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

Present: Councillors: Charlotte Duthie (Chair), Shannon Askew, Barry Haywood, Andrew Inkley, Robin Hollington, Terry Cook, Paul Nayton and Simon Hawkes. Sam Marchant (Clerk).
Public: No members of the public present.

Minute Ref	Item
26/55	**Apologies for absence** Apologies were received from Councillor Alison Driver
26/56	**Declarations of Interest** No declarations of interest were made.
26/57	**Approval of Minutes** The Minutes of the Planning Committee meeting held on Monday 7 September 2026 were approved as an accurate record and signed by the Chair.
26/58	**Public Comment** **Discussion points:** No members of the public were present therefore no comments were made.
26/59	**Planning Applications** The Committee considered the Planning Applications: SDNP/26/02555/HOUS – Beech Cottage, Ridge Common Lane, GU32 1AL Construction of single and two storey extensions and alterations to the dwelling. **Discussion points:** The application is a revision of a proposal refused in 2025. Members noted that neighbouring residents appeared to have commented favorably on the revised plans to date. The earlier proposal was understood to exceed the 30% size guidance. Members considered the revised plans more cohesive and compact, and more in keeping with the shape of the existing house. Members noted that the proposed windows remain large, particularly on the west elevation, although the revised scheme is only slightly smaller than the previous proposal.

The committee discussed the need to protect dark skies. The application documents were understood to address this issue, and members noted that the revised scale appeared to be within the 30% guidance.
A mobile home on the site was noted. Members understood it had been placed there while the house was being renovated and appeared currently to be used as an office.

Resolution:
That the committee raise no objection, while drawing attention to the need to ensure that the large windows, particularly on the west elevation, and any external lighting do not adversely affect the area's dark skies.

Agreed comments for submission:
No objection to the revised proposal.

The Council asks that the size and design of the windows, particularly on the west elevation, and any external lighting be carefully controlled to protect the dark skies of the area. The Council notes that the revised scheme is understood to address dark-sky considerations and to fall within the relevant 30% size guidance.

26/60 SDNP/26/03458/FUL – Petersfield Gold Club, Tankerdale Lane, Liss, GU33 7QY
Creation of short gam practice facility and nine-hole par 3 course with associated ground modelling, landscaping, parking, drainage works and permissive.

Discussion points:
The proposal would create a substantial new recreational area on land currently understood to be a hay field. Members noted a previous application for eco-lodges on the site.
Members discussed the potential landscape effect of the scale of the development and the amount of landscaping and ground modelling.
Traffic was a key concern, particularly construction-related lorry movements and the effect on the A3. Members noted that access from the A3 is restricted and expressed concern about the safety of the junction.
Members noted that ecological information and archaeological work, including trial trenching, were understood to be required. They stressed that groundwork and soil removal should be undertaken carefully given the archaeological interest of the site.

A pond was mentioned as a possible source of water for the greens, raising a question about water sustainability and the proposed drainage arrangements.
Members noted that no objections from neighbouring properties had been submitted online at the time of the meeting. The discussion recorded no objection in principle to the golf course plans themselves, but concerns about the wider development and its effects on traffic and the landscape.

Resolution:
That the committee submit a neutral response, recording no objection in principle to the proposed course but highlighting concerns about construction traffic and access safety, landscape impact, archaeology, drainage and water sustainability.

Agreed comments for submission:
Steep Parish Council has no objection in principle to the proposed short-game practice facility and nine-hole par-3 course. However, the Council asks the planning authority to give careful consideration to the following matters:

Construction traffic and lorry movements, including the suitability and safety of access and the potential effect on the A3 and the nearby junction.
The scale of the development, including ground modelling, the entrance/pull-in and the extent of landscaping, and the resulting effect on the local landscape.
The archaeological interest of the site. Any required archaeological assessment and trial trenching should be completed before relevant works proceed, and groundworks and soil removal should be carefully managed in accordance with the findings.
The adequacy of drainage proposals and the sustainability of the water supply for maintaining the greens, including the proposed use of a pond.

The Council's response is neutral overall: its concerns relate to the delivery and wider impacts of the development rather than an objection in principle to the course.

26/61 SDNP/26/00645/FUL – Bowyers, Pratts Lane, Steep Marsh, GU32 2BJ
Retrospective Change of Land (Sui Generis) for dog breeding, landscaping and placing kennels on the land.
To discuss any new documents submitted and put together comments for potential letter to the EHDC/SDNPA Planning Committee

Discussion points:
Members noted that the application appeared to have been delayed within the decision process and that the drainage matter had been returned for further work.
The notes record 15 letters of objection, along with concerns or objections from the EHDC drainage and landscape-planning functions.
Members agreed that a letter should be sent to the planning officer, highlighting the outstanding concerns, following advice received.

Resolution
That the Council write to the planning officer to draw attention to the outstanding drainage and landscape-planning concerns, the further work requested on drainage, and the objections received, taking account of the advice referred to during the meeting.

26/62 **Date of the next Planning Committee meeting**
To be arranged as required.

There being no further business, the Chair declared the meeting closed at 7:30pm.
Signed: Dated: