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PLANNING COMMITTEE

Wednesday, 11 March 2026

Attendance:

Councillors
Rutter (Chairperson)

Williams
Aron
Gordon-Smith
Laming

Langford-Smith
Small
White

Apologies for Absence:

Councillor Cunningham

Deputy Members:

Councillor Godfrey (as deputy for Cunningham)

Other members in attendance:

Councillor Eve

[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.

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

RESOLVED:

That the minutes of the previous meeting held on 4 February 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 6-8)**

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 TITCHFIELD LANE, WICKHAM (CASE REFERENCE: 24/02818/FUL)**

Proposal Description: Erection of Battery Energy Storage Facility including creation of new vehicular access along with landscaping and all associated engineering works.

The application was introduced. Members were referred to the update sheet ([available here](#)) which provided additional information regarding several matters including the following:

1. Additional representations had been received from the Parish Council and members of the public questioning the need for the development, grid connection, cumulative impact, traffic management, fire safety, noise, and community engagement.
2. The update sheet also contained technical amendments to the officer's report and revisions to conditions 3, 7, 14, 18, 19, and 24. These points were set out in full within the update sheet with textual amendments highlighted.

In addition to the published presentation, the case officer provided a verbal update regarding the key issues that had been raised, including: construction vehicle movements, fire safety issues, noise, the need for battery storage and the connection date.

During public participation, Emma Rosling, and Michael Purkins spoke in objection to the application, Jonathan Cooper spoke in support of the application and Councillor Rappé on behalf of Wickham and Knowle Parish Council spoke in objection to the application and answered members' questions.

The committee proceeded to ask questions and debate the application. During discussion on the item the committee received advice from the Legal Adviser regarding several matters including the materiality of business rates, the management of noise impacts on human and ecological receptors, and the relationship between planning control and fire safety regulations.

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. This was subject to an amended condition requiring the landscaping scheme to be implemented upon completion of construction and an additional informative regarding the coordination of construction traffic with neighbouring developments, the final wording of which to be delegated to officers in consultation with the Chair.

7. **BRENDON HOUSE, PARK ROAD, WINCHESTER (CASE REFERENCE: 25/02183/FUL)**

Proposal Description: Part demolition and part conversion of an existing C2 Care Home to three C3 residential dwellings, with the erection of five C3 residential dwellings, with associated access, landscaping and parking (Amended Plans).

The application was introduced. Members were referred to the update sheet ([available here](#)) which detailed an amendment to the list of approved plans under Condition 2. It was noted that the reference to “Block Plan Proposed - Dwg No. P13 Rev C - Received 24/10/2025” was to be omitted from the condition.

It was noted that the committee had visited the application site on 10 March 2026 to enable members to observe the site in context and to gain a better appreciation of the proposals.

During public participation, Ben Duxbury spoke in objection to the application, and Chris Rees spoke in support of the application. Councillor Nathan Eve spoke as a ward member and expressed several points on behalf of residents which could be summarised as follows.

1. He stated that he and the residents supported the principle of the site being redeveloped, but he opposed the proposal in its current form due to specific concerns regarding the designs of plots six, seven, and eight.
2. He highlighted that the proposed buildings were higher than the existing structure, resulting in the overlooking of neighbouring properties to the rear, as the existing hedge line provided sparse cover during winter.
3. He felt that plots six and seven would have direct lines of sight into the living areas and gardens of numbers 5 and 6 Salcot Road, while plots six and eight would compromise the privacy of gardens at Lawn End and Holly House.
4. He noted that the existing care wing was mainly single-storey and designed to avoid overbearing impacts, whereas the proposed three-storey dwellings, such as plot eight, would cause a loss of privacy for existing residents.
5. He expressed concern over the lack of consultation by the developer and a lack of clarity in the submitted application, noting limited information on site levels and contextual details regarding existing residential properties.

6. He pointed out that residents believed the proposed section BB in appendix four did not reflect the slope between properties, noting a two-metre drop along the boundary with number 6 Salcot Road.
7. He argued that the overlooking and loss of privacy were contrary to local planning policy, which states that proposals should not have an adverse effect on neighbouring properties.
8. He urged the committee to refuse the proposal, but requested that if permission was granted, conditions for proper wall fencing and mature landscaping be implemented to mitigate the effects of the development.

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 subject to an additional condition requiring that the “bonus room” window on Plot 7 be restricted to a top-opening design to prevent overlooking.

8. **LAND NORTH EAST OF PARK PLACE PASTORAL CENTRE, WINCHESTER ROAD, WICKHAM (CASE REFERENCE: 25/01371/FUL)**

The application was introduced and during public participation, Andrew Hudson spoke in objection to the application, Emily Jeffries, and Alex Shepherd spoke in support of the application and Councillor Rappé on behalf of Wickham & Knowle Parish Council spoke in objection to 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 subject to an additional condition requiring the classroom dome to be only used in connection with the existing kindergarten, with the precise wording delegated to officers in consultation with the Chair.

9. **PLANNING AND ENFORCEMENT NOTICE APPEALS QUARTERLY REPORT – 1 OCTOBER 2025 TO 31 DECEMBER 2025**

The report set out a summary of the planning and enforcement appeal decisions for the period 1 October 2025 to 31 December 2025. Officers advised that overall it demonstrated a successful quarter for appeals, with 14 dismissed and three allowed. The Chair commended officers on the report's findings.

RESOLVED:

That the summary of planning and enforcement appeal decisions received during the period 1 October 2025 to 31 December be noted.

The meeting commenced at 9.30 am and concluded at 12.45 pm

Chairperson

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