ALTON
Town Council

5 November 2026

To Councillors: Matthew Bayliss, Chris Botten, Ginny Boxall, Mark Boyce-Churn, Don Hammond, Graham Hill, Matthew Kellermann, Roger Lamb, Nick O'Brien, John Quincey, Barbara Tansey, Lorna Woodcroft

Dear Councillor
You are hereby summoned to an extraordinary meeting of Alton Town Council's **Planning Committee** on **Wednesday 11 November 2026 at 6.30pm** at the Town Hall, Market Square, Alton GU34 1HD, when the under-mentioned business will be transacted. The quorum for this meeting is 5 councillors.

Yours sincerely

Cllr Annette Eyre, Chair, Planning Committee

AGENDA

1. APOLOGIES
   To receive apologies for absence.

2. DECLARATIONS OF INTEREST
   To receive Declarations of Interest and Requests for Dispensations.
   (Councillors are responsible for declaring 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 has been granted, they may not participate in any discussion of or vote on any matter in which they have a pecuniary interest.)

3. CHAIR'S ANNOUNCEMENTS
   To receive any announcements from the Chair.

4. MINUTES OF THE PREVIOUS MEETINGS
   Recommendation: To approve the minutes of the Planning Committee meetings held on 21 October 2026.

5. WRITTEN REPRESENTATIONS FROM THE PUBLIC – *report to follow if any are received*
   Recommendation: To note written representations from the public
   (Authors of written representations are invited to ensure that they are with the Town Clerk by 12noon two days before the council meeting to enable them to be circulated in good time.)

6. QUESTIONS AND STATEMENTS FROM THE PUBLIC
   Recommendation: To note the questions and statements by the public.
   (In accordance with Standing Order 3e, members of the public may make representations, answer questions and give evidence. They may give notice in advance up until just before the start of the meeting. Verbal statements or questions may be up to 3 minutes long, within a total of 20 minutes allowed for public speaking which may be extended by the Chair.)

7. PLANNING APPLICATION: EHDC-26-0082-FUL, LAND SOUTH OF WILSOM FARM, WILSOM ROAD, ALTON, HAMPSHIRE – *see attached report*
To determine the Town Council's response to this Planning Applications.

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 21 OCTOBER 2026 AT 6.30PM AT THE TOWN HALL

Present: **Councillor** **Annette Eyre (Chair)**
Chris Botten
Ginny Boxall
Don Hammond
Graham Hill

In attendance: **Tom Horwood (Town Clerk)**

No members of the public and press

15 **Apologies for Absence**

Apologies were received from Councillors Matthew Bayliss, Mark Boyce-Churn, Matthew Kellermann, Roger Lamb, Nick O'Brien, John Quincey, Barbara Tansey and Lorna Woodcroft.

16 **Declarations of Interest and Requests for Dispensation**

No declarations of interest were received.

17 **Chair's Announcements**

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

18 **Minutes of the Previous Meetings**

Councillor Hill proposed that the minutes of the meetings on 17 June and 14 October 2026 be approved. This was seconded by Councillor Botten, and it was

RESOLVED
to approve the minutes of the Planning Committee meetings of 17 June and 14 October 2026.

All councillors voted in favour.

19 **Written Representations from the Public**

Four written representations had been received prior to the meeting. In debate, councillors expressed gratitude to the correspondents for their very useful representations.

Councillor Hill proposed that these were noted. This was seconded by Councillor Hammond, and it was

RESOLVED
to note the written representations received.

All councillors voted in favour.

20 **Questions and Statements by the Public**

No members of the public were present.

21 **Planning Applications: EHDC-26-1076-FUL and EHDC-26-1071-PA3MA, 77-85 High Street, Alton, Hampshire, GU34 1LG**

Councillor Eyre proposed that the Council authorise the Town Clerk to submit an appropriate response to the planning applications EHDC-26-1076-FUL and EHDC-26-1071-PA3MA, based on the points made by councillors. This was seconded by Councillor Hammond.

No objections were raised.

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

RESOLVED
to authorise the Town Clerk to submit an appropriate response to applications EHDC-26-1076-FUL and EHDC-26-1071-PA3MA, 77-85 High Street, Alton, Hampshire, GU34 1LG, based on the points made by councillors.

All councillors voted in favour.

22 **Planning Application EHDC-26-0331-CONVR, Land At Lord Mayor Treloar Hospital Site Chawton Park Road, Alton, Hampshire**

Councillor Eyre proposed that the Council authorise the Town Clerk to submit an appropriate response to the planning application EHDC-26-0331-CONVR, based on the points made by councillors. This was seconded by Councillor Hill.

The discussion included:

- Alton Town Council had previously submitted strong objections (14 May 2026), and these concerns have not been sufficiently addressed.

- The site has been discussed for many years and previous assurances as to the site's special nature were given and how it would be safeguarded.
- The site was previous pristine with high biodiversity.
- The site had not been managed well in recent years causing degradation.
- "Reprofiling" is now proposed, but no details have been given as to how and by whom.
- The proposed amendments to the ecological mitigation strategy are not supported. This runs against the National Planning Policy Framework and (in this case) the spirit of the push to improve biodiversity net gain.
- Local residents are very upset about how it has been managed.
- Preventing further ecological damage is paramount.
- Enforcement conditions have been lacking and should be strengthened and utilised by the Local Planning Authority.
- If Alton Town Council were to take it on, as promised, the council should seek reassurances as to its condition and viability.
- Alton Town Council objects strongly.

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

RESOLVED
to authorise the Town Clerk to submit an appropriate response to application EHDC-26-0331-CONVR, Land At Lord Mayor Treloar Hospital Site Chawton Park Road, Alton, Hampshire, based on the points made by councillors.

All councillors voted in favour.

23 **Planning Application: EHDC-26-1046-FUL, Betfred, 46B High Street, Alton, Hampshire, GU34 1BD**

Councillor Eyre proposed that the Council authorise the Town Clerk to submit an appropriate response to the planning application EHDC-26-1046-FUL, based on the points made by councillors. This was seconded by Councillor Hill.

The discussion included:

- The space is proposed to be used, whereas it is currently vacant.
- Alton Town Council does not object.

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

RESOLVED
to authorise the Town Clerk to submit an appropriate response to application EHDC-26-1046-FUL, Betfred, 46B High Street, Alton, Hampshire, GU34 1BD, based on the points made by councillors.

All councillors voted in favour.

24 **Neighbouring Parish Planning Application: EHDC-26-1085-FUL, Solar Farm Developments On Land At Cakers Lane, East Worldham & Selborne Road, Selborne, Alton, Hampshire**

Councillor Eyre proposed that the Council authorise the Town Clerk to submit an appropriate response to the planning application EHDC-26-1085-FUL, based on the points made by councillors. This was seconded by Councillor Boxall.

The discussion included:

- The application is within Worldham Parish.
- While solar farms are not opposed in principle, the scale of the proposed development and its impact on views and landscape will be considerable.
- The proximity to the National Park and the impact on the views from Windmill Hill is a concern.
- Residents are concerned about glare on homes and drivers.
- The conversion away from productive farmland at a time of food security concerns is a concern.
- The cumulative effect of so many solar farms and proposed solar farms is a cause for objection.
- The site is in flood zones 2 and 3; Planning officers should consider whether extra risk is created by removing plants that would otherwise absorb water.
- Heritage and the impact of listed buildings is a concern.
- Alton Town Council objects on the grounds cited above.

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

RESOLVED
to authorise the Town Clerk to submit an appropriate response to application EHDC-26-1085-FUL, Solar Farm Developments On Land At Cakers Lane, East Worldham & Selborne Road, Selborne, Alton, Hampshire, based on the points made by councillors.

All councillors voted in favour.

25 **Four Marks and Medstead Neighbourhood Plan Consultation**

Councillor Eyre proposed that the Council authorise the Town Clerk to submit an appropriate response to the Regulation 14 consultation on the draft Medstead and Four Marks Neighbourhood Plan, based on the points made by councillors. This was seconded by Councillor Hill.

The discussion included:

- Recognition of the high quality of the documentation in support of the draft Neighbourhood Plan and of how allocations and flood risk were tackled.

- Support for the policy that new development should contribute to a "substantial reduction in potable water consumption", as this is a key challenge for north-east Hampshire
- The impact on the facilities of Alton, as the nearest large town, in terms of leisure, sports, health, education and highways services, and that the parish councils would hold a larger proportion of Community Infrastructure Levy, which is intended to mitigate such pressures.
- Alton Town Council wished to thank the parishes for their work and the invitation to consult, and supported the draft Neighbourhood Plan.

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

RESOLVED
to authorise the Town Clerk to submit an appropriate response to the Regulation 14 consultation on the draft Medstead and Four Marks Neighbourhood Plan, based on the points made by councillors.

All councillors voted in favour.

The meeting closed at 7.12pm.

Item 7

Subject: **Planning Application EHDC-26-0082-FUL, Land South of Wilsom Farm, Wilsom Road, Alton, Hampshire**

Report to: Planning Committee, 11 November 2026

Report of: Deputy Clerk

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1. Purpose of the report

1.1 To determine the Town Council's response to a planning application.

2. Background

2.1 East Hampshire District Council has received amended plans for the following planning application:

EHDC-26-0082-FUL

Site: LAND SOUTH OF WILSOM FARM Wilsom Road, Alton, Hampshire

Proposal: Erection of two Use Class E(g)(iii) (light industrial) / Use Class B8 (storage and distribution) commercial units, including access, parking, landscaping, drainage works and amenity area, and associated works. (Amended plans received 20.10.2026)

https://publicaccess.easthants.gov.uk/planning/index.html?fa=getApplication&id=181714

2.2 Alton Town Council submitted an objection to this application in March 2026 which can be found in the appendix to this report.

3. Recommendation

3.1 The Committee is recommended:

To authorise the Town Clerk/Deputy Town Clerk to submit an appropriate response to application EHDC-26-0082-FUL, Land South of Wilsom Farm, Wilsom Road, Alton, Hampshire, based on the points made by councillors.

ALTON
Town Council

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Tracy Farthing
Planning Department
East Hampshire District Council
Monterey House
Petersfield

5th March 2026

Dear Ms Farthing

Alton Town Council considered application **EHDC-26-0082-FUL, Land South of Wilsom Farm, Wilsom Road, Alton**, at its meeting on 4th March.

Having listened to comments from the developer, their consultants, and a large number of residents, looked at photos of the site and in particular the large levels of flooding there, and considered all the documents in detail, the following concerns have been raised:

1. <u>Flood Zone / Foul and Surface Water Drainage</u>
   The site lies within several flood zones, presenting a significant and well documented flood risk. Previous proposals in this area have been refused on these grounds.
   Joint Core Strategy (JCS) Policy CP25 (Flood Risk) and the NPPF (paragraphs 170-179) require that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding. Having applied the sequential test, if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. There is no evidence to show compliance with these sequential or exception tests and therefore the application should be rejected.
   The Caker Stream and this flood plain are extremely important for carrying water away from the town and the areas around it, and there are concerns that with the evidenced increase in rainfall we are experiencing in recent years, the flooding in this area of the town is getting worse, and the impact on neighbouring industrial units has already been witnessed. Development of this site will exacerbate the problems further downstream.
   If this development does damage the businesses downstream, it is unlikely they would be compensated, and it could mean that, rather than providing additional employment for the

town, this development would actually have an overall negative impact on employment due to either forcing them to move out of the town, leaving existing units empty and potentially unusable, or closing them altogether.
There is also concern that there are insufficient mitigations to protect this important chalk stream and that the development would take yet another natural section of the stream and make it 'man-made' or at least 'managed'.

2. Environmental Designations
Although this site is designated as employment land in the 2011 Alton Neighbourhood Plan (ANP), and the JCS adopted by EHDC on 8 May 2014 and by the South Downs National Park Authority (SDNP) on 26 June 2014, since then many houses have been built in that area of the town, and the site is no longer suitable for this type of development. This is the wrong place for such a development.

3. Noise and Light Issues
There are very strong feelings among councillors that residents should not be subjected to this level of noise. 24-hour a day working in the units (even if times of vehicles entering and leaving the site is restricted) and the noise and light-pollution created by such activity is completely unacceptable this close to family houses. Not only the vehicles accessing the site, but also the loading and unloading, forklifts, nighttime working and so on, would create excessive noise immediately opposite and adjacent to many residential properties, affecting the quality of life and the mental health of residents. The NPPF is explicit in paragraph 187 that existing development should not be put at risk from unacceptable levels of noise pollution, and paragraph 198 goes on to say that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, avoid noise giving rise to significant adverse impacts on health and the quality of life, and limit the impact of light pollution from artificial light.

4. Residential Amenity
As explained above, the application site is very close to many residential properties, a number of which have been built in the last ten years. The detrimental impact of the development on these dwellings would be substantial and permanent, both aesthetically and in terms of the quality of life for the residents.
ANP Policy DE2 requires that any development seek to maintain and wherever possible enhance the character of its locality, paying particular attention to appropriate appearance, size, scale and density. Building heights should be carefully considered in respect of their impact on the skyline of the town, landscape and street scene. In the case of this development, it is felt that the size of these units would dwarf nearby bungalows and housing.

5. Highways
The staggered junction is not suitable for ANY increase in traffic movements for safety reasons. Page 41 of the ANP sees a plan which identifies junctions which are known to be overloaded at peak times, and number 4 on this plan is this junction between Wilsom Road, Ashdell Road, Paper Mill Lane and Mill Lane. It is already stretched to capacity, and the pressure on it has been added to since the opening of Lidl, Home Bargains, Aldi and other retail businesses on Mill Lane in the last few years. Further proper assessment is critical before any development that adds to the pressure on this junction is permitted.
Due to the large amount of family homes along Wilsom Road and Spitalhatch there are high numbers of children walking to and from school, along with people walking to or running around King's Pond or walking out of the town into the countryside, and the safety of pedestrians and other road users is paramount. This development would add around one

additional HGV every three minutes according to the developer, and a proper, considered response from Hampshire Highways on this is crucial.

6. Availability of utilities
   On 18 February 2026 Thames Water responded to this application to say they have identified that the existing FOUL WATER network does not have sufficient capacity to support the proposed development.

While it is important to develop and enhance the business economy in Alton to ensure the town is economically sustainable, it is believed that the location of this proposed new facility is unsuitable due to the proximity to residential properties, the established flooding in the area and the inadequate transport routes into the site.

Alton Town Council therefore OBJECTS STRONGLY to this application.