

HEADLEY PARISH COUNCIL

MINUTES of a meeting of the **PLANNING COMMITTEE** held on Monday 7th September 2026 at 7.30 p.m. in The Headley Pavilion, Mill Lane, Headley

Present: Cllr T Williamson (Chairman), Cllr S Laker (Vice-Chairman), Cllr B Daunter, Cllr N Merritt, Cllr P Tansley, Cllr A Williams

Also in attendance: T Hampshire, RFO

P037/27. APOLOGIES FOR ABSENCE

There were no apologies.

P038/27. DECLARATIONS OF INTEREST

Cllr Williams declared that as he is a member of EHDC Planning Committee and may be involved in the consideration of a planning application should it come before the District Council, he could participate in the discussion of all items on the agenda but would not vote and reserved his position until such time that he heard the full debate at the District Council's Planning Committee.

Cllr Williams also declared a non-statutory personal interest in item P043/27 (j) as he is the adjoining landowner, and also P043/27 (n) as he knows the applicants.

Cllr Tansley also declared a non-statutory personal interest in item P043/27 (i) as he knows the applicant.

Cllr Daunter declared a non-statutory personal interest in item P043/27 (l) as the applicants are his employer and he took no part in the discussion.

P039/27. PUBLIC PARTICIPATION

No members of the public were present.

P040/27. MINUTES

The minutes of the meeting held on 3rd August 2026 were **CONFIRMED** as a correct record and **SIGNED**.

P041/27. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements.

P042/27. PLANNING AND TREE APPLICATION DECISIONS

The decisions noted at the meeting follow the end of these minutes.

P043/27. PLANNING APPLICATIONS

It was **RESOLVED** that the following comments on the planning applications received from the Head of Planning and Development Services, EHDC, be passed to EHDC:

- a) EHDC-26-0560-FUL – Mr J Goddard – The Laurels, Hollywater Road, Bordon, GU35 0AE – Use of land for the stationing of caravans for residential purposes, construction of associated outbuildings and associated landscaping (retrospective) – The comment “We continue to **OBJECT** to this application and support the District Council’s reasons for refusal” already sent to the District Council due to time constraints was ratified.
- b) EHDC-26-0726-ADV – Star Pubs and Bars – The Crown, Arford Road, Headley, GU35 8BT – Display of illuminated and non-illuminated signage – The comment “**NO OBJECTION** subject to the approval of the Conservation Officer” already sent to the District Council due to time constraints was ratified.
- c) EHDC-26-0493-FUL – Pre-Decision Amendment – Mr J Haze – Brock Hollow, Churt Road, Headley, GU10 2QT – Installation of 70 Solar PV panels on the Agricultural curtilage part of the property. Total site area = 10,030 m2, Residential Curtilage = 2,335 m2, Agricultural curtilage = 7,695 m2 – The comment “**NO OBJECTION**” already sent to the District Council due to time constraints was ratified.
- d) EHDC-26-0736-FUL – Mr J Hewitt – Sandhill Farm, Picketts Hill, Headley, GU35 8TF – Proposed cladding and sub-division of the barn subject to the deemed consent of EHDC-25-1140-PA3R - We note that this is a proposed amendment to a proposal that has previously been refused by EHDC and it is not clear whether application EHDC-25-1140-PA3R is still under consideration. While we have no objection in principle to the amendment proposed in this application, we continue to object to EHDC-25-1140-PA3R on the grounds that there is insufficient detail about the commercial uses intended by the applicant and their impact on noise, traffic and environmental conditions in and around the site and the effect on the Class Q permission in the same building. We also support the Ecologist’s comments regarding insufficient information provided to adequately assess the impacts on biodiversity. It, therefore, seems premature to us to make a comment on the detail of a currently rejected proposal.
- e) EHDC-26-0682-HSE – Mr A Smith – 3 Kay Crescent, Headley Down, GU35 8AH – Single storey rear extension and revisions to existing Porch – **NO OBJECTION**
- f) EHDC-26-0763-CONVR – Mr I Murgatroyd – 2 Pound Close, Headley, GU35 8LU – Variation of condition 3 of EHDC-25-0806-HSE to add a small, pitched roof over the garage – **NO COMMENT** in the absence of the application’s documents on the District Council’s website.
- g) EHDC-26-0764-CONVR – Mr T Wild of Dorepark Ltd – Headley Wood Business Park, Broxhead Farm Road, Lindford - Variation of Condition 17 of permission 20983/002 (Approved Plans) by substituting the approved site layout drawing with a revised site layout and associated drawings to allow the replacement of five approved units with two larger units and the minor repositioning of adjacent units – **NO OBJECTION** provided the objections by Highways are addressed.
- h) EHDC-26-0706-HSE – Mrs L Thair – 6 Stonedene Close, Headley Down, GU35 8HW - Single storey rear and side extension, with internal room reconfigurations, removal of first floor window to bedroom 3 replaced with sliding door set, external balcony added, side bay window removed and replaced with window. Along with increased patio area, additional steps added from outside of garage to lower level. Garage side pedestrian door removed and repositioned to the rear – **NO OBJECTION** provided the Ecologist’s concerns are addressed.
- i) EHDC-26-0708-HSE – Mr & Mrs J Graystone – 1 Chatterton Lodge, Fullers Vale, Headley, GU35 8NR – Erection of single storey side and rear extension including associated external works following demolition of rear balcony – **NO OBJECTION**

- j) EHDC-26-0697-HSE – Mr M Cavanagh – Lamorna Cottage, Beech Hill Road, Headley Down, GU35 8DN – Double Bay timber frame carport over existing driveway – **NO OBJECTION**
- k) EHDC-26-0760-CONVR – K Ferguson – Land east of Smithfield Lane, Headley - Variation of conditions numbered 2,3,4,5,6 & 7 of permission 52796/001 approved by appeal APP/M1710/W/15/3010471 to allow the following details House retains use of approved material palette and preserves key aesthetics of Original Permission (Bargate stone, rammed earth, wooden beams); Significant improvement in sustainability compared to Original Permission, including significant reductions in whole life carbon (CO2 or equivalent) emissions; Substantially reduced water use on the property, compared to Original Permission; Improved biodiversity and wildlife habitat provision compared to the Original Permission; and Enhancements to family-home design and function – **NO OBJECTION**
- l) EHDC-26-0721-HSE – Mr & Mrs Baxter – Oakridge, Arford Common, Headley, GU35 8DG – Addition of two side dormers – **NO OBJECTION** in principle. We note that the current owner of the adjacent property Adoria Cottage has no objection, but consideration should be given to the fact that future owners may have concerns about overlooking.
- m) EHDC-26-0860-HSE – Mr A Scholes – Stream Farm, Frensham Lane, Churt, GU10 2QQ – Extensions and alterations to the existing single storey dwelling – **NO OBJECTION**
- n) EHDC-26-0861-FUL – Mr E Walker – Beech Hill House, Beech Hill Road, Headley Down, GU35 8DW – New solid gate to following removal of existing. Edging with cobble pavers and infill with Bodpave 85 - We note the long and contentious history of this driveway and the ongoing objections from neighbours to the temporary entrance that has existed in the location for the past 20 months. We also note the objections lodged by neighbours to this proposal to regularise and slightly improve the current position. We further note the absence of any comments from Hampshire Highways on the road safety aspects of this application and feel that these are essential before any decision is made. We observe that while this application officially seeks to replace the previously long-disused entrance with a new driveway, it is effectively seeking to replace the ugly, widely-disliked and environmentally damaging temporary driveway that was allowed to facilitate construction work with something a little less objectionable. In that context, we consider some of the applicant's comments in the supporting Planning Statement about the new driveway being a beneficial development that will not "adversely affect" local residents and a "positive contribution" to Headley village to be misleading as the new proposal will only slightly ameliorate the damage that has already been done. We also consider that the Planning Statement is unacceptably vague on the environmental improvements that will be made to the location, with little or no detail about the planting that will be undertaken to soften the edges of the new driveway and, we would hope, hide much of the new fencing that the applicant proposes. We feel that this planting and its long-term maintenance should be a condition of any permission granted. We would strongly prefer the status quo that existed up to January 2025 to be reinstated. However, on the assumption that this will not happen, we have no objection to this application, provided that Hampshire Highways are content with it and EHDC ecology officers are content with the owners' vague plans for reinstating the landscape and ecology of the site to its previous, i.e. 2024, condition.
- o) EHDC-26-0912-HSE – Wishanger Park Ltd – Park House, Frensham Lane, Headley, GU10 2QG – Erection of a detached garage with habitable accommodation above – **NO**

OBJECTION provided it is only used for domestic/ancillary purposes in connection with the equestrian dwelling.

- p) EHDC-26-0495-FUL – Mrs S Hunt – Fulford, Headley Fields, Headley, GU35 8PS – Retention of car port as constructed with alterations to planning permission EHDC-26-0124-HSE – **NO OBJECTION** in principle to the retention of this carport but, since our previous comment, taking into account the objections from neighbours concerning overlooking, we consider the outside staircase should be covered.

P044/27. TREE APPLICATIONS

To consider and make comments to EHDC on the following applications:

- a) EHDC-26-0882-TPO – Mr R McCarroll – Pine Lodge, Gorselands Close, Headley Down, GU35 8HL - Branch Clearance from House: I have included more photographs with proposed trimming back line marked. Finished Crown Height: I have included more photographs with proposed crown height reduction marked. Overall height reduction is in line with the ongoing management of the potential risk (the tree sway markedly during storms and branches have hit the roof) – **NO OBJECTION** to side branch clearance but other work should be subject to the approval of the Arboricultural Officer
- b) EHDC-26-0848-TPO – Mrs J Watson – 122 Seymour Road, Headley Down, GU35 8EU - Tree 1 - Pine - reduce various over-extended lateral limbs by 2-3 m back to suitable growth points. Crown lift to approximately 20 ft by removal of small diameter - removal of trailing limbs – **NO OBJECTION** subject to the approval of the Arboricultural Officer.
- c) EHDC-26-0891-TCA – Mr R Best – Kew Cottage, Arford Road, Headley, GU35 8BZ - T1 - Magnolia Tree To reduce back to previous reduction points, T2 - Cornus Tree - To reduce back to previous reduction points, T3 - Dead Tree - to fell to the ground and leave as natural habitat in wooded area – **NO OBJECTION** subject to the approval of the Arboricultural Officer.
- d) EHDC-26-0869-TPO – Ms D Plumridge – 9 Ludshott Grove, Headley Down, GU35 8BQ - Holly Tree is dead and already leaning towards and will fall onto property - causing possible damage to own property and to that of neighbouring property – **NO OBJECTION**
- e) EHDC-26-0976-TCA – Mr C King of EHDC - Headley All Saints Church, High Street, Headley, GU35 8PP - 5. Fell Dead Malus 6. Trim Holly hedge hard back to shape for future maintenance. 7. Remove vegetation and trees in area, leaving front hedge (as continue along the front) and Yew tree. 8. Raise Yew within item 7 to 2m to clear path – **NO OBJECTION** subject to the approval of the Arboricultural Officer.

P045/27. HEDGECUTTING NOTICES

There were no hedge cutting notices to note.

The meeting closed at 20.41 p.m.

.....
05/10/26

EHDC-25-1306-CONVR - FOUR WINDS, Headley Hill Road, Headley - Variation of conditions 2 and 5 of planning permission 57393/003 to substitute alternative materials and to substitute alternative drawing numbers – **PERMISSION**