

## MEETING OF HAWKLEY PARISH COUNCIL PLANNING ADVISORY COMMITTEE

Held at Hawkley Village Hall on 25<sup>th</sup> February 2026 at 1:30pm

### Minutes

Present: Cllr Caukill (Chair), Cllr Fisher, Cllr Buckle, Cllr Wallace and Cllr Sinclair

Also attending: Cllr Louisson and K Horton (Clerk).

#### 1. Meeting Opened

- a. Chair's welcome. Meeting opened
- b. Apologies. Received and accepted from Cllr Humphrey
- c. Declarations of Interest. Cllr Buckle and Cllr Caukill excused themselves from item 3b. Cllr Sinclair proposed that item 3b be discussed first and this was agreed.

#### 2. Representations from members of the public. None in attendance

#### 3. To consider a response to the following planning application(s):

##### a. Planning Inspectorate Ref: 6001892. SDNPA Ref: SDNP/24/03736/FUL

*Location: Empshott Grange, Church Lane, Empshott, GU33 6HT*

*Subject of Appeal: Change of use from a dwellinghouse (Class C3) to an independent specialist day school with secondary provision (Class F1)(a), associated external play space, access, parking and ancillary works including landscaping.*

- Cllr Caukill gave an overview of matters to be considered. It was noted that there was the possibility of the Inspector finding that EHDC were wrong to refuse the original planning application. If so, the Inspector could either allow the appeal in its entirety, providing permission for the development originally proposed or allow the appeal subject to one or more conditions.
- Cllr Louisson does not consider that the case made by the applicant addresses or undermines EHDC's refusal of permission. Cllr Louisson is not aware of how EHDC Planning intend to respond to appeal. It is open to EHDC to recommend a specimen set of conditions to the Inspector should the Inspector be minded to allow the Appeal. It would be unusual to allow the appeal but not then consider these specimen conditions in the decision.
- Cllrs talked through the details of the application and the appeal and considered how the details stacked against the Parish Council's response to the first application.
- Cllrs noted the recent government statements on how SEN provision will be funded in the UK from 2030.
- Cllrs were in agreement that Highways issues are paramount in both considering the application and the appeal. The key issues being the enforceability or otherwise of both the Travel Plan and the Drop Off and Pick Up Management plan and separately whether they will in fact be enforced. If there is no guarantee, that vehicle movements will be limited to the levels set out in the Statement of Case, the Highways case needs to cater for all 40 pupils travelling independently.
- Cllrs discussed the precedent that an approved change to commercial use sets for the property in future, should the school not continue.
- Having confirmed that a response to the appeal should be submitted by the parish council, Cllrs considered whether the latest information warranted any adjustments to the original application comment.

- Cllrs were in agreement that enforcement of conditions and traffic numbers remained of significant concern. The item about the sewerage system of the property appeared to have been addressed.
- There was a consensus that the parish council should comment that it cannot support the application and should object to the appeal and dealing with the key issues noted above.
- Response will be drafted to include the points raised alongside the original objection.

**b. SDNP/26/00426/HOUS and SDNP/26/00427/LIS**

*Location: Tubbs Farm, The Hollow, Hawkley, GU33 6LU*

*Proposal: Two storey, single storey and link extensions with dormer, rooflight, window and internal alterations. Associated landscape works.*

Site visit completed. Clarified understanding of application and remodelling of premises. No concerns raised following visit. Cllr Sinclair proposed “No Objection” be noted and attending Cllrs in agreement.

**Meeting closed 2:26pm**

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Signed, Councillor Caukill, Chair HPC

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Date