GRAYSHOTT PARISH COUNCIL

Minutes of a meeting of the Planning & Conservation Committee held in the Grayshott Sports Pavilion Office on Tuesday 7th July 2026

Present: Cllr Denis Homer (Chairman)
Cllr Julie Baldwin
Cllr Simon Philp
Cllr Chris Jones
Cllr Nigel Harrison

Also present: Elly Campbell, assistant clerk and one member of the public.

7:30PM
Cllr Homer welcomed everyone to the meeting and opened the session.

OPEN SESSION

There were no representations.

P26/50 **Receive Apologies**

Apologies were received from Cllr Byrom and Cllr Georgi.

P26/51 **Make declarations of pecuniary interest.**

None.

P26/52 **Confirm minutes of the Planning & Conservation Committee meeting of 1st June 2026.**

The minutes were proposed as a true and accurate record of proceedings by Cllr Homer and seconded by Cllr Jones.

P26/53 **Consider applications in hand**

a. **EHDC-26-0604-PA3R**
APPLEGARTH FARM Headley Road, Grayshott, Hindhead, Hampshire, GU26 6JL

Proposal: Change of use from agriculture to flexible commercial use (specifically Class B8)

Cllr Homer introduced the application to the Committee and explained the nature of the proposal and what was being requested by the applicant. He advised that as no extension of time had been granted by EHDC to allow the original application to be considered at a committee meeting before the consultation deadline, a response had already been submitted on behalf of the GPC.

Cllr Homer confirmed that the submitted comment had been circulated to the Committee prior to the meeting and that the comments previously submitted remained unchanged.

The Committee agreed that the GPC's original response still stands and is reproduced below:

Grayshott Parish Council is concerned that insufficient information has been provided by the Applicant in support of this application and as a result therefore prior approval by East Hampshire District Council is required. Additional information is required as to the type. of storage envisaged together with full details of: Volume and types of storage proposed Work patterns including proposed working hours Transport details including delivery vehicles sizes and numbers Without this additional information it is not possible to determine Transport and Highways and Noise impacts of the proposed change of use. We note the concerns of Hampshire County Council Highway Development Planning who have requested a Transport Statement and Parking Assessment before they can give any recommendation. A condition should be imposed as a part of any approval that restricts the approval solely to Class B8 (storage or distribution) and that the type of storage is

restricted to storage incidental to the existing use of the site as a farm shop and restaurant. Grayshott Parish Council would also point out that to date residents in the immediate vicinity of the application site have not been notified of this application and no public fixed notices have been displayed. Please ensue due process is followed for this application.

Cllr Homer further explained that following the original application, Hampshire Highways had requested additional information which resulted in the applicant submitting a Transport Statement. The Committee reviewed the Transport Statement and discussed several aspects that it considered to be incomplete or inaccurate, and which should be brought to the attention of EHDC.

The Committee highlighted that the Transport Statement states that the barn is currently not in use and The Committee believes the barn to be in use and requested clarification on this statement.

In addition, the Committee noted that the Transport Statement does not seek to establish existing and proposed vehicle movements using current traffic data or information relating to the proposed storage use. The Committee questioned whether the assessment provides a robust basis for evaluating the likely transport impacts arising from the change of use.

Cllr Harrison highlighted that the statement refers to access being available via a priority junction however, members did not believe that such a junction exists. It was noted that access to the barn would require vehicles to pass through a publicly accessible car park. The Committee expressed concern that this could reduce parking provision available to customers and visitors to the site, while also increasing vehicle movements and associated disturbance to neighbouring residential properties.

The Committee agreed that the transport, parking and residential amenity implications of this arrangement had not been adequately assessed within the submitted Transport Statement. The Committee agreed to submit an **objection** based on the above points.

b. **EHDC-26-0459-HSE**
BIRNAM OAK Waggoners Way, Grayshott, Hindhead, Hampshire, GU26 6DX

Proposal: Proposed conversion of garage with link porch

Cllr Homer introduced the application to the Committee and Cllr Baldwin outlined the proposals using the images displayed on screen. Cllr Baldwin confirmed that ample parking would be available and that the proposed development involved only minimal external alterations, resulting in little impact on neighbouring properties. The Committee agreed to submit **no objection.**

P26/54 **Appeals and Enforcement**

Cllr Homer confirmed that there had been no change in relation to the two ongoing enforcements. Cllr Harrison asked whether there had been any update on the Farnborough Airport application and the Assistant Clerk confirmed that no decision had yet been made.

P26/55 **Receive decision notices**

Cllr Homer read the decision notices to the Committee.

a. **EHDC-26-0064-HSE**
LITTLE WAGGONERS, 29 The Spinney, Grayshott, Hindhead, Hampshire, GU26 6DY

Proposal: Proposed Ground Floor Extension. Garage Conversion. Front Access Ramp and Rendering to Front Elevation

GPC Comment: No objection

EHDC Decision: Permission

b. **EHDC-26-0410-HSE**

WINDWHISTLE Crossways Road, Grayshott, Hindhead, Hampshire, GU26 6HD

Proposal: Erection of an upper ground floor terrace to the rear of the property. Provision of stairs to connect the upper floor living areas to the garden (As amended by plans received 18/06/2026)

GPC Comment: No objection

EHDC Decision: Permission

P26/56 **Consider other planning matters**

Cllr Homer informed the Committee that following the issue of the Plymouth Brethren decision notice, a follow-up email had been sent to the EHDC Planning Officer seeking clarification on several of the conditions and no response has been received.

Cllr Homer advised the Committee that an oak tree with a TPO had been removed by Hampshire County Council due to honey fungus. The Parish Office had not been notified of the works in advance and was brought to our attention by residents. Cllr Harrison reported that based on his own research, the stump & root system should be removed as far as practicable to help prevent the spread of the disease. However, the contractor has left approximately 2.5 metres of the stump in place. The Assistant Clerk will contact the EHDC Arboriculturist to seek clarification on whether the remaining section of the stump should be removed in accordance with best practice for managing honey fungus.

Cllr Homer drew the Committee's attention to the Government's proposed planning reforms. It was noted that, at this stage, the information was for awareness only and no action was required by the Committee.

P26/57 **Chairman's notices**

Cllr Homer confirmed that there were no Chairman's announcements. He also informed the Committee that the next meeting is scheduled to take place on Tuesday 4 August.

The meeting closed at 8.40 pm.

Date of next meeting: Tuesday 4th August 2026

Members of the public are welcome to attend all meetings of the Parish Council, unless the Council directs otherwise.
All plans are available for viewing by the public at the council offices by arrangement and on-line at www.easthants.gov.uk