

MINUTES OF THE EXTRAORDINARY MEETING OF SELBORNE PARISH COUNCIL
HELD IN SELBORNE VILLAGE HALL
ON WEDNESDAY 3rd JUNE 2026 AT 8.00PM



Present:

Seema Bennett (Chairman)
Cllr Gren Earney (Vice Chairman)
Cllr David Ashcroft
Cllr Charlie Bridger
Cllr Sarah Hulbert
Cllr Wendy Megeney
Cllr Charlotte Pead

Also present: 30 members of the public

26/26 Apologies for Absence

Apologies were received from Cllrs Grosvenor, Marien, O'Donnell and Webster-Jones. No apologies were received from Cllr Stephenson.

RESOLVED Cllr Bennett proposed that all apologies be accepted. Seconded by Cllr Earney. Agreed unanimously, motion carried. Locum Clerk noted for the record.

26/27 Declarations of Interest

Councillors are reminded of their responsibility to declare any disclosable pecuniary interest or other interest as defined in the Code of Conduct which they have in any item on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have declared a disclosable pecuniary interest and some other interests. You must withdraw from the room/meeting when the meeting discusses and votes on the matter.

RESOLVED: Cllr Ashcroft noted his position as Ward Councillor for East Hampshire District Council and abstention from planning decisions. The Locum Clerk noted for the record.

26/28 Approval of Minutes: To approve the minutes of the full council meeting on 20th May 2026

RESOLVED: Cllr Bennett proposed that the minutes from 20th May 2026 be deferred. Seconded by Cllr Earney. Agreed unanimously, motion carried. The Locum Clerk noted for the record and to add to the June agenda for resolution.

26/29 Chairman's Announcements

Cllr Bennett noted that as there was a large number of residents in attendance, the Standing Orders were reinforced to note that each resident could speak for up to 3 minutes each however, the maximum time available for attendees to speak could be extended to 30 minutes to allow residents time to make their comments known.

RESOLVED: Cllr Bennett proposed that the Standing Orders be suspended to hear representations from members of the public for no longer than 30 minutes. Seconded by Cllr Earney. Agreed unanimously by councillors, motion carried, standing orders suspended at 8.02pm.

26/30 Public Questions

Several members of the parish spoke in favour of the planning application for the proposed village shop on the Pumfle, in Selborne (SDNP/26/01270/FUL) and requested that the parish council address their points when considering the application at agenda point 26/31. Comments included support from the Plunkett Foundation, community benefit, enterprise and a local need for a shop in the area to serve residents and business model.

Several members of the parish spoke against the planning application for the proposed village shop on the Pumfle, in Selborne (SDNP/26/01270/FUL) and requested that the parish council address their points when considering the application at agenda point 26/31. Comments included location (wrong end of the village), the applicant site being outside the settlement boundary, concerns about economic viability and noted previous shops failure in the area.

RESOLVED: Councillors noted all points that were made in advance of discussing the planning application at item 26/31.

CLLR BENNETT PROPOSED THAT THE STANDING ORDERS BE RESUMED. SECONDED BY CLLR EARNEY. AGREED UNANIMOUSLY BY COUNCILLORS, MOTION CARRIED, STANDING ORDERS RESUMED AT 8.35PM.

26/31 Planning: To consider and agree a response to the following planning application:

- [SDNP/26/01270/FUL](#) – Proposed Village Shop Plum Fell Lane Selborne Alton Hampshire. Demolition of the existing barn and construction of a new community village shop, together with associated landscaping works. Cllr Bridger noted concerns about parking and traffic movements in the vicinity of the proposed site, a lack tree/arboriculture reports, and concerns about seasonal subsidence and location outside the settlement boundary of Selborne.

Cllr Megeney noted that full consideration should be given to SD25 from the South Downs Local Plan which restricts development in open countryside. She further noted the impact on settlement character and the impact on the Hangar and noted that it was a high bar to overcome in planning terms with sufficient grounds needed to overcome the Local Landscape Character Assessment and development impact on views and rural tranquillity. There needed to be evidence to support the need for the premises and noted the availability of other potential sites in the parish which could be explored.

Cllr Bennett noted that she could see the benefits of having a community shop but noted that she was unsure about the precedent it would set with regards to development on the Hangar apron. Full consideration to the Parish Priority Statement and the Local Plan needed to occur, alongside the Village Design Statement and Local Landscape Character Assessment.

Cllr Earney noted that there was a successful shop/pub combination in Easton, near Avington which could be a consideration. He further noted the significant work which had gone into the application and applauded the effort, but he felt that the proposed site was not in the correct place.

RESOLVED: Cllr Earney proposed that the parish council object to the application on the grounds that it conflicts with the Village Design Statement, the Local Landscape Character Assessment (regarding views, setting and village impact). Additionally, the site was outside the settlement boundary and within Selborne Conservation Area. Traffic and parking issues were also a concern, with issues being exacerbated by increased traffic flows and insufficient evidence of considering other sites in the village which could accommodate a shop. Seconded by Cllr Hulbert. Six councillors voted in favour with one abstention. Motion carried, Locum Clerk to write.

26/32 Date of next meetings:

- 17th June 2026 - Full Council – 8pm Selborne Village Hall

MEETING CLOSED: 9.30PM

Signed Date
Chairman