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PLANNING COMMITTEE

Wednesday, 15 July 2026

Attendance:

Councillors
Rutter (Chairperson)

Williams
Ablitt
Aron
Gordon-Smith

Laming
Langford-Smith
Small
White

Other members in attendance:

Councillor Fleuren

[Video recording of this meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

None

2. **DISCLOSURES OF INTERESTS**

Councillor Jane Rutter made a personal statement that the Applicant in respect of item: Apple Crumble Pudding Lane Headbourne Worthy (case Ref:26/00240/VAR) was known to her as a near neighbour. Therefore, she 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 Jonathan Williams and Councillor Ann Small declared a disclosable pecuniary interest due to their roles as Hampshire County Councillors. However, as there was no material conflict of interest, they remained in the room, spoke and voted under the dispensation granted on behalf of the Audit and Governance Committee.

Councillor Suzanne White made a personal statement due to her role as Ward Member in respect of item: Four Acres Lane Newtown Fareham Hampshire PO17 6LF. Case Ref: 25/00572/FUL. 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 Rachel Aron made a personal statement due to her role as Ward Member in respect of item: 1 Bridge Street Winchester Hampshire SO23 9BH. Case Ref: 26/00868/LIS. 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 Jonathan Ablitt made a personal statement due to his role as Ward Member in respect of item: 1 Hinton Hill Cottages, Hinton Hill, Hinton Ampner, Hampshire, SO24 0JZ. Case Ref: SDNP/25/04792/FUL. However, he had taken no part in discussions regarding the application, therefore he took part in the consideration of the item and voted thereon.

Councillor Jonathan Williams made a personal statement due to his role as County Division Member in respect of item: 1 Hinton Hill Cottages, Hinton Hill, Hinton Ampner, Hampshire, SO24 0JZ. Case Ref: SDNP/25/04792/FUL and as a District Ward Member in respect of item: Bishops Farm, Winchester Road, Bishops Waltham. Case Ref: 25/01383/FUL. However, he had taken no part in discussions regarding the applications, therefore he took part in the consideration of the items and voted thereon.

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

That the minutes of the previous meeting held on the 10 June 2026 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 SDNP ITEM 11) (REPORTS, PRESENTATIONS 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. **BISHOPS FARM, WINCHESTER ROAD, BISHOPS WALTHAM. CASE REF: 25/01383/FUL (BISHOPS WALTHAM;)**

Proposal Description: Retrospective change of use of dwelling to allow the premises to be used for supported living for up to 4 adults with learning difficulties (Amended Plans).

The application was introduced and members were referred to the update sheet which provided additional information, which could be summarised as follows:

1. Site Description (Page 16, Paragraph 3): The text was amended to clarify that the closest residential neighbours were 10-13 Albany Court (rather than 9-13 Albany Court).

2. Proposal and Sustainable Transport (Pages 17 and 29): To reflect that the facility was at full occupation with four adults, the following amendments were made:

- a. The deletion of the text '(currently occupied by three adults)' from paragraph 2 of the 'Proposal' section on page 17.
- b. The deletion of the text 'each of the' from paragraph 2 of the 'Sustainable Transport' section on page 29.

The following verbal update was also provided to the committee.

1. Page 16 (Penultimate Paragraph): The reference to a dimension of "0.95 centimetres" was corrected to read "0.95 metres".
2. Condition 1: The plan relating to the acoustic fencing (Plan Reference: S.NM.417.04 Revision A), which had been omitted from the report, was to be included.

During public participation, Neil March, Hayden Foster, and Cass Palmer spoke in support of the application and answered members' questions.

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

1. Councillor Fleuren clarified that objections to the application were not objections to assisted living or care facilities.
2. Councillor Fleuren noted that this was a retrospective application and evidence demonstrated that the change of land use by Acorn Healthcare over several years resulted in noise and disturbance which exceeded that of a residential dwelling and caused harm to neighbouring amenities.
3. Winchester City Council Environmental Health had received complaints in 2021, 2022, 2023, 2025, and 2026, and environmental protection officers had expressed concerns regarding the impact on neighbouring residents.
4. Councillor Fleuren stated that if the committee were not convinced the applicant could mitigate these harms, the application should be refused. If approved, conditions were required to mitigate the impacts.
5. Councillor Fleuren requested the following six changes to the proposed conditions:
 - a. That the condition relating to pleached trees should specify evergreen trees.
 - b. That the landscaping conditions include a suitable depth of bed around the property boundary to reduce the possibility of objects being thrown over the fences.
 - c. That opaque window treatments were required for any first-floor rooms overlooking Albany Court that were not residents' bedrooms.
 - d. That triple glazing be installed on first-floor windows overlooking neighbouring gardens if keeping them closed failed to mitigate noise.

- e. That a condition was required to ensure the garden entrance to flat two was restricted to garden access and not used as the main external entrance.
 - f. That other elements were conditioned to reduce the impact on the closest neighbours, as the acoustic fencing fell short of the required 28-decibel noise reduction.
6. Councillor Fleuren concluded that the ideal solution was for ongoing positive relations and actions between Acorn Healthcare and the neighbours.

The committee proceeded to ask questions and debate the application. During discussion, the Legal Officer provided the Committee with advice regarding the imposing of planning conditions to restrict the use of specific doors or entrances at the property. He highlighted concerns regarding the enforceability of such restrictions and the potential fire safety implications.

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. Subject to the following additional conditions:

- a) That the landscaping scheme be amended to ensure that the proposed pleached trees along the boundary would be evergreen species with a trunk height of 1.8 metres,
- b) That a planting bed of suitable depth be incorporated along the boundary with 10 Poppy Close to increase distance and deter objects from being thrown over the fence.
- c) That the first-floor staff bedroom window overlooking Albany Court be obscure-glazed to protect the privacy of neighbouring residents.

7. **FOUR ACRES INGOLDFIELD LANE NEWTOWN FAREHAM HAMPSHIRE**
PO17 6LF. CASE REF: 25/00572/FUL

Proposal Description: Erection of 1no. 3-bed dwelling with new access, drainage and landscaping, and provision of new access for existing bungalow (amended plans).

Following the introduction of the application, members were referred to the update sheet which outlined amendments to the development description and updates to the sustainable drainage section including a pre-commencement condition (Condition 5) that had been recommended by the Authority's drainage engineer to secure the final details of both foul and surface water drainage. These points were set out in full within the update sheet.

During public participation, Ruth Harding spoke in objection to the application, and Michael Knappett spoke in support of the application and answered members' questions.

The committee proceeded to ask questions and debate the application. During discussion of the item, the Legal Officer advised that the paddock to the rear of the site was within the ownership of the applicant, as indicated by the blue boundary line on the location plan. He clarified that the proposed gate was intended solely to provide access to this land.

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.

8. **49 BROAD STREET ALRESFORD HAMPSHIRE SO24 9AS. CASE REF: 23/01275/FUL**

The committee was advised that this item had been deferred.

9. **1 BRIDGE STREET WINCHESTER HAMPSHIRE SO23 9BH. CASE REF: 26/00868/LIS**

Proposal Description: Removal of the existing sandbags and the installation of a discreet, demountable flood barrier system to the existing external doorway.

The application was introduced and the committee proceeded to ask questions and debate the application. During discussion of the item, the Legal Officer advised on the potential implications of imposing a planning condition regarding the surface finish of the flood barrier.

RESOLVED

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

Subject to the following additional conditions:

- a) That a condition be added to restrict the use of the barrier, ensuring it is only in place during times of active flood risk.
- b) That a condition be added requiring that, prior to installation, full details of the surface finish be submitted to and approved by officers to ensure it is sympathetic to the Grade II listed building.

10. **APPLE CRUMBLE PUDDING LANE HEADBOURNE WORTHY. CASE REF:26/00240/VAR**

Proposal Description: Variation of condition 4 (restriction on outbuilding use) and condition 3 (approved plans) to the approved application with reference number 20/01860/FUL, to allow ancillary domestic use of the outbuilding and to amend the outbuilding plans for fenestration changes and the creation of habitable rooms in the attic space. (revised proposal).

The application was introduced and during public participation, Neil March spoke in support of the application. 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.

11. **1 HINTON HILL COTTAGES, HINTON HILL, HINTON AMPNER, HAMPSHIRE, SO24 0JZ. CASE REF: SDNP/25/04792/FUL**

Proposal Description: (April Cottage) Proposed change of use from C3 to E(f) with associated parking.

The application was introduced. Members were referred to the update sheet which provided additional information regarding an amendment to Condition 6 and supplementary representations from Bramdean and Hinton Ampner Parish Council.

The alteration to Condition 6 restricted the use of the site solely to a non-residential, early years day nursery (Use Class E(f)) for a maximum of 15 pupils and 7 staff members on site at any one time, and for no other purpose within Use Class E. The reason for this amendment was to ensure the use remained appropriate to the site's rural location, and in the interests of residential amenity, highway safety, and the tranquillity of the National Park.

These points and the Parish Council representations were set out in full within the update sheet.

During public participation, John Fairey spoke in objection to the application, and Alison Pearce spoke in support of the application and answered members' questions. 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.

Chairperson