

PLANNING COMMITTEE

Tuesday, 20 January 2026

Attendance:

Councillors
Rutter (Chairperson)

Williams	Gordon-Smith
Aron	Laming
Cunningham	Langford-Smith

Apologies for Absence:

Councillors Small and White

Deputy Members:

Councillor Pett (as deputy for Councillor Small)

Other members in attendance:

Councillor Cook

[Video recording of this meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies were noted as above.

2. **DISCLOSURES OF INTERESTS**

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 made a personal statement that he was the County Council Divisional Member in respect of item 6. Land Adjacent Ashbrook Stables, Main Road, Colden Common (Case Reference: 21/03271/FUL) (Pages 17 - 46). However, he had taken no part in discussions regarding the application, therefore they took part in the consideration of the item and voted thereon.

Councillor Paula Langford-Smith made a personal statement that she was the Ward Member in respect of item 8. Willow Tree Stables, Forest Road, Denmead, PO7 6UG (Case Reference: 25/01836/FUL) (Pages 89 - 124). However, she had taken no part in discussions regarding the application, therefore she 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 11 December 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 6-10 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:

6. **LAND ADJACENT ASHBROOK STABLES, MAIN ROAD, COLDEN COMMON (CASE REFERENCE: 21/03271/FUL)**

Proposal Description: Change of use of land for the formation of 1 Gypsy/Traveller Pitch comprising the siting of 1 no. Mobile Home, and 1 No. touring Caravan, alongside the erection of 1 no. Utility Building.

The application was introduced. Members were referred to the update sheet, which provided additional information regarding the application, including an amendment to the text in paragraph 2 of 'Site Description', an amendment to the first bullet point of 'Proposal', an additional paragraph to be added to 'Proposal', and one further public representation received. These were set out in full on the update sheet.

The update sheet also stated that one additional condition was proposed: Number. 13. To read that: No overnight accommodation of any sort shall occur within the dayroom/utility building (J004078-DD-04-B). Reason: To define the extent of this planning permission and to prevent more intensive use of the site.

In addition, the case officer provided a verbal update and provided further information that evidence had been received showing payment for nutrient neutrality credits was made recently, but confirmation was pending. Additionally, condition 4B on page 32 should read "within three months from issuing the decision" instead of "prior to full occupation."

During public participation, Thiruselvan Moodley spoke in objection to the application. Councillor Cllr Maggie Hill on behalf of Colden Common Parish Council spoke in objection to the application.

Cllr Susan Cook spoke as a ward member and expressed several points on behalf of residents which could be summarised as follows.

1. She highlighted that the static home was brought to the site in November 2022, causing disruption to Colden Common and Twyford.
2. She expressed disappointment that the retrospective nature of the application was not clearly stated in the proposal description.
3. She questioned whether enforcement action would be taken to ensure the removal of storage sheds and dog kennels which were not proposed to be retained.
4. Concerns were raised regarding flooding and drainage, noting that neighbouring properties had experienced issues since a ditch on the applicant's land was filled.
5. She felt that there was a lack of detail regarding sustainable drainage in the officer's report and questioned the appropriateness of a three-month window to resolve these issues.
6. She supported the proposed condition regarding the prohibition of external lighting.
7. She raised concerns regarding nutrient neutrality, noting there was no evidence that credits had been reserved with Eastleigh Borough Council despite the applicant already occupying the site. She sought clarification on the enforcement process if the relevant credits were not purchased within three months.
8. She referenced planning policy which stated there should not be an over-concentration of such uses in one area and suggested this was being ignored.
9. She felt that the application should have been rejected at the outset but urged the committee to ensure all conditions were strictly enforced if permission was granted.

The committee proceeded to ask questions and debate the application, during discussion on the item the committee received advice from the Legal Adviser regarding a number of matters including the treatment of retrospective planning applications, the planning policy definition for Gypsies, Travellers, and travelling showmen, the 5-year supply of sites and the definition of a caravan and a mobile home

RESOLVED

The committee agreed to grant permission for the reasons and subject to the conditions and informatics set out in the report and the update sheet.

7. FOUR ACRES, INGOLDFIELD LANE, NEWTOWN, PO17 6LF (CASE REFERENCE: 25/00572/FUL)

It was advised that this item had been deferred.

8. **WILLOW TREE STABLES, FOREST ROAD, DENMEAD, PO7 6UG (CASE
REFERENCE: 25/01836/FUL)**

Proposal Description: Material change of use of land to a mixed-use for the keeping of horses and the stationing of caravans for residential purposes, and the erection of a dayroom ancillary to that use.

The application was introduced. Members were referred to the update sheet which provided additional information regarding several matters including the following.

1. The proposed site plan identified the proposed location of the mobile home and tourer. The dimensions of the proposed mobile home and tourer would meet the dimensions set out within Section 13(2) of the Caravan Sites Act 1968.
2. Winchester City Council would control the number of caravans/mobile homes on the site through condition 5 which required that no more than two caravans, as defined by the Caravan Sites Act 1968 and the Caravan Sites and Control of Development Act 1960 shall be stationed on the site.
3. Condition Number 5 had been amended as follows: "No more than 1 no. gypsy pitch shall be formed on the site. A maximum of 2 caravans, as defined in the Caravan Sites Act 1960 and the Caravan Sites Act 1968 (as amended), of which no more than 1 shall be a mobile home, shall be stationed on the site at any time. No caravan may be installed on site until details of the elevations and proposed dimensions have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To define the extent of this planning permission and to prevent more intensive use of the site and to preserve the character and amenities of the area in accordance with Policies DM16, DM17 and DM23 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)."
4. Two additional conditions were also proposed:
 - a. Number 09, "No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site. Reason: To protect neighbouring amenities and the character of the countryside."
 - b. Number 10. "No overnight accommodation of any sort shall occur within the dayroom (Proposed Standard Dayroom – Plans and Elevations, drawing number 25_1372-006 Rev P01). Reason: To define the extent of this planning permission and to prevent more intensive use of the site."

During public participation, Dr Carolyn Hargreaves spoke in objection to the application, and Nathaniel Green spoke in support of the application and answered members' questions.

The committee proceeded to ask questions and debate the application. During discussion on the item, the Principal Planning Officer Team Leader advised that on page 107 of the agenda pack, condition number 6, contained the following wording "unless otherwise agreed in writing with the Local Planning Authority." She advised that this wording was to be removed as the drawings are as considered and potentially approved by members today. This amendment was proposed and agreed by the committee.

The committee received guidance from the Legal Adviser on the City Council's monitoring of condition number 2, in addition he also addressed a proposal concerning the option of a five-year temporary planning permission.

RESOLVED

The committee agreed to grant permission for the reasons and subject to the conditions and informatics set out in the report and the update sheet subject to the additional conditions set out above and the amendment to condition number 6 agreed at the meeting.

9. **PIPITS, CHAPEL LANE, CURDRIDGE, SOUTHAMPTON, HAMPSHIRE, SO32 2BB (CASE REFERENCE: 25/01924/HOU)**
Proposal Description: Two-storey and single storey extension to house and erection of detached garage with annexe.

The application was introduced and members were advised that the item was at committee because the applicant was an elected member of Winchester City Council.

RESOLVED

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

10. **HIGH LAND, LANHAM LANE, WINCHESTER, HAMPSHIRE, SO22 5JS (CASE REFERENCE: 25/01287/FUL)**
Proposal Description: The proposal is for the construction of a new two storey detached dwelling at High Land, Lanham Lane.

The application was introduced. Members were referred to the update sheet which provided additional information regarding two additional conditions that were proposed:

Number 17. "Prior to the occupation of the dwelling hereby approved, full details of a cycle store shall be submitted to, and approved in writing, by the Local Planning Authority. The approved cycle store shall be installed prior to the occupation of the dwelling and retained on site thereafter. Reason: To ensure the development provides a facility for sustainable transport."

Number 18. "Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A and E of Part 1; of Schedule 2 of the Order, shall be carried out

without the prior written consent of the Local Planning Authority. Reason: To ensure that the development is proportionate to the site in order to protect the amenities of the locality and to maintain a good quality environment."

During public participation, Jonathan Bevan spoke in objection to the application and Julian Griffith spoke in support of the application and answered members' questions.

The committee proceeded to ask questions and debate the application and received advise from the Legal Adviser regarding a covenant on the land.

In addition, the Principal Planning Officer Team Leader recommended the following amendments:

1. Page 170 of the agenda pack, regarding condition 9, contained the following wording "unless otherwise agreed in writing with the Local Planning Authority." She advised that this wording was to be removed as the matters are as considered and potentially approved by members today.
2. Page 173 of the agenda pack, condition 16 part B, contained the following wording "any deviation from works prescribed or methods agreed shall be agreed in writing," She advised that this wording was to be removed also.

These amendments were proposed and agreed by the committee.

RESOLVED

The committee agreed to grant permission for the reasons and subject to the conditions and informatics set out in the report and the update sheet and subject to the additional conditions set out above and the amendment to conditions 9 and 16 agreed at the meeting.

The meeting commenced at 9.30 am and concluded at 11.40 am

Chairperson