

PLANNING COMMITTEE

Wednesday, 13 August 2025

Attendance:

Councillors
Rutter (Chairperson)

Cunningham
Gordon-Smith
Laming
Langford-Smith

Small (except for Item 9)
White
Williams

Apologies for Absence:

Councillor Aron

Other Members that did address the meeting:

Councillor Cook

[Full recording of the meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies for absence were noted as above.

2. **DISCLOSURES OF INTERESTS**

Councillor White made a personal statement that she was the Ward Member in respect of Item 10 (Tree Preservation Order 2358: The Paddock, Clewers Hill, Waltham Chase). However, she had taken no part in discussions regarding the application, therefore she took part in the consideration of the item and voted thereon.

Councillor Small made a personal statement that she was the Ward Member in respect of Item 9 (Land South of Kitnocks Hill, Curdridge – case number: 25/00472/FUL). Councillor Small declared a predetermination that she had previously taken part in discussions regarding the application and stated that she would take no part in the determination of the application and left the meeting for the consideration of the item taking no part in the discussion or vote thereon.

Councillor Williams declared a disclosable pecuniary interest due to his role as Hampshire County Councillor. However, as there was no material conflict of interest, he remained in the room, spoke and voted under the dispensation

granted on behalf of the Audit and Governance Committee to participate and vote in all matters which might have a County Council involvement.

Furthermore, Councillor Williams announced that Item 7 (Willow Farm Hensting Lane, Fishers Pond, Colden Common – case number: 25/00146/FUL) was within his county council division. However, he had taken no part on discussions regarding the application, therefore he took part in the consideration of the item and voted thereon.

3. **MINUTES OF THE PREVIOUS MEETING.**

RESOLVED:

That the minutes of the previous meeting held on 16 July 2025, be approved and adopted.

4. **WHERE APPROPRIATE, TO ACCEPT THE UPDATE SHEET AS AN ADDENDUM TO THE REPORT**

The committee agreed to receive the Update Sheet as an addendum to the report.

5. **PLANNING APPLICATIONS (WCC ITEMS 6-9) (REPORT AND UPDATE SHEET REFERS)**

A copy of each planning application decision is available to view on the council's website under the respective planning application.

The committee considered the following items:

Applications outside the area of the South Downs National Park (WCC):

6. **LAND AT TITCHFIELD LANE, WICKHAM, HAMPSHIRE (CASE NUMBER: 24/02804/FUL)**

Proposal Description: Item 6: Installation, operation and decommissioning of renewable energy generating station comprising ground-mounted photovoltaic solar arrays together with transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements, temporary permission for 40 years

This application was deferred for consideration at a future meeting.

7. **WILLOW FARM, HENSTING LANE, FISHERS POND, HAMPSHIRE (CASE NUMBER: 25/00146/FUL)**

Proposal Description: Item 7: The removal of an existing barn building and in its place, the creation of two tourist accommodation units with designated parking area and alterations to access track

It was noted that all committee members that were present had visited the application site on 12 August 2025 to enable members to observe the site in context and to gain a better appreciation of the proposals.

The application was introduced. Members were referred to the Update Sheet which set out in full the following:

- (i) A further representation received from the neighbour on 6 August 2025 suggesting alternative conditions.
- (ii) Changes to Condition 21 to ensure provision for cycle parking as follows:

21. Prior to the occupation of the development hereby permitted, details of the specification and location of the following must be submitted to and approved in writing by the Local Planning Authority:

- a. Air source heat pumps*
- b. Rainwater harvesting*
- c. Solar Panels*
- d. Secure cycle parking*

In the case of the solar panels, the submitted details shall include both elevation and section and details of the relationship with the roof. Development shall be carried out fully in accordance with the approved details.

Development shall be carried out fully in accordance with the approved details within 6 months of their written approval and shall be retained for the lifetime of the development.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2024 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy, Policy DM18 of the Local Plan Part 2 - Development Management & Allocations and Winchester Air Quality SPD.

- (iii) Additional conditions as follows:

Operational Management Plan

The approved development shall not be brought into use until an operational management plan has been submitted to the local planning authority and has been approved in writing. The plan shall include details in respect of the following:

- a. Measures to promote sustainable travel
- b. Visitor Signage and advice
- c. Fire Safety
- d. Pet / dog policy
- e. Management of leisure / recreational activities
- f. Cleaning and maintenance

- g. Noise management
- h. Use of local produce / suppliers

The approved measures shall be implemented for the lifetime of the approved development.

To preserve the local amenities of the area and to ensure a sustainable form of development as required by LPP1 Policies DM17, DM18, and DM20

Mower Shed

The mower shed hereby identified in Drawings 2209-PCA-DR-A-101 and 2209-PCA-E-E-1509 shall only be used for the purpose incidental to the tourist accommodation and land associated within the red line, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: To protect the amenity and privacy of the adjoining residential properties.

Dark Skies

The development hereby permitted shall not be occupied until details (including timings of operation) of automatic black out blinds, or specifications for low transmittance glass which reduce light pollution from the new rooflights on the north and south elevation are submitted to and approved in writing by the Local Planning Authority. The black out blinds/glazing shall be installed and operated in accordance with the approved details and retained thereafter at all times.

Reason: To minimise light intrusion within the South Downs National Park, which is an International Dark Night Sky Reserve, in line with LPP1 Policy CP19.

In addition, a verbal update was provided at the meeting by the planning case officer noting that a letter with a surveyor's report had been received from one of the objectors relating to land ownership. Furthermore, an objector had circulated a presentation to committee members on 12 August 2025, and a legal note had been received shortly before the meeting commenced.

During public participation, Nicola Dagg (videos were shown as submitted by the objectors), Ian Donohue and Sioned Davies spoke in objection to the application and Paul Cashin spoke in support of the application and answered Members' questions thereon.

Councillor Cook spoke as Ward Member in objection to the application. In summary, Councillor Cook raised the following points:

1. Councillor Cook considered that the two large semi-detached houses, with a total floor space of 307 square metres (over 3,300 square feet) and an extra 300 square metres for parking, were not small-scale and low-key

tourist accommodation for the site and setting, which was contrary to policy MTRA(4).

2. She highlighted that the demolition of the agricultural barn and the construction of two new two-story houses with ample space for extra bedrooms were incongruous and harmful within the landscape.
3. The tourist development would generate inappropriate traffic on the 100-metre farm track owned by the neighbours at Elm Farm.
4. A grocery delivery van could not manoeuvre up the track from the highway to the main Willow Farm site without significantly damaging the neighbours' fencing.
5. Pre-application advice had indicated that a passing place was required in the bottleneck zone of the track, but this was removed by the applicant through amendments during the application process.
6. Highways had not assessed the neighbour's track for inappropriate traffic, focusing only on the public highway, and the officer had also not assessed this, indicating that this key role fell to the planning committee. There was an estimated 13-fold increase in traffic on the cramped track.
7. The site layout plan for this cramped and complex site was in a complete state of flux, meaning the planning committee had no idea what the ultimate site layout and access plan would be.
8. A workable soakaway field location for the sewage plant effluent had not been identified, and no drainage plan had been fully presented, despite drainage engineers requesting this in writing for assessment before a decision could be made. It was not yet known which areas of the site were contaminated.
9. No landscape planning plan, including gates and signage, had been provided following requests by the landscape officer.
10. Without the tree plan, landscaping and planning plan with gates and signage for the full 100 metres of the access track from the highway, it was impossible to assess intervisibility or tracking between the entrance to Willow Farm and the highway.
11. Councillor Cook stated that the applicant had never approached the neighbours who own the relevant land for a suitable agreement regarding a passing place, surfacing of the track, a much-needed gateway at the highway intersection, or a right of way along the track for his tourist accommodation business traffic.
12. Neighbours were questioning why the proposed buildings were not single-story farm cottages or timber lodges nestled in the site, especially as the development was on a prominent, raised site in the

middle of a winding lane, surrounded by Grade II heritage buildings and farms.

13. Instead of matters improving, they had worsened covertly, specifically noting the applicant's addition of an extended car park on 23 June 2025.
14. Councillor Cook emphasised that the turn of events regarding refuse collection was regrettable.
15. Councillor Cook urged the committee to defer the application, but if minded to approve, she suggested that several critical conditions be enforced as follows:
 - No residential use, no further tourist units, no additional bedrooms, and no spa, gym, or coffee shop.
 - A passing place to be put in place at the bottleneck zone, provided highways confirmed intervisibility to the entrance.
 - A gate at the intersection with the highway.
16. In conclusion, Councillor Cook stated that she wished to be part of mediation with the applicant and the neighbour, believing that a workable solution could be achieved between them.

During consideration of the application, the committee proceeded to ask for specific legal advice in respect of the application site. In response, the council's Senior Planning and Litigation Lawyer clarified that due to the confidential nature of the detailed legal advice to be given, whether the committee was minded to exclude the press and public for this part of the meeting and that the committee would need to determine whether in all the circumstances of the case, the public interest in maintaining the exemption outweighed the public interest in disclosing the information and resolve accordingly.

The committee agreed to proceed into exempt session with the council's Senior Planning and Litigation Lawyer, the Service Lead: Built Environment and the planning case officer in attendance (detail in resolution - minutes 11 & 12 below refers) and:

- (i) To pass a resolution that the press and public be excluded from the meeting during the consideration of this part of the application because it was likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100 (I) and Schedule 12A (Paragraph 5) to the Local Government Act 1972.

The meeting adjourned to exempt session between 10.15 am and 10.32 am.

Upon resumption of the open session of the meeting, the Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

8. **LAND SOUTH OF BEREWEEKE WAY, WINCHESTER, HAMPSHIRE (CASE NUMBER: 24/00444/FUL)**

Proposal Description: Item 8: Erection of a two-storey dwelling with associated parking, and landscaping on surplus land at Peter Symonds College, off Bereweek Way, Winchester

The application was introduced. Members were referred to the Update Sheet which set out in full the following:

(i) Changes to Condition 6 to read:

Prior to development above slab level a scheme of landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall include:

- (a) planting specification;
- (b) areas for hard surfacing and the materials to be used;
- (c) other means of enclosure;
- (d) establishment and maintenance schedule covering the first five years following the completion of development; and
- (e) the timing of the provision of the landscaping proposals

No development shall take place unless these details have been approved and then only in accordance with those details.

If within a period of 5 years from the date of the planting, if the tree is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree of the same species and size as that originally planted shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

During public participation, Stuart Fawkes spoke in objection to the application and Kay Collins spoke in support of the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

9. **LAND SOUTH OF KITNOCKS HILL, CURDRIDGE, HAMPSHIRE (CASE NUMBER: 25/00472/FUL)**

Proposal Description: Item 9: Temporary use of the hardstanding for parking for a period of 3 years.

The application was introduced. During public participation, Councillor Jonathan Carkeet (Curdrige Parish Council) spoke in objection to the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report.

10. **TREE PRESERVATION ORDER NO: 2358 - THE PADDOCK, CLEWERS HILL, WALTHAM CHASE, SOUTHAMPTON**

The report was introduced. The Committee proceeded to ask questions and debate the report.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2358 be confirmed, as set out in the report.

11. **EXEMPT BUSINESS**

RESOLVED:

1. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

2. That the public be excluded from the meeting during consideration (or part thereof) of the following item(s) of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A of the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
Item 7 (part thereof) & Minute 12 refers	Willow Farm, Hensting Lane, Fishers Pond, Colden Common, Hampshire (case number: 25/00146/FUL) (Item 7 above refers)	) Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings (Para 5 Schedule 12A refers)

12. **WILLOW FARM, HENSTING LANE, FISHERS POND, COLDEN COMMON,
HAMPSHIRE - CASE NUMBER: 25/00146/FUL (APPLICATION ITEM 7
ABOVE REFERS)**

RESOLVED:

That the exempt information received from the council's Senior Planning and Litigation Lawyer in respect of the above application site be received and noted.

The meeting commenced at 9.30 am and concluded at 11.40 am

Chairperson