

# HEADLEY PARISH COUNCIL

**MINUTES** of a meeting of the **PLANNING COMMITTEE** held on Monday 4<sup>th</sup> August 2025 at 7.30 p.m. in The Church Centre, High Street, Headley

**Present:** Cllr T Williamson (Chairman), Cllr S Laker (Vice-Chairman), Cllr D Chamberlain, Cllr N Merritt, Cllr A Williams

**Also in attendance:** Mrs T Hampshire and ten members of the public

**P028/26. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr P Tansley and it was agreed to accept this apology.

**P029/26. 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.

**P030/26. PUBLIC PARTICIPATION**

The members of the public were advised they would have 3 minutes to speak at the point the application they were interested in, was considered.

**P031/26. MINUTES**

The minutes of the meeting held on 7<sup>th</sup> July 2025 were **CONFIRMED** as a correct record and **SIGNED**.

**P032/26. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman had no announcements.

**P033/26. PLANNING AND TREE APPLICATION DECISIONS**

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

**P034/26. 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-25-0469-FUL](#) – Ms S Baillieu – Waterfield, Mill Lane, Headley, GU35 0PD – To install a solar array to the south of a group of trees to provide renewable energy for the house and outbuilding – **NO OBJECTION**
- b) [EHDC-25-0629-FUL](#) – White & Langley – Foxhanger House, Curtis Lane, Headley, GU35 8PH – 2 replacement self-build dwellings, with associated parking, drives,

garaging and landscaping, following the demolition of the existing dwellings – **NO OBJECTION**

- c) [EHDC-25-0665-HSE](#) – Mr L Chen – Magnolia Cottage, Liphook Road, Headley, GU35 8LL – Two storey side and rear and 1<sup>st</sup> floor frontage roof extension. Internal and external alterations – **NO OBJECTION**
- d) [EHDC-25-0777-GPDE](#) – Mr Spears – Chenies, Liphook Road, Headley, GU35 8NF – The proposed extensions project 7m beyond the rear wall of the original dwellinghouse and will not exceed 4m in total height about natural adjacent ground level. The extensions also extend 2.1m beyond the side wall of the original dwellinghouse but the total width will not be greater than half the width of the original dwellinghouse – **NO OBJECTION**
- e) [EHDC-25-0684-FUL](#) – Harambee Mews Ltd - Land West of Harambee, Gentles Lane, Passfield – Agricultural Building -

We **OBJECT** to this application on several grounds. These include:

- We do not consider there is justification for an agricultural barn in this location, situated at a distance from other buildings. Agricultural buildings are generally best grouped together and there is no overriding justification for these new buildings in this particular location.
- There is an existing barn in the applicant's ownership with permission for agricultural use (application 27844/011 removed the condition of 27844/003 that stipulated hay storage only on the grounds that the owner stated that he no longer needed agricultural storage) and ask why this could not be used for his agricultural purposes.
- There is a lack of demonstrable agricultural viability assessment of this large barn claimed for 60 sheep plus proposed horticultural uses in the small (acreage undefined) paddock.
- We understand that, notwithstanding the different name on the application, much of the surrounding land is in the applicant's ownership. The blue line on the location plan does not demonstrate this. This is not only misleading in terms of presenting the application as separate from all of the previous ones relating to Harambee, but also suggests that access opportunities for the proposed buildings are limited to the use of the nearby Public Bridleway/BOAT when they are not.
- There is a badger's sett approximately 20 metres from the proposed location of the barn and Natural England's guidelines are for any development to be at least 30 metres from active badger setts and for a licence to have been issued before any planning application can be made. We believe Natural England should be consulted on this matter.
- Access to Harambee and its surrounding land is currently off Gentles Lane, but we understand that the applicant intends to use the bridleway/BOAT from Liphook Road/Headley Lane for heavy agricultural machinery and other large vehicles. This would not only be hazardous to the horse riders, dog walkers and pedestrians who frequently use the public right of way at the moment, it would also require the widening of the route which would mean cutting back ancient and environmentally important hedgerows. We believe that Hampshire County Council owns this bridleway and are responsible for its maintenance, yet it appears that some work has already taken place to cut the hedgerow back by

the applicant. Rights of Way maps indicate the BOAT to be the initial section of the track commencing the Headley Lane end which does not go as far as the field in question. The rest is bridleway to Gentles Lane. However, an HCC finger post positioned at Headley Lane indicates a bridleway only.

- We note that Hampshire Highways has commented recommending that the HCC team responsible for public rights of way should be consulted. We endorse this recommendation but believe that Hampshire Highways should be asked to look further at this application as the increased use of the Public Bridleway/BOAT by large vehicles presents a safety hazard at both the Gentles Lane and Liphook Road ends, with visibility splays at the latter particularly restricted.
  - The application does not conform with Joint Core Structure Plan Policy CP6 Rural Economy and Enterprise and CP19 Development in the Countryside.
  - It does not meet the criteria in the saved 2006 Local Plan Second Review, Chapter C13 Rural Diversification, or C14 New Agricultural and Forestry Buildings – sub paragraphs 3.82 – 3.85.
  - As noted, the owner has previously sought (and gained) permission to convert agricultural buildings to residential use. We endorse the public concerns that this is likely to happen again if permission for these agricultural buildings is granted. We, therefore, believe that if EHDC is minded to agree to this application, clear and stringent restrictions should be placed on the future use of these buildings to preclude their later conversion.
- f) [EHDC-25-0714-HSE](#) – Mrs S Colgate - Tulls, Tulls Lane, Headley, GU35 8RD – Proposed new openings and replacement cladding to barn outbuilding, along with external works to flank elevation – **NO OBJECTION** provided the first-floor windows are approved by the Heritage Officer.
- g) [EHDC-25-0793-LBC](#) – Mrs S Colgate - Tulls, Tulls Lane, Headley, GU35 8RD - Proposed new openings and replacement cladding to barn outbuilding, along with external works to flank elevation – **NO OBJECTION** provided the first-floor windows are approved by the Heritage Officer.
- h) [EHDC-25-0831-FUL](#) – Ms A Hall – Fellmongers, Beech Hill Road, Headley Down, GU35 8DA – New porch following a removal of existing porch - **NO OBJECTION**
- i) [EHDC-25-0809-LDCP](#) – Mr & Mrs R Meredith – Logan’s Run, Headley Fields, Headley, GU35 8PS – Lawful development certificate proposed – new vehicular access – **NO OBJECTION**

#### **P035/26. TREE APPLICATIONS**

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

- a) [EHDC-25-0623-TPO](#) – Mr K Upton – Ambleside, Honeysuckle Lane, Headley Down, GU35 8EH – Fell 6 Sycamore trees – We **OBJECT** to the removal of healthy trees that are part of the street scene.
- b) [EHDC-25-0706-TCA](#) – Ms C King of EHDC – Church Gate House, High Street, Headley, GU35 8PW - 1. Crown Raise by 6m to clear powerlines. The trees overall spread and height will not change. On the raising side, it is currently 2m from the ground. It will become 6m from the ground. 2. Sever Ivy on Grand Fir to give 1m clearance. 3. Deadwood Oak by northern entrance – The address and site of this application was confusing and it appeared that the planning department raised an objection but we considered this should read no objection.

- c) [EHDC-25-0701-TPO](#) – Mr & Mrs West – 31 Carlton Road, Headley Down, GU35 8JW - T1 Oak - Large pedunculate Oak tree in the rear garden. Action: reduce whole canopy by 3m. Reason: prior storm damage to southern side and removal of adjacent dominant tree has led to an asymmetrical canopy biased to the north - **NO OBJECTION** provided the tree retains a symmetrical shape and has the approval of the Arboricultural Officer.
- d) [EHDC-25-0593-TPO](#) – Mrs S Clark – Belmont House, High Street, Headley, GU35 8PW – Lime Cut back overhanging branches as per photographs with cutting points – We **OBJECT** to work being carried out on only one side of the tree and would prefer to see the whole tree pruned to a pleasing shape.

**P036/26 HEDGECUTTING NOTICES**

None noted.

The meeting closed at 8.58 p.m.

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EHDC-25-0279-HSE - Dairy House Frensham Lane, Headley - Part 2 storey, part single storey rear extension, new front porch, internal alterations and addition of render and cladding to exterior – **PERMISSION**

EHDC-25-0254-LDCP - Midcote, Headley Fields, Headley - Lawful Development for a Proposed Certificate - Single storey rear extension to provide a bedroom, an en-suite, a craft room and extend the lounge area. Single storey side extension to provide a utility room. Small pitched roof over garage – **WITHDRAWN**

EHDC-25-0253-HSE - Midcote, Headley Fields, Headley - Addition of garage and front porch – **WITHDRAWN**

EHDC-25-0417-HSE - Harambee Gentles Lane, Passfield - Single storey rear extension – **PERMISSION**

EHDC-25-0119-HSE - Hill Valley, Kenley Road, Headley Down - Two-storey rear/side extension - **WITHDRAWN**

EHDC-25-0560-HSE - The Bryant Oakhill Road, Headley Down - Proposed enlargement of existing detached double garage forming a gym on the ground floor with internal staircase to a home office area over – **PERMISSION**

EHDC-25-0323-HSE - 4 Chestnut End, Headley - Provision of porch in front of main entrance door by way of an extension to the existing single-storey roof (situated above existing garage and existing void area in front of office) and constructed of new facing, brick pier and lintels – **PERMISSION**

EHDC-25-0155-HSE - Common Cottage Picketts Hill, Headley - Ancillary outbuilding following demolition of existing outbuilding and garaging (as amended by drawings uploaded 12/06/2025) – **PERMISSION**