



HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY
28TH JUNE 2021 AT 7.00PM.**

PRESENT: Mrs E Tickell, R Veitch, P Little, D Prosser, Mrs I Weeks, Mrs L Evans

IN ATTENDANCE: Carla Baverstock-Jones (Chief Officer); Gill Foster (Minute Taker)

**PUBLIC
ATTENDANCE:** There were no members of the public present

P 028 21/22 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr P Beck.

P 029 21/22 TO RECEIVE ANY DECLARATIONS OF INTEREST

There were no declarations of interest.

**P 030 21/22 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 7TH JUNE 2021.**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 7th June 2021 were duly signed as a true record of the meeting.

P 031 21/22 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

There were no members of the public present.

P 032 21/22 TO DISCUSS AND NOTE ANY PLANNING APPEALS

There were no Planning Appeals.

P 033 21/22

TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST

53290

5 St Giles Way, Horndean, Waterlooville, PO8 0EE

Proposal: New french doors, landing and steps onto garden

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllr Veitch referred to his Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

59326

2a Whitehaven, Horndean, Waterlooville, PO8 0DN

Prior notification for single storey development extending 4.05 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.43 metres and a maximum height of 4.85 metres

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Cllr Mrs I Weeks referred to her Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

21165/054

Merchistoun Hall, 106 Portsmouth Road, Horndean, Waterlooville, PO8 9LJ

T46 - Goat Willow - Raise low canopy to 2.0 metres. T110 - Sycamore - Reduce crown by 15%.

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION, subject to the Tree Officer's agreement that the work is necessary, comprises routine tree management, will be for the long term benefit of the trees and the work is carried out by properly qualified personnel at the correct time of year.

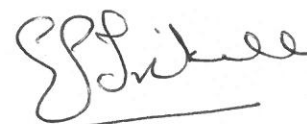
21861/043

Red Lion, 2 Havant Road, Horndean, Waterlooville, PO8 0DT

1xAsh-Pollard to previous points.

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks



Cllr Mrs I Weeks referred to her Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION, subject to the Tree Officer's agreement that the work is necessary, comprises routine tree management, will be for the long term benefit of the trees and the work is carried out by properly qualified personnel at the correct time of year.

58949

Access to Land South of The Dairy, Catherington Lane, Horndean, Waterlooville
Vehicular access and hardstanding to paddock land (as amplified by plans
received 16 March 2021).

Ward: Catherington

Cllr Reps: Cllrs Mrs E. Tickell & D Prosser

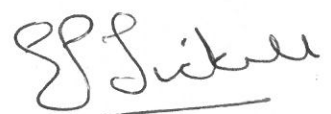
Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule). Cllr Mrs L Evans raised concerns about the removal of a boundary hedge, a short discussion took place.

RECOMMENDATION: OBJECTION, for the following reasons:

1. The proposal to install a wooden five bar gate and remove the trees and hedging adjoining Catherington Lane over such a wide area to provide sight lines in an area outside the SPB and immediately adjacent to the Catherington Conservation Area will urbanise the area and detract from the landscape character and quality of the countryside contrary to CP19- Development in the Countryside and CP30- Historic Environment.
2. The gate, removal of the trees and hedging and the provision of the access way and turning enhance the settlement of Catherington on its urban edge. The existing hedge and tree wire fence plus five bar gate would have a detrimental impact on the street scene.
3. The proposal for a 3m wide gate, the installation of the access way and the removal of the hedge and tree line with the latter being replaced by a post and wire fence would conflict with CP21- Biodiversity that seeks to maintain existing networks of wildlife corridors and habitat.
4. The Preliminary Ecological Appraisal would appear to be still outstanding.

If planning permission is granted:-

5. There should be a landscape condition that in addition to the proposed planting along either adjoining Catherington Lane to mitigate the adverse detrimental impact of the loss of the existing hedging and replacement by a post and wire fence. The initial planting should be of a size to have an immediate effect.
6. There should be a use condition preventing the use of jumps and similar that would have an adverse impact on the character of the area and the adjacent Conservation Area.



25398/002

35 Winkfield Row, Horndean, Waterloooville, PO8 9TL

Prior notification for single storey development extending 3.6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.9 metres and a maximum height of 3.6 metres

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr P Little referred to Cllr P Beck's Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

58985/001

Hedgerows, Coldhill Lane, Horndean, Waterloooville, Horndean, PO8 9SB

Detached dwelling and garage following demolition of existing dwelling

Ward: Catherington

Cllr Reps: Cllr Mrs E Tickell & D Prosser

Cllr D Prosser referred to his Report (please see attached Report Schedule). A short discussion took place.

RECOMMENDATION: OBJECTION, for the following reason:

- An LDCP was granted to extend the bungalow to 178sqm in line with H16 of the housing policy 2005, this goes beyond this and now contravenes this policy.

49378/003

22 Keydell Close, Horndean, Waterloooville, PO8 9TB

Replacement of existing garage with a two-bedroom access annex designed for elderly occupants. Infilled to become part of main dwelling.

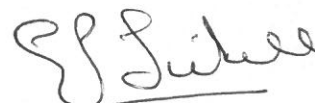
Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

Cllr P Little referred to his Report (please see attached Report Schedule), drawing particular attention to the distance between the proposed annex and main building. EHDC's website was consulted. Cllr Mrs E Tickell gave some background information about previous applications made by this address, one going to Appeal. A discussion took place with regards to distance between the buildings and the street scene, reference was made to the SPD guidelines.

RECOMMENDATION: OBJECTION for the following reasons:-

1. The proposed annex is not ancillary to the main dwelling and in reality is a separate dwelling having its own entrance and kitchen. It does not meet the criteria for an annex as set out in the Residential Extensions and Householder Development Supplementary Policy Document.
2. As a separate dwelling, it is backland development that would be out of character in this area and have a detrimental impact on the same contrary to CP29- Design.



59304

55 Kings Mede, Horndean, Waterlooville, PO8 9TH

Single storey extension to rear with pitched roof following demolition of conservatory

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

Cllr P Little Referred to his Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

The Decision List was duly noted.

P034 21/22 TO NOTE AND DISCUSS USEFUL PLANNING PHRASES

Cllr Mrs E Tickell referred to the draft Report prepared containing a list of useful phrases for members to refer to when doing reports. A short discussion took place. All agreed it would be useful and a copy would be emailed to all members.

P 035 21/22 TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON JULY 2021.

It was agreed that the Agenda from EHDC will be reviewed once published to see if there was any need for a member to attend.

P 036 21/22 TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 5th AUGUST 2021

The date was duly noted.

Meeting ended 7:35pm

.....
E. Tickell
Vice - Chairman

.....
19/07/21
Date

PLANNING REPORT SCHEDULE FOR MEETING MONDAY 28TH JUNE 2021

1.	53290	<p><u>5 St Giles Way, Horndean, Waterloooville, PO8 0EE</u></p> <p>Re: Proposal: New french doors, landing and steps onto garden</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: A very minor change to the building.</p> <p>Design, appearance and materials: In keeping with the existing building.</p> <p>Street Scene: No change to the street scene.</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No significant change</p> <p>Parking: No change to the number of available parking spaces.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: Not a significant change.</p> <p>Ground contamination: No obvious source</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr R Veitch 21.06.2021</p>
2.	59326	<p><u>2a Whitehaven, Horndean, Waterloooville, PO8 0DN</u></p> <p>Prior notification for single storey development extending 4.05 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.43 metres and a maximum height of 4.85 metres</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr Mrs I Weeks</p> <p>Report:</p> <p>This property is a detached dwelling with enough space in the garden to accommodate this extension.</p> <p>Street scene: would not be affected</p>

		<p>Parking: No change.</p> <p>Highway: No change.</p> <p>Size and layout: Acceptable.</p> <p>Design and materials: Acceptable.</p> <p>Traffic generation: No change.</p> <p>Noise and disturbance: only from the erection of the extension if given permission.</p> <p>To date there has been 3 letters from neighbours of which seem to dwell on the Fact that the dormers were put in without planning permission, and that Retrospective planning was requested, but I cannot see any reference to this. But with reference to the above application there does not appear to be any objections.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr Mrs I Weeks 21.06.2021</p>
3.	21165/054	<p><u>Merchistoun Hall, 106 Portsmouth Road, Horndean, Waterlooville, PO8 9LJ</u></p> <p>T46 - Goat Willow - Raise low canopy to 2.0 metres. T110 - Sycamore - Reduce crown by 15%.</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Tree condition: The works are as recommended by the latest tree survey.</p> <p>RECOMMENDATION: NO OBJECTION, subject to the Tree Officer's agreement that the work is necessary, comprises routine tree management, will be for the long term benefit of the trees and the work is carried out by properly qualified personnel at the correct time of year.</p> <p>Cllr R Veitch 21.06.2021</p>
4.	21861/043	<p><u>Red Lion, 2 Havant Road, Horndean, Waterlooville, PO8 0DT</u></p> <p>1xAsh-Pollard to previous points.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr Mrs I Weeks</p> <p>Report:</p>

		<p>This tree is not subject to any TPO, but is in the conservation area. This application is to trim the tree to previous points (approx. 2 m)</p> <p>RECOMMENDATION: NO OBJECTION, provided that the tree officer does not have any objection, and that the work is carried out at the correct time of year and by a qualified professional.</p> <p>Cllr Mrs I Weeks 21.06.2021</p>
5.	58949	<p><u>Access to Land South of The Dairy, Catherington Lane, Horndean, Waterlooville</u></p> <p>Vehicular access and hardstanding to paddock land (as amplified by plans received 16 March 2021).</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllrs Mrs E. Tickell & D Prosser</p> <p>Report:</p> <p>OBSERVATIONS:- Additional paperwork has been supplied including amended plans and a explanation as to amendments. The gate will now be a wooden, five barred gate as pictured in one of the documents. There will be hedging planted either side of the actual accessway as opposed to the boundary. They make little difference to the objection that the proposals would have an adverse impact on the character of the area, would have a harmful impact on the adjacent Conservation Area and would have a detrimental impact on the green infrastructure.</p> <p>RECOMMENDATION:- OBJECTION for the following reasons:-</p> <ol style="list-style-type: none"> 1. The proposal to install a wooden five bar gate and remove the trees and hedging adjoining Catherington Lane over such a wide area to provide sight lines in an area outside the SPB and immediately adjacent to the Catherington Conservation Area will urbanise the area and detract from the landscape character and quality of the countryside contrary to CP19- Development in the Countryside and CP30- Historic Environment. 2. The gate, removal of the trees and hedging and the provision of the access way and turning circle in this location would be contrary to CP20- Landscape in that the proposals do not protect and enhance the settlement of Catherington on its urban edge. The existing hedge and tree line form part of the natural and historic features of this area. It's proposed replacement by a post and wire fence plus five bar gate would have a detrimental impact on the street scene. 3. The proposal for a 3m wide gate, the installation of the access way and the removal of the hedge and tree line with the latter being replaced by a post and wire fence would conflict with CP21- Biodiversity that seeks to maintain existing networks of wildlife corridors and habitat. 4. The Preliminary Ecological Appraisal would appear to be still outstanding.

		<p>If planning permission is granted:-</p> <p>5. There should be a landscape condition that in addition to the proposed planting along either side of the accessway into the site, there should be a replacement mixed hedge along the boundary adjoining Catherington Lane to mitigate the adverse detrimental impact of the loss of the existing hedging and replacement by a post and wire fence. The initial planting should be of a size to have an immediate effect.</p> <p>6. There should be a use condition preventing the use of jumps and similar that would have an adverse impact on the character of the area and the adjacent Conservation Area.</p> <p>Cllr Mrs E Tickell</p> <p>22.06.2021</p>
6.	25398/002	<p><u>35 Winkfield Row, Horndean, Waterlooville, PO8 9TL</u></p> <p>Prior notification for single storey development extending 3.6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.9 metres and a maximum height of 3.6 metres</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout & density: The extension will increase the footprint size of the property but not excessively so relative to the overall size of the plot</p> <p>Design, appearance and materials: The design matches the rest of property.</p> <p>Street Scene: Not affected as the extension is to the rear</p> <p>Overall Highway safety: No significant change</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: No change as the extension is to the rear with no increase in number of bedrooms</p> <p>Overlooking and loss of privacy: No change.</p> <p>Traffic generation: No change.</p> <p>Ground contamination: No obvious sources.</p>

		<p>Conclusions: This is a relatively modest extension into a large rear garden to provide additional living space</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Beck 15.06.2021</p>
7.	58985/001	<p><u>Hedgerows, Coldhill Lane, Horndean, Waterlooville, Horndean, PO8 9SB</u></p> <p>Detached dwelling and garage following demolition of existing dwelling</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllr Mrs E Tickell & D Prosser</p> <p>Report:</p> <p>Size Layout & density: The proposal is to create a new two storey house (with a separate garage) after demolition of the existing bungalow. The house will have 4 bedrooms instead of the existing three of the bungalow. The footprint of the house is approximately that of the bungalow but the floorspace is increased to 214sqm from 125sqm with the extra storey. The garage is an additional 22sqm. The size of the extended floorspace is not compliant to H16 of the housing policy for replacement dwellings outside of settlement boundaries (CP19). This property sits at the very end of the vehicular access of Coldhill Lane opposite a farm and equestrian centre. There is a large distance between Hedgerows and its neighbouring properties.</p> <p>Design, appearance and materials: The proposal is for a brick/flint construction to the house with a tiled roof and dormer style windows at one end. The garage is brick and tile construction with timber cladding.</p> <p>Street Scene: Coldhill lane is very rural and consists of large houses and a farm/stables. This would not significantly impact the scene. The plans show the new elevations superimposed over the existing house and while bigger in elevations it is not significantly dominant (albeit dimensions are not given).</p> <p>Overall Highway safety: Minor impact.</p> <p>Noise and Disturbance from completed development: Minor (neighbours are distant)</p> <p>Parking: Plenty of parking space available on the land</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: Little change.</p> <p>Environmental: None</p> <p>RECOMMENDATION: OBJECTION for the following reason:</p> <ul style="list-style-type: none"> An LDCP was granted to extend the bungalow to 178sqm in line with H16 of the housing policy 2005, this goes beyond this and now contravenes this policy <p>Cllr D Prosser</p>

		18.06.2021
8.	49378/003	<p><u>22 Keydell Close, Horndean, Waterlooville, PO8 9TB</u></p> <p>Replacement of existing garage with a two-bedroom access annex designed for elderly occupants. Infilled to become part of main dwelling.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>Size Layout & density: Large footprint increase to rear of one side of property</p> <p>Design, appearance and materials: No change</p> <p>Street Scene: There will be a no change to street scene</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: More than adequate for three cars</p> <p>Overlooking and loss of privacy: The new development will create a much larger footprint but no loss of privacy for surrounding properties.</p> <p>Traffic generation: No change.</p> <p>Ground contamination: None</p> <p>Conclusions: If all materials used and trees and shrubs are substantially kept there is no objection.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Little 21.06.2021</p>

9.	59304	<p><u>55 Kings Mede, Horndean, Waterlooville, PO8 9TH</u></p> <p>Single storey extension to rear with pitched roof following demolition of conservatory</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Size Layout & density: A 3.6mtr full height extension to rear of property</p> <p>Design, appearance and materials: No change.</p> <p>Street Scene: There will be a no change to street scene</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: More than adequate for two cars</p> <p>Overlooking and loss of privacy: None on proviso of no window from roof based bedroom into vaulted area.</p> <p>Traffic generation: No change</p> <p>Ground contamination: None</p> <p>Conclusions: Raising the roof line at the rear of the property reduces light transmission to neighbour's property. Secondly no window to be installed with view into vaulted area as this will create privacy problems with surrounding properties</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Little 21.06.2021</p>
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