



Wickham and Knowle Parish Council

Planning and Highways Committee

Minutes of the Planning and Highways Committee held at Knowle Village Hall

Thursday 10th April 2025, 7pm

Committee members present: Councillors Loraine Rappé (Chair), Robert Broad, Nic Holladay, Kathryn Holladay, Craig Manuel

In Attendance: Tracey Molloy - Locum Clerk, Sophie Thorogood - Clerk, Natalie Kenwood – Assistant Clerk, Councillor Malc Burt

Members of Public: 3

1. **Apologies for absence:** David Evans
2. **Declarations of interest on agenda items:** None
3. **Public Session:** One member of public was in attendance to discuss item 14.3 and damage to his property from the neighbouring golf club. While this is not something the Parish Council has any powers to influence the Locum Clerk will follow up with the Golf Club as well as review the planning conditions put on the Gold Club when it was built, as they do have a duty of care to the neighbouring properties.

One member of public was in attendance to discuss concerns of a planning application which is not on the current agenda. This will be discussed by the Council formally when it appears on the agenda at the next meeting.

One member of public was observing only.

4. Minutes of the meeting held on 13th March 2025

Minutes of the meeting having been circulated were approved and signed by the Chairman.

Proposed: Councillor Nic Holladay

Seconded: Councillor Craig Manuel

5. Planning Applications

RESOLVED: The following applications were considered:

Proposed: Councillor Nic Holladay

Seconded: Councillor Robert Broad

5.1 Case No: 25/00591/FUL

Location: Land North East Of Park Place Pastoral Centre Winchester Road Wickham Hampshire

Proposal: Retention of polytunnel for growing of vegetable and plants

Comment: OBJECT. The Parish Council note that this application is for the retention of a polytunnel, however there is no original planning approval or public consultation, which is unclear. Its significant size needs to be taken into account and impact on neighbouring properties.

5.2 Case No: 25/00695/HOU

Location: Long Meadow Winchester Road Wickham Fareham Hampshire PO17 5HF

Proposal: Two storey extension and internal alterations; garage with storage above.

Comment: No objections.



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5.3 Case No: 25/00553/AVC

Location: Crest Dry Cleaning And Tailoring The Square Wickham Fareham Hampshire PO17 5JN

Proposal: Change of Signage to current branding for Sue Ryder shop.

Comment: OBJECT. Parish Council supports the comments of WCC Historic Environment.

5.4 Case No: 25/00578/PIP

Location: Land At Hilldale Farm Titchfield Lane Wickham Hampshire

Proposal: Construction of up to 3-5No. residential dwellings with associated access and landscaping

Comment: OBJECT. Copy of objection attached to minutes.

5.5 Case No: 25/00539/FUL

Location: Beaver Lodge Farm Fontley Road Titchfield Fareham Hampshire PO15 6QZ

Proposal: Proposed use of land as a dog exercise park.

Comment: OBJECT. This is a commercial business application in the countryside and should be treated as such.

The dog exercise park does not create leisure and recreation services for all, it is a paid for facility used by a selection of dog owners and professional walkers only.

LPP2 Policy DM13 ('Leisure and Recreation in the Countryside') states that development should not create unacceptable visual or noise intrusion in the countryside.

The application consists of two dog walking fields, both with their own car parking. Both fields can and will be booked at the same time. Despite limiting the use of each field to one owner/walker or two owner/walkers if they are related or are work colleagues, the number of dogs is not restricted. Professional dog walkers are likely to use the facility, bringing multiple dogs at one time.

There is no noise report submitted with this application nor any noise mitigation, just assumptions that there will be no issues.

No consultation has been conducted with neighbours, yet the closest neighbouring property Linaria is only 28 metres from the site. There are a number of other neighbouring properties all within 200 metres of the site, who will be affected by the noise from the site.

Policy MTRA4 of the Local Plan Part 1 (LP1) and Policy DM13 of the Local Plan Part 2 (LP2) seek to control development in the countryside. Amongst other things, both policies require justification for a countryside location and that unacceptable noise intrusion is not created. LP2 Policy DM17 goes further requiring new development to not cause unacceptable levels of noise for neighbours, whilst LP2 Policy DM23 also seeks to retain rural tranquillity.



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6. **Response to the proposed base station upgrade at Wickham Cellnet mast, Hoads Hill Water Tower, near Wickham, Hampshire, PO17 5BU:** No objections.
7. **Neighbourhood Plan Steering Group:** Minutes from the 1st April Steering Group Meeting noted. The Committee flagged its concerns over the possible declarations of interest a process like this can cause and note that the Steering Group is only made up of two residents from Knowle. It is also not known where the volunteers from Wickham live, however the Committee hopes that the spread is fair to get a full representation of the parish.
8. **Planning decisions:** None for this meeting
9. **Planning Enforcement cases and updates:** Noted. To be followed up with WCC.

Highways, Traffic & Road Safety

10. **Community Speedwatch:** Update noted
11. **Speed Indicator Devices:** Councillor Craig Manuel to review information and give advice on the best way forward.
 - 11.1. **PCC funding application for a third SID:** Agreed to submit the application for a SID only
12. **School Road CFI project**

RESOLVED: Recommendation to Full Council to approve the CFI project and allocate budget.

Proposed: Councillor Nic Holladay Seconded: Councillor Kathryn Holladay

All in favour
13. **“Welcome to Knowle Village” sign relocation:** Councillor Manuel to discuss relocation position with Buckland. To be followed up at a future meeting.
14. **Recent correspondence/ reports from meetings attended of relevance to this committee**
 - 14.1. **Locum Clerk – Email to WCC regarding over development of Titchfield Lane:** Noted
 - 14.2. **HCC – Traffic Regulation Order – 3 tonne weight restriction – River lane:** Noted
 - 14.3. **Titchfield Resident – Tanfield Park Neighbourhood Plan:** Covered in public session

Meeting Closed, 9.15 pm

Signed.....

Date.....