

BEECH PARISH COUNCIL

Clerk: Louisa Thomson
E-Mail: clerk@beechpc.com

Minutes of the Meeting Monday 21st July 2025

PARTICIPANTS :	Councillor Kim Eakers (Chair)	Member of the BRSFWG Working Group
	Councillor Tony Ransley	
	Councillor Alana Coombes	Members of the Public
	Councillor Nikki Pickard	
	Councillor Ingrid McCormack	PC Alex Routt
	Louisa Thomson – Clerk to the Council	

PUBLIC PARTICIPATION – NON-AGENDA ITEMS

- Alton Rural Local Bobby – PC Routt attended and discussed speeding enforcement in Beech. PC Routt will endeavour to visit one repeat speeder a month.
- A member of the public reported that following the recent dumping of car parts at the entrance to Bushy Leaze Woods there have been several containers of oil found in the undergrowth which have been reported to EHDC who are unwilling to remove the containers because they are on private land.

The Clerk will contact District Councillor Costigan to see if there is any way for EHDC to remove the containers.

25.077 APOLOGIES FOR ABSENCE - Apologies were received and accepted from Councillor Ruth Duffin.

25.078 CONFIRMATION OF MINUTES – **UNANIMOUSLY RESOLVED**

The Minutes of the Council meeting held on 16th June 2025, copies previously circulated,

Proposed as a true record by Tony Ransley, Seconded by Alana Coombes, UNANIMOUSLY RESOLVED and signed by Chairman Kim Eakers.

25.079 PUBLIC PARTICIPATION

COUNCILLOR CO-OPTION

Proposed Ingrid McCormack, Seconded Alana Coombes, UNANIMOUSLY RESOLVED that Mr Graham Webb of 28 Kings Hill, Beech is co-opted to join the Council.

Graham Webb completed the Acceptance of Office form and will join the next Parish Council meeting.

25.080 PLANNING

Council considered three applications, their comments to be forwarded to EHDC.

- a) EHDC-25-0680-TPO Hedge Row Farm, 39 Kings Hill, Beech
T002 Oak - Reduce back branch ends growing from lowest decayed branch over gravel drive to edge of planted bed to effectively raise over driveway to allow access for high sided vehicles. This will approximately reduce lower crown spread over driveway by 1.5m. Prune back any branch ends to allow 1m clearance of communication wires to prevent contact. Maximum pruning cuts 75mm diameter. Remove split, broken, diseased/decaying branches and deadwood - over than 25mm over gravel drive.

Proposed Tony Ransley, Seconded Alana Coombes, UNANIMOUSLY RESOLVED: Beech Parish Council defer to the EHDC Arboricultural Officer for this application.

Kim Eakers suspended Standing Orders to allow Graham Webb from the Neighbourhood Plan Review Working Group to speak.

Graham Webb stated he felt the application should be supported and referred to the Beech Neighbourhood Plan which details supporting local businesses.

Kim Eakers reinstated Standing Orders.

- b) EHDC-25-0669-FUL The Departure Lounge Basingstoke Road, Alton **OBJECT**
Retrospective planning permission for the temporary erection of a marquee for 6 months a year and use of site for events.

Proposed Tony Ransley, Seconded Ingrid McCormack, RESOLVED (Alana Coombes abstained): Beech Parish Council objects to this application and reiterates it's previous objections which haven't been address in this application.

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'The proposed site for the erection of the marquee is on the field adjacent to the developed site at The Departure Lounge. The field is outside the area where development is permitted under Beech Neighbourhood Plan Policy BPC09 – Site of the Departure Lounge and Village Businesses.'

- c) EHDC-24-0027-FUL Land Nw Of Ackender Wood Basingstoke Road
Full planning application for residential development of 99 dwellings (Use classC3), access, informal and formal open space, together with associated drainage, utilities and all other associated works following the demolition of existing building (amended plans received 17.06.2025).

Kim Eakers suspended Standing Orders so Graham Webb from the Neighbourhood Plan Review Working Group could speak on this item.

Kim Eakers reinstated Standing Orders.

Proposed Alana Coombes, Seconded Tony Ransley, UNANMOUSLY RESOLVED: Beech Parish Council continues to object to this application with the following additional comments:

BEECH PARISH COUNCIL FURTHER COMMENTS ON PLANNING APPLICATION EHDC-24-0027-FUL: LAND NORTHWEST OF ACKENDER WOOD (AKA LAND AT WHITEDOWN LANE)

Beech Parish Council provides these further comments on the revised planning application documents for 'Land NW of Ackender Wood' (ref. EHDC-24-0027-FUL) submitted in June/July 2025.

Beech Parish Council continues to **OBJECT** to this planning application, principally because the proposed highways arrangements will have a severely detrimental impact on traffic movement in the parish, particularly at the junction of Medstead Road and Basingstoke Road.

Medstead Road is classified C road that is the direct through route from Beech, Medstead, Bighton, Wield and Preston Candover to Alton. It is also a cut-through from the rapidly expanding Four Marks and South Medstead to (i) Alton College, and (ii) the B3349 northbound to Odiham, the Northbound M3 and the Thames Valley – avoiding the congested junctions in the Alton Butts area. The Medstead Road/Basingstoke Road junction is therefore a busy junction in the morning and afternoon peak traffic periods, and it will only get busier as more new houses are built in Medstead and Four Marks. But, even now, eastbound A339 traffic can be backed up stationary from Pertuis Avenue to Medstead Road, in peak periods, queued behind multiple vehicles waiting to turn right from Basingstoke Road into Pertuis Avenue.

Initial proposed unsignalled exit road from the development. The peak time stationary queueing traffic mentioned above will regularly prevent traffic exiting the development site from turning right towards Alton. This will be the majority of traffic wishing to exit the site. **Not acceptable.**

Later proposed signalled exit from the development (crossroads to development 'Land at Brick Kiln Lane'). The proposal appears to be that there will in due course be a crossroads (with traffic lights) at the exit from the development, with the opposite arm of the crossroads leading to a c.250 house development on the north side of Basingstoke Road. The effect of red traffic lights on peak time eastbound A339 traffic will be this: the stationary traffic queues currently starting at the Pertuis Avenue junction will instead start at the red traffic lights, some 200 metres nearer to Medstead Road. It will therefore in peak hours regularly be virtually impossible for traffic to turn right out of the busy Medstead Road towards Alton (and by observation 90% of the traffic turns right) because of stationary vehicles queuing opposite the junction. **Not acceptable.** We note that no traffic modelling analysis has been carried out on the Medstead Road/Basingstoke Road junction, a glaring omission.

The truth is that roundabouts, not traffic lights, are needed to keep peak hours through traffic flowing freely through this area. That is, roundabouts at the Pertuis Ave/Basingstoke Road junction and/or at the proposed exit from the development site. In addition, when highways arrangements are designed for the expected 'Land at Brick Kiln Lane' development there should also be direct road access onto the B3349 New Odiham Road north of Hop Field Place, so that a proportion of commuter traffic from that development can entirely avoid the Basingstoke Road.

There are three other aspects of the planning application which remain of concern to the Parish Council:

1. The absence of a legal commitment that the affordable housing on the site will be made available, as a priority, to persons with a connection to Beech or Alton.

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2. The absence of any proposed design (vegetation, fencing etc) for the southern edge of the site where it interfaces with Ackender Wood and Bridleway 712. In our view, this interface should (i) offer an attractive view of the woodland from the new houses on the site, and (ii) afford easy access to Bridleway 712 (and therefore onto the network of informal paths within Ackender Wood) at multiple points along the site edge. A striking, illogical omission is the lack of a defined path from the new housing to Bridleway 712 at the southwest corner of the site; the new residents will clearly wish to access the Bridleway 712 at this point in order to take recreational walks west along the bridleway further into Ackender Wood and on to Bushy Leaze Wood.
3. The scope for developer's contributions to be earmarked for the improvement of public rights of way and highways infrastructure in connection with the development. Beech Parish Council is revising its Infrastructure Development Plan (as part of modifying its neighbourhood plan) and has firm views on what is needed; we would like to be included in EHDC's consultation on what infrastructure improvements are required and/or appropriate. In summary:

Improvement of Bridleway 712 (edge of Ackender Wood) and Footpath 714 (to Beech village): The developer has acknowledged HCC's request for contributions for these purposes. The Parish Council can provide local knowledge about requirements.

Improved roadside footway to Beech village: We reiterate our original comments (please refer back to them) about providing a fully accessible pedestrian route from the site to its nearest public community building with facilities and events, Beech Village Hall, along Basingstoke Rd and Medstead Rd. Footpath 714, only a slight shortcut, is across hilly fields and unlikely to be suitable for all ages and abilities. The two components required would be:

- i) A new roadside footway on the south side of Basingstoke Road, from the development entrance to Medstead Road (or, if that is not possible due to insufficient width of Highways land, a c.50m length of new footway running east from Medstead Rd to the Wyards Farm entrance on the south side of Basingstoke Rd, with a relocated safer pedestrian crossing point across Basingstoke Rd to join the existing footway/cycle path on the north side of Basingstoke Rd); and
- ii) Improvement (widening and metalling) of the existing informal roadside footway that runs c.400m up Medstead Rd towards the village centre.

Rectifying flooding/drainage Issues along the A339 Basingstoke Road

In addition, any Highways works in the vicinity of the development entrance should address the severe drainage problem that exists on the A339 Basingstoke Road at that point; after heavy rain there is always deep standing water on the north side of the carriageway, that does not drain away for several hours, making the adjacent footway/cycleway unusable because of drenchings from passing cars. Inevitably this problem will be exacerbated by further surface water flowing downhill out of the development entrance (notwithstanding the proposed SUDS features within the development site).

We believe that this surface water flooding problem on the A339 is principally a result of the considerable flow of surface water that emerges from Medstead Road onto the Basingstoke Road whenever there is heavy rainfall. In the distant past, surface water from the Beech valley drained into the source of the River Wey (i.e. into the field on the north side of the Basingstoke Road, opposite the proposed development). The modern highways drainage arrangement is intended to divert Beech roads' surface water into the Alton sub-surface drainage system, but the sub-surface conduits on Basingstoke Road and lower Medstead Road cannot cope due to the complete inadequacy of the surface water drainage arrangements further up Beech's roads (which are on a 2km long hill down to the Basingstoke Road).

We therefore request that a full study of the surface water drainage issues through Beech village and onto the A339 is carried out, identifying the sources of the water flow and flooding. We request that flooding prevention measures are specified as part of the package of proposed Highways improvement measures, prior to any approval for this development.

25.081 BEECH NEIGHBOURHOOD PLAN REVIEW

Kim Eakers suspended Standing Orders so Graham Webb from the Working Group could update council on the recent meeting with EHDC.

Kim Eakers reinstated Standing Orders

Minutes of the meeting held with EHDC attached Appendix A.

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25.082 BEECH ROAD AND FOOTPATH SAFETY WORKING GROUP

- a) **Proposed Tony Ransley, Seconded Nikki Pickard, UNANIMOUSLY RESOLVED:** in the absence of any other quotations to ask PJ Grace to carry out the work to the bus stop costing £300 plus VAT.

Kim Eakers suspended Standing Orders so Graham Webb can speak on the next item.

Kim Eakers reinstated Standing Orders.

- b) Council reviewed proposed works as follows: **Proposed Ingrid McCormack, Seconded Alana Coombes, UNANIMOUSLY RESOLVED:**
- i) Bridleway 712 (Ackender Wood)
Surface replacement at the 'low spot' on the edge of the wood costs approximately £2,500
- Council will wait and see if S106 developer contributions from the proposed development – Land NW of Ackender Wood can be used to improve the bridleway.
- ii) Bridleway 704 (to Thedden)
- Council will obtain three new quotations towards the end of the year which can be used to apply to EHDC for CIL funding towards the project.
- Council budget for 2026/2027 to include reserves allocation to fund up to 50% of the project.

25.083 AUTOSPEEDWATCH CAMERA AND SPEED INDICATOR DEVICE

- a) AutoSpeedWatch June report attached Appendix B.
- b) Tony Ransley reported West Yorkshire have adopted a system similar to Community Speedwatch which each Parish contributes to letters sent to speeding offenders.
- Council budget for 2026/2027 to include monthly fee for letters.

25.084 20MPH SPEED LIMIT

County Councillor Mark Kemp-Gee will contact Hampshire Highways asking for an explanation of the costs involved with the application.

25.085 MEDSTEAD ROAD FOOTWAY

The footway will continue to be monitored.

25.086 ACCOUNTS 2025/26

- i) Summary of Receipts & Payments for 1st Quarter ended 30th June 2025 were presented to Council detailing bank reconciliation as follows:

Current Account Balance	£ 421.70
Deposit Account Balance	£24,592.84 See note below
High Interest Deposit Bond –0296	£ 8,913.27
High Interest Deposit Bond - 3231	<u>£18,288.63</u>
	£52,288.63

Note: Deposit Account Balance £24,592.84 includes £21,354.07
Neighbourhood CIL of which £11,669 has been committed to the Beech
Village Hall Wellhouse refurbishment.

Neighbourhood CIL Balance after Wellhouse: £9,685.07
Deposit Account Balance Excluding CIL: £3,238.77

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- II) **Proposed Ingrid McCormack, Seconded Nikki Pickard and UNANIMOUSLY RESOLVED** that the following payments are approved, payments will be authorised by Kim Eakers..
- | | | |
|----|---|-------------------|
| a) | Clerk's Salary (July 2025) | £888.95 |
| b) | Clerk's Expenses (July 2025) | £6.30 |
| c) | Hampshire Pension Fund (Clerk's pension – July 2025) | £248.78 |
| d) | DCK Accounting Solutions Ltd – Monthly Payroll processing | £38.28 |
| e) | Beech Village Hall and Recreation Ground | £24.76 |
| f) | Tony Ransley – Expenses | £29.45 |
| g) | AutoSpeedWatch Ltd – Camera approved June 2025 meeting and paid | £408.07 (inc VAT) |
| h) | Clerk's Salary (August 2025) – To be paid in August | £888.95 |
| i) | Hampshire Pension Fund (Clerk's pension – August 2025) – To be paid in August | £248.78 |

25.087 MEETING DATE

Confirmed the date of the next scheduled Council meeting as Monday, 4th August 2025 at 7pm with public question time at 6.45pm.

CLOSURE OF MEETING - Chairman thanked all present for their attendance and closed the meeting at 8.45pm.

signed:
Chairman Beech Parish Council
date: 4th August 2025