other towns to provide the space, and some companies have had to relocate in order to expand.

Angela Barbey then spoke against the development. She highlighted the dangers of building on a flood plain and reminded the meeting about what had happened in Farringdon. She also spoke about the impact on the roads and the staggered junction which is over capacity. She added that there is no proven need for the units, saying that there are many existing empty units. She spoke about the noise and light pollution and the importance of the space for bats, water voles and otters, and finished by saying that residents had experienced lots of problems trying to submit their comments on the planning portal.

Councillors echoed the problems with the portal and Councillor Hill asked everyone to report the issues to EHDC.

Councillor Eyre proposed that the correspondence and further comments be noted. This was seconded by Councillor Hammond, and it was:

RESOLVED
to note the correspondence received.

All councillors voted in favour.

137 **Questions and Statements by the Public**

The Mayor invited members of the public present to speak on any item on the agenda.

137.1 Giles Lock spoke about the planning application at Wilsom Road. He said that residents were here to speak about the potential devastating impact on community life around the site of the proposed development, the proximity to new homes and the South Downs National Park, noise, loss of quality of life and loss of amenity. He said that if these monstrosities are built, they will ruin the beautiful Georgian market town forever.

He said he wanted to speak specifically about flooding. He said the Riverside industrial estate is downstream from the proposed development and they have already experienced flooding. He circulated photographs of the flooding in January 2024. He said the fifteen units on the Riverside estate provide employment for over one hundred people and said their concerns is that the Planning Authority is prioritising the few unskilled jobs in these warehouses over the many highly skilled jobs that will be lost if the flooding gets worse. He said it is known that the construction of any upstream solid structures and any hard landscaping will push more water into Riverside and into the Mill Lane industrial area. He added that, as they did in 2017, the Environment Agency has refused to give their consent to this development on the grounds of flooding.

- 137.2 James Ridley said he lives off Wilsom Road and there is not a single lorry or van that goes down that road at 30mph. He said there will be additional noise created by forklifts. He said residents want peace at night, not a 24-hour-a-day warehouse opposite their homes. He finished by saying there are better places to build this facility.
- 137.3 Sam Carr raised transport concerns for the development, saying that the Traffic Assessment is inadequate. He said he has 13 years industry experience in planning and development and has written many TAs. Although the TA covers five years, this includes the Covid era which is known to skew data and the industry standard is currently seven years. He explained several problems with the staggered junction between Paper Mill Lane and Mill Lane, including poor visibility and said that, there would be significant danger to pedestrians and other road users.
- 137.4 Nick Weekes said he lives on Wilsom Road and when he turns left out of his house, he is frequently met with stationary traffic because of HGVs trying to turn. He added that the field which forms this application site is always flooded, indeed it is a flood plain. He added that working hours are not controlled by planning, and even when there is a condition attached it is not enforced.
- 137.5 Rob Fowell spoke about the planning application on land adjacent to 25 Cowdray Park. He said that the site was green open space specifically designed into the original estate plans. The space has been maintained as a 'green' by local residents. He asked that the Council object on the same grounds they have done previously. Residents have had 20 years of free and open access. The site was owned by Taylor Wimpey and without local knowledge it was sold to a property developer at auction, despite Taylor Wimpey being in negotiations with ATC for the Council to take it. Two years ago, the owner erected a fence around part of the land. He added that those green spaces are seen in estates all over the town and are meant to break up developments and contribute to the character of the estate. If this application is approved, it will set a precedent for other areas. He explained that the access across the site to Windmill Hill will also be reduced from 4m to 1.5m if this application is approved.
- 137.6 Hannah Bryant spoke as a consultant for the development on Wilsom Road. She acknowledged the concerns raised by residents and the reasons for refusal of previous schemes on the site, and said that the new application was designed to address these. She said that the site benefits from an employment allocation and the principle of industrial use was not contested as part of the previous refusal. She pointed out that the Planning Authority explicitly acknowledged the proximity to allocated employment land when granting permission for the dwellings opposite in March 2020. She pointed out that vacant existing units does not guarantee that current supply meets demand; many empty units are unsuitable due to size and outdated specifications and do not meet modern business requirements. She added that the applicant has

held discussions with prospective tenants, including businesses currently based in Alton that are looking to expand. She recognised that there are houses opposite the site and stressed that it is essential any development operates without causing unacceptable disturbance. She pointed out that the units are designed for light industrial and storage use only, not heavy manufacturing, which significantly limits the type and intensity of activities that can take place.

Ms Bryant addressed the height of the buildings and the ecology on the site, highlighting that the development will include the creation of a 10m buffer on both sides of the stream and an enhanced and protected river corridor. Full bat surveys have been undertaken. She assured the meeting that the overall ecological value of the site post-development will be greater than the current baseline.

She noted the concerns raised about flooding and said that the layout has been designed to ensure any built form sits outside of Flood Zone 3b and areas of Flood Zone 3a have been set aside for servicing, car parking or landscaping, which are less sensitive to flooding. A flood compensation scheme has been undertaken to estimate the potential loss of flood storage, and an equivalent flood storage compensation scheme has been incorporated.

In conclusion, Ms Bryant asked councillors to recognise the policy support, the evidenced need, and the careful mitigation embedded within the scheme.

137.7 David Chapman, transport consultant for the Wilsom Road industrial scheme, then explained that they undertook detailed pre-application engagement with the Highways Authority, which informed the scope of the Transport Assessment and the analysis that had been undertaken to support the application. As part of agreeing their approach, they considered the highways matters relating to the previously refused application. The assessments undertaken are proportionate to the scale of the scheme and consider the likely impacts of the development on the surrounding highway network. He recognised that a key concern raised related to vehicle movements and HGVs on Wilsom Road, Mill Lane and connections to the A31, and said they have assessed the impacts in line with relevant technical guidance, planning policy and advice from the Highway Authority. Traffic surveys were undertaken by independent specialists on Wilsom Road to establish the baseline conditions, including speeds, flows and the composition of traffic. These surveys showed that up to 35 HGV movements passed the site frontage during the busiest peak hour, demonstrating that Wilsom Road already accommodates HGV traffic.

He said that trip generation for the development was assessed using comparable sites within the TRICS database, considering both industrial and warehousing uses. On a worst-case basis, if the site were occupied by either use, it is forecast to generate a maximum of 28 total vehicle movements in any network peak hour, or less than one additional vehicle every two minutes on

average. He added that there is also forecast to be a maximum of six additional HGV movements in any network peak hour.

There was some discussion, with councillors asking why no survey had been done at the junction that was the main concern, and it was stated that less than one additional vehicle every three minutes falls below the threshold for a transport assessment. They were asked how they could enforce the number of vehicles and ensure it did not exceed the threshold and replied that the units would be for storage rather than distribution and there would be insufficient space around them to deal with a higher quantity of vehicles in and out.

Councillor Eyre proposed that the questions and statements be noted. This was seconded by Councillor Bayliss, and it was:

RESOLVED

To note the questions and statements by the public.

All councillors voted in favour.

138 **Planning Applications**

138.1 EHDC-26-0082-FUL, Land South of Wilsom Farm, Wilsom Road, Alton, Hampshire

Councillor Eyre proposed that the Town Clerk be allowed to pull together appropriate responses to each of the applications after listening to councillors' comments. This was seconded by Councillor Hammond.

There was extensive discussion on the application, with councillors running through the checklist and taking into account what they had heard from the developer, their consultants and members of the public.

The following comments were recorded from Councillors:

Material Consideration	Designation / Issue	Response
Flood Zone	Environment Agency Indicative Flood Mapping and SFRA Area at Risk of Flooding	Very clear concerns from residents and photographic evidence of flooding on the site. Councillors very concerned about this. Development is in Flood Zones 1, 2 and 3. Environment Agency are recommending refusal due to flood zone. Businesses downstream – if they flood will they be compensated? If site is prone to flooding, you should look at other sites – sequential test. No evidence they have done this so application should be refused. Caker Stream important to take flood water and the development will push the problem

Material Consideration	Designation / Issue	Response
		downstream and remove the ability for the stream to cope with this flooding.
Environmental Designations	Special Protection Area RAMSAR Site Site of Special Scientific Interest National Nature Reserve Site of Nature Conservation Importance	Designated as employment land but feel very strongly that it is greenfield land and we should not be building industrial space on greenfield land. Turns more of the stream into a 'canal' or managed watercourse.
National Park and Landscape	National Park or AONB	On the edge of the National Park.
Contamination or Unstable Land Issues	Land contamination or unstable land issues	
Noise Issues	Noise issues relating to existing land uses or transport corridors	Very strong feeling about this. 7 days a week for long hours. Operation is 24 hours / day even if vehicle movements are restricted. This is the wrong location due to noise and the proximity of houses. Residents should not be subjected to this level of noise.
Residential Amenity	Location of site in relation to existing dwellings	Houses very close to the site. EHDC allowed houses to be built there knowing that this was allocated as employment land and that building new industrial space on the land would significantly reduce their quality of life. Unacceptable now to build warehouses opposite these houses.
Historic Environment	Scheduled Ancient Monument (SAM) Sites of Archaeological Importance Historic Park and Garden Conservation Area Listed building	
Highways	Traffic Impact Assessment Access to A and B roads Proximity to known points of traffic congestion	More assessment needed. The highway / staggered junction is not suitable for ANY increase in traffic movements. That staggered junction is perilous and is already stretched to capacity. Awful situation. Also lots of children walk along there, often unaccompanied by an adult on their way to school. Proper, considered response from HCC is crucial.
Availability of community services such as Doctors Surgery, Dentist, Health Clinic	The scheme either provides for or has close access to community facilities	
Infrastructure	The scheme either provides for or has close access to necessary infrastructure	Road network completely unsuitable.
Open Space	Provision of policy compliant Public Open Space (POS)	
Availability of utilities, Water, Gas, Electricity,	The scheme either provides for or has close access to a range of utilities	Thames Water have raised an objection saying the sewer network does not have capacity.

Material Consideration	Designation / Issue	Response
Gas, Broadband, Telephone.		
Availability of Educational facilities	The scheme either provides for or has close access to necessary education provision	
Foul and Surface water drainage	Adequate foul and surface water drainage must be in place	Concern about lack of mitigation to protect the valuable chalk stream.
Availability and conflict with other policies	Promoted sites, public land ownership, etc.	Need for the facility but this is the wrong location due to all the concerns that have been raised. If it does get built the flooding may have a knock-on effect to other businesses and therefore it may have a negative impact on employment opportunities.

Thus, on the proposal of Councillor Eyre, seconded by Councillor Hammond, it was

RESOLVED

To authorise the Town Clerk to respond to East Hampshire District Council on planning application EHDC-26-0082-FUL, Land South of Wilsom Farm, Wilsom Road, Alton, Hampshire, reflecting the points raised in the debate.

All councillors voted in favour.

138.2 EHDC-26-0011-CONVR – Land at Lord Mayor Treloar Hospital Site, Chawton Park Road, Alton, Hampshire

Councillors had no objections to this application.

Thus, on the proposal of Councillor Eyre, seconded by Councillor Hammond, it was:

RESOLVED

To authorise the Town Clerk to respond to East Hampshire District Council on planning application EHDC-26-0011-CONVR – Land at Lord Mayor Treloar Hospital Site, Chawton Park Road, Alton, Hampshire, reflecting the points raised in the debate.

All councillors voted in favour.

138.3 EHDC-26-0108-FUL, Land Adjacent to 25 Cowdray Park, Alton, Hampshire

Councillor Kellermann felt strongly that because this is now in private ownership they could not be told it is public open space. Other councillors felt that as a developer had bought a piece of public open space for speculative development and ownership of land is not a planning consideration this should not mean they had the

right to build on that land. Some councillors felt strongly that this would set a bad precedent for other pockets of open space purposely put in designs when submitting planning applications to make housing estates more attractive and improve the character of the town, enabling them to be built on, and that this should under no circumstances be permitted. Officers were therefore asked to object on similar lines as to the previous applications on this site.

Thus, on the proposal of Councillor Eyre, seconded by Councillor Hammond, it was:

RESOLVED

To authorise the Town Clerk to respond to East Hampshire District Council on planning application EHDC-26-0108-FUL, Land Adjacent to 25 Cowdray Park, Alton, Hampshire, reflecting the points raised in the debate.

All councillors voted in favour.

139 District and County Councillor Updates

139.1 District Councillor Warren Moore had been on the rota to provide a written update but had been unable to do so. Therefore, Councillor Graham Hill gave a verbal update on the EHDC budget meeting. He said that EHDC's portion of Council tax would increase by £5 per year on a band D property. He also said that there would be major car park upgrades, with over £700,000 being invested in them. The Councillor Community Grant Scheme continues, with each District Councillor again having £7,000 for the year to give out, with them being allowed to give up to £1,000 per project each. There would also be £129,000 to support climate change initiatives.

139.2 County Councillor Andrew Joy gave a verbal report, focusing on potholes and emphasising what the leader, Nick Adams-King, had said in the media about lack of funding meaning they were unable to maintain Hampshire's roads to the desired standard. He highlighted the various ways there are to report issues to HCC and indicated that there had been lots of recent announcements about special educational needs and the substantial funding that has been allocated to support those. Councillor Bayliss asked that he return before the election, when he is stepping down from the role, so that the Town Council can thank him properly for all the work he has done for the town.

Councillor Eyre proposed that the reports be noted. This was seconded by Councillor Hammond, and it was

RESOLVED

To note the District and County Councillor Updates.

All councillors voted in favour.

It being 9.25pm, Councillor Eyre proposed that Standing Order 3x be suspended to allow the meeting to continue. This was seconded by Councillor Kellermann, and it was

RESOLVED

To suspend Standing Order 3x to permit the meeting to continue.

All councillors voted in favour.

140 IT Policy and Data Audit Report

Councillor Botten proposed that the IT Policy and the Data Audit Report be approved as tabled. This was seconded by Councillor Hill.

Councillor Kellermann proposed an amendment that:

“in section 4 of the IT Policy the words, ‘authorised devices, software, and applications’, be replaced with the words, ‘software, applications and/or authorised devices’.”

This was seconded by Councillor Bayliss, and the amendment was **carried** with all councillors voting in favour.

Thus, on the proposal of Councillor Botten, seconded by Councillor Hill, it was:

RESOLVED

To approve the IT Policy but in section 4 replace the words, ‘authorised devices, software, and applications’, with the words, ‘software, applications and/or authorised devices’ and to approve the Data Audit Report as tabled.

All councillors voted in favour.

141 Event Grant Application: Cycle Alton

Councillor Bayliss proposed that the Council award £420 to Cycle Alton for their launch event on 28 March 2026. This was seconded by Councillor Hammond, and it was

RESOLVED

To award £420 to Cycle Alton for their launch event on 28 March 2026.

All councillors voted in favour.

142 **Year 2 Report from Dementia Friendly Alton re SLA for Management of Alton Assembly Rooms**

Councillor Eyre proposed that the Council note the report and thank DFA for the excellent work they are doing. This was seconded by Councillor Hammond, and it was

RESOLVED

To note the Year 2 Report from Dementia Friendly Alton re SLA for management of Alton Assembly Rooms and thank DFA for all their excellent work.

All councillors voted in favour.

The Mayor thanked DFA for the excellent work they have done in the Assembly Rooms, which councillors echoed. Councillor Hill added thanks for the comprehensive report that had been presented to Council and specifically to Karen Murrell for her hard work. Councillor Lamb added thanks to Karen, the whole DFA team and the volunteers. Councillor Kellerman said that he had approached DFA to work with another charity in the town when he was a trustee and the response had been very positive and inclusive.

143 **Statement of Accounts to 31st January 2026**

Councillor Bayliss proposed that the Statement of Accounts to 31st January 2026 be approved. This was seconded by Councillor Treacher, and it was

RESOLVED

To approve as tabled:

1. The Balance Sheet to 31 January 2026;

2. The Income and Expenditure Report for the period 1-31 January 2026;

3. Bank reconciliations to 31 January 2026; and

4. Payments over £500, issued between 1-31 January 2026.

In favour: Councillors Bayliss, Botten, Eyre, Hammond, Hill, Lamb, O'Brien, Quincey, Tansey and Treacher

Abstained: Councillor Kellermann

144 **Invitation to Tender for Tree Surveys for all sites 2026-2029**

The Mayor reminded councillors that if they wished to discuss any specific financials the public and press would need to be excluded and asked whether any councillor wished to do so. Councillor O'Brien said he would like to and therefore proposed that the Council exclude the press and members of the public in view of the confidential nature of the business about to be transacted, in accordance with the

Public Bodies (Admission to Meetings) Act 1960, Section 1(2), and to be clear, as per subsection 3A, where the public are excluded from a meeting of a relevant local government body under Section 1(2), the body may also prevent any person from reporting on the meeting using methods (a) which can be used without that person's presence at the meeting and (b) which enable persons not present at the meeting to see or hear the proceedings at the meeting as it takes place or later.

This was seconded by Councillor Eyre, and it was

RESOLVED

To exclude the press and members of the public in view of the confidential nature of the business about to be transacted, in accordance with the Public Bodies (Admission to Meetings) Act 1960, Section 1(2), and to be clear, as per subsection 3A, where the public are excluded from a meeting of a relevant local government body under Section 1(2), the body may also prevent any person from reporting on the meeting using methods (a) which can be used without that person's presence at the meeting and (b) which enable persons not present at the meeting to see or hear the proceedings at the meeting as it takes place or later.

All councillors voted in favour.

Councillor Hammond proposed that Contractor B be appointed to undertake the 2026–2029 surveys. This was seconded by Councillor O'Brien, and it was

RESOLVED

That Contractor B (Gristwood and Toms Limited) be appointed to undertake the tree surveys in 2026, 2027 and 2029 at a total cost of £16,900.57 (the latter two surveys being an indicative price subject to changes in the number of sites to survey).

All councillors voted in favour.

The meeting closed at 9.40pm