

THE MINUTES OF A PLANNING MEETING HELD ON TUESDAY 7th APRIL, 2026 IN THE KEN STAINER SUITE OF DURLEY MEMORIAL HALL, DURLEY AT 7.30 p.m.

Cllr Delmege (Chairman), Cllr Watts, Cllr Pitter, Cllr Rappini, Cllr Rutherford, Cllr Ellen, Cllr Gillett and the Clerk (Mrs Anne Collins) were present with 2 residents attending.

1. Apologies for Absence: There were no apologies received.
2. Any Declarations of Interest under the Code of Conduct. Cllr Gillett made a Declaration of Interest on Planning Application 25/00434/FUL.
3. PLANNING APPLICATIONS TO DISCUSS:

26/00371/FUL. Mr Medd. Retrospective erection of a gate and adjoining fence to provide access for equestrian and essential maintenance. Land to the rear of Netherview, Parsonage Lane. Durley. Councillors took into consideration the comments made by residents who were objecting to the Application and those who were supportive of the Application. Councillors agreed that a no comment response would be made on this Application.

Cllr Gillett took no part in the discussion on the following Application.

26/00434/FUL. Mr Southcott. Retrospective Change of Use of existing residential garden room into business gym/pilates studio for private clients. Maxwell House, Mincingfield Lane, Durley. Councillors agreed that they had no objection to this Application as it stands provided that the applicant adheres to what is actually presented on the Application. Therefore, Conditions should be applied to the Approval if Granted to state that:

There should be a limit on concurrent use (who will enforce this) this is due to potential traffic implications on a rural road. The concern of councillors is that a single, private client to the applicant could be an organisation that then hosts multiple clients of their own. This is clearly indicated on the various social media and website used by the applicant.

There should be no amplified music played as this is a rural area and sound travels – so any music played should be kept within the building not outside.

There should be no light pollution as this is a rural location.

As stated on their website (Maxwell wellbeing Hampshire Ltd), face-book and Instagram that this is a business and therefore business rates should be applied.

We also note that the hours on the Application state 8.00 a.m. to 5.00 p.m. yet on the Wellbeing website there is an event advertised on 16th April, 2026 from 6.30 p.m. to 9.00 p.m. so who is going to monitor the opening times? There are also events going on during the evening later than the 5.00 p.m. stated on the Application Form.

There should be no cross-over of events/clients on site as this will cause an unnecessary disturbance to neighbouring properties.

We would also like assurance that as this is a business that all Health and Safety Regulations are adhered to. We understand that the applicant states that “The owners of Maxwell House simply wish to offer private gym and pilates classes to private clients using the existing garden room. The use of the existing garden room for gym and pilates classes is very low key as the building is quite small and can only accommodate 2 or 3 people at one time”. If you look at the Wellbeing website it appears that the owners are letting out to clients and it is the clients running the classes. There is even an opportunity to host your own retreat workshop. There also appears to be more than 2 or 3 people at a time in the garden room, along with using an outdoor sauna and cold plunge. It also states “This isn’t just a business”. “Some events are

hosted directly by Maxwell Being. Others by visiting practitioners with a link to their own booking pages. There are also 3 main areas for hire – we would like clarification of what these 3 areas are?

The Planning Statement submitted with the Planning Application does not appear to be consistent with what is on the Maxwell being website, Instagram and Facebook so Councillors would like reassurance with Conditions applied so that this business does not escalate into something that is not in keeping with the rural location and surroundings which will affect residents who live near to the site.

Clerk has been asked about the Listed Privy outside of The Robin Hood as it has now disappeared with the building work going on. Apparently photographs have been posted on Facebook. This was concerning as it is not on the Planning Application to be demolished. It was agreed that the Clerk would let the Historic Buildings Officer know and Case Officer.

4. THERE BEING NO FURTHER BUSINESS THE CHAIRMAN DECLARED THE MEETING CLOSED AT 8.15 p.m.