

**Minutes of a meeting of Steep Parish Council Planning Committee  
Held on Tuesday 24 March 2026 at 7:30pm  
At Steep War Memorial Village Hall**

**Present:** Councillors: Alison Driver (Chair), Shannon Askew, Barry Haywood, Andrew Inkley and Paul Nayton.  
Sam Marchant (Clerk).  
Public: None

**Minute Ref**

**Item**

**26/13**

**Apologies for absence**

Apologies were received from Cllrs Robin Hollington, Andrew Howard, Charlotte Duthie and Terry Cook.

**26/14**

**Declarations of Interest**

No declarations of interest were made.

Cllr Haywood noted proximity as an adjacent neighbour to Bowyers.

**26/15**

**Approval of Minutes**

The Minutes of the Planning Committee meeting held on Monday 2 March were approved as an accurate record and signed by the Chair.

**26/16**

**Public Comment**

**Discussion points:**

No members of the public were present.

**26/17**

**Planning Applications**

The Committee considered the Planning Applications:

a) SDNP/26/00645/FUL – Bowyers, Pratts Lane, Steep Marsh, GU32 2BJ  
Retrospective Change of Use (SUI Generis) for breeding, landscaping and placing of kennels on the land.

**Discussion points and key issues raised:**

Retrospective development: Former pasture converted to hardstanding with extensive built form.

Scale and intensity: Approx. 26 kennels, reportedly housing large guard dog breeds. Highway safety: Increased vehicle movements and substandard access onto the A3 without slip road.

Residential amenity impacts: Noise (especially at night when background noise is lower) and odour.

Landscape impact: Permanent change to rural character (Policy SD4).

Tranquillity: Likely significant harm to relative tranquillity (Policy SD7) with no supporting noise assessment.

Dark skies: Existing and proposed lighting inconsistent with application. Harm to dark night skies (Policy SD8).

Biodiversity: No ecological assessment submitted (Policy SD9).

Drainage and pollution: Runoff from hardstanding and kennels into adjacent ditch creating a potential contamination risk.

Accuracy of application: Incorrect statements regarding neighbouring properties. Sustainability: Dog breeding not considered land dependent.

Location: Outside settlement boundary.

The Committee raised strong concerns regarding cumulative harm across multiple policy areas and the retrospective nature of the development.

**Resolution:**

Strong objection.

The Committee recommends refusal and requests consideration of enforcement action.

**Agreed comments for submission:**

Steep Parish Council strongly objects to this retrospective application.

The proposal conflicts with multiple South Downs Local Plan policies:

Policy SD4 (Landscape Character):

The transformation from pasture to extensive hardstanding and kennel development has resulted in a permanent and harmful change to the rural landscape.

Policy SD7 (Relative Tranquillity):

The scale and nature of the use, including barking dogs and associated activity, would significantly erode tranquillity. No noise assessment has been provided.

Policy SD8 (Dark Night Skies):

Existing and proposed lighting appears inconsistent with the application and is likely to introduce harmful light pollution in a protected dark skies area.

Policy SD9 (Biodiversity):

No ecological information has been submitted. Potential impacts from runoff and disturbance have not been assessed.

Policy SD19 (Transport and Accessibility):

The site access onto the A3 is substandard and potentially dangerous, with increased traffic generation.

Additional concerns include:

Harm to residential amenity (noise, odour)

Inadequate drainage and risk of pollution

Inaccuracies within the application (notably regarding neighbouring properties)

Unsustainable and non-land-dependent use in the countryside.

Given the retrospective nature and extent of harm identified, the Parish Council strongly recommends refusal and requests that the Authority consider planning enforcement action.

b) SDNP/25/03114/FUL – The Brambles, Pratts Lane, Steep Marsh, GU32 2BL Partially Retrospective Application of the Change of Use and conversion of an existing stable block to create a two-bedroom holiday let.

**Discussion points:**

Structure built significantly larger than permitted.

Foundations exceed original approval.

Unsustainable location: No access to public transport or services (Policies SD1, SD2).

Countryside development: New residential-style use where none existed.

previously Cumulative impact: Incremental (“creeping”) development in Steep Marsh Landscape character: Harm to rural setting (Policy SD4).

Tranquillity: Increased activity and lighting (Policy SD7 & SD8).

Access concerns: Poor road condition and unclear access arrangements.

Precedent: Risk of encouraging further inappropriate development.

The Committee reconsidered its previous neutral stance in light of new information.

**Resolution**

Objection.

The Committee recommends refusal based on conflict with SDNPA policies and harmful precedent.

**Agreed comments for submission:**

Steep Parish Council objects to this application.

The proposal conflicts with the following policies:

Policy SD1 (Sustainable Development):

The site is in an unsustainable location lacking access to services and transport. Policy SD4 (Landscape Character):

The enlarged building and change of use harm the rural character of the area.

Policy SD5 (Design):

The scale of development exceeds that originally approved and is not in keeping with its setting.

Policy SD7 (Relative Tranquillity) & SD8 (Dark Night Skies):

Increased activity and lighting will erode tranquillity and dark skies.

Policy SD23 & SD25 (Tourism & Development Strategy):

The proposal represents inappropriate development in the countryside and contributes to incremental urbanisation.

Additional concerns:

Development has exceeded approved plans (retrospective element)

Increased traffic on unsuitable rural roads

Creation of a harmful precedent for further development in Steep Marsh

The Parish Council therefore recommends refusal.

**26/18**      **Date of the next Planning Committee meeting**

To be arranged as required.

There being no further business, the Chair declared the meeting closed at 8:10pm

Signed:

Dated: