Minutes of a meeting of Steep Parish Council Planning Committee
Held on Tuesday 5 May 2026 at 7pm
At Steep War Memorial Village Hall

Present: Councillors: Alison Driver (Chair), Charlotte Duthie, Shannon Askew, Robin Hollington, Terry Cook, Andrew Inkley, Barry Haywood and Paul Nayton.
Sam Marchant (Clerk).
Public: None

Minute Ref	Item
26/25	**Apologies for absence** No apologies were recorded.
26/26	**Declarations of Interest** No declarations of interest were made.
26/27	**Approval of Minutes** The Minutes of the Planning Committee meeting held on Monday 13 April were approved as an accurate record and signed by the Chair.
26/28	**Public Comment** **Discussion points:** No members of the public were present.
26/29	**Planning Applications** The Committee considered the Planning Applications: SDNP/26/01342/CND – Viola Hill, Ashford Lane, Steep, GU32 1AA Section 73 application to vary condition 2 of SDNP/20/04048/FUL to allow substitution of approved plans. Removal of Condition 6, (Foul drainage) 7, (Surface water drainage) 8 (Planting Proposal) SDNP/20/01966/CND (23.04.2024) **Discussion points:** The Committee noted insufficient technical information, particularly regarding drainage and planting proposals. Members expressed concern over a lack of clarity between previously approved plans and proposed changes. The absence of clear comparative drawings (before and after) made assessment difficult. Concerns were raised regarding alterations to drainage routes not included in the original approval. Members highlighted the risk of setting a precedent for retrospective changes without adequate scrutiny.

The Committee felt it lacked the specialist expertise required to fully assess the technical details but agreed that the information provided was inadequate.

Resolution:
The Committee agreed it was minded to object, subject to submission of formal comments.

Agreed comments for submission:
The Parish Council objects to this application on the grounds of insufficient and unclear supporting information. In particular, there is a lack of technical detail and no clear comparison between the originally approved plans and the proposed revisions, especially in relation to foul and surface water drainage and planting schemes.

The Committee is concerned that significant changes appear to have been made to drainage arrangements without adequate justification or assessment. Approving the removal of these conditions without robust supporting evidence risks setting an undesirable precedent for retrospective alterations to approved developments.

In the absence of clear, detailed, and comparable information, the Parish Council is unable to properly assess the application and therefore recommends refusal or deferral pending further clarification.

26/30 Date of the next Planning Committee meeting
To be arranged as required.

There being no further business, the Chair declared the meeting closed at 7:15pm.

Signed: Dated: