



# **HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE**

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES  
COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY  
19<sup>TH</sup> JULY 2021 AT 7.00PM.**

**PRESENT:** Cllrs P Beck (Chairman), Mrs E Tickell (Vice Chairman), R Veitch, P Little,  
Mrs I Weeks,

**IN ATTENDANCE:** Gill Foster (Minute Taker)

**PUBLIC  
ATTENDANCE:** 4 members of the public

**P 037 21/22                    TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Mrs Lynn Evans and D. Prosser

**P 038 21/22                    TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were no declarations of interest.

**P 039 21/22                    TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE  
HELD ON 28<sup>TH</sup> JUNE 2021.**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 28<sup>th</sup> June 2021 were duly signed as a true record of the meeting.

**P 040 21/22                    TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

The meeting was duly opened. Out of courtesy a resident advised the Committee about a large tree in their garden that was due to be felled which didn't have a TPO. They were advised if there wasn't a TPO and it was on their land they were legally able to do as they wished. It was also requested they consider replanting a replacement tree.

**P 041 21/22                    TO DISCUSS AND NOTE ANY PLANNING APPEALS**

**APP/Y9507/W/21/3276708 – Land East of New Barn Farm Lane.**

Cllr Mrs E Tickell advised this was to be noted, all agreed. The Appeal was duly noted.

P 033 21/22

**TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**

55170

**52 Wagtail Road, Horndean, Waterloooville, PO8 9YD**

1xSilver Birch-Reduce crown height by 2m, leaving a crown height of 9m. Reduce crown width by 2m, leaving a crown width of 5m. Crown lift to 4m.

Ward : Murray

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report m9please see attached Report Schedule).

**RECOMMENDATION: NO OBJECTION**, subject to the Tree Officers 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 a professionally qualified person at the correct time of year.

59319

**18 Keydell Close, Horndean, Waterloooville, PO8 9TB**

Lawful development certificate proposed - use of hardstanding for stationing a mobile home/Granny Annexe for use incidental to the main dwelling.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr P Beck referred to the Application.

**RECOMMENDATION:** This is a technical assessment based on the information and evidence supplied by the Applicant in support of the Application. The decision is one to be made by the Case Officer.

There should not be a kitchen in the mobile home.

37004/002

**61 Five Heads Road, Horndean, Waterloooville, PO8 9NZ**

Flat roof dormer to west elevation following removal of existing two velux windows

Ward: Catherington

Cllr Rep: Cllr D Prosser

Cllr P Beck referred to Cllr D Prosser's Report, particularly the comments in respect of the light pollution and CP27. EHDC website was consulted, a short discussion took place.

**RECOMMENDATION: OBJECTION**, for the following reasons:-

- CP29 Design - ensure that development makes a positive contribution to the overall appearance

of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability

- CP27 Pollution - Development will not be permitted if it would have an unacceptable effect on the amenity of the occupiers of neighbouring properties through loss of privacy or through excessive overshadowing.

2112/003/003

**Wayside, Day Lane, Horndean, Waterloooville, Horndean, PO8 0SH**

Two storey extension to front, single storey extension to rear, new dormer windows to front & rear

Ward: Catherington

Cllr Rep: Cllr D Prosser

Cllr P Beck referred to Cllr Prosser's Report.

**RECOMMENDATION: NO OBJECTION**

38500/002

**84 Five Heads Road, Horndean, Waterloooville, PO8 9NZ**

Detached car port (amended plans & description rec. 21.06.21)

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr P Beck was advised by all members of the public present this was the Application they were here for.

The public present were duly advised on how HPC work using guidelines to make any recommendations and could not make any decisions. EHDC made the decision on the Application.

The owner of the property was present and answered some of the questions raised. EHDC website was consulted and a discussion took place.

Two other residents who were present also expressed their concerns particularly about the height of the proposed building and the change in the street scene. Further discussion took place.

HPC was thanked by all members of the public present for their time.

**RECOMMENDATION: NO OBJECTION**

53785/002

**234 Portsmouth Road, Horndean, Waterlooville, PO8 9SY**

Single storey rear extension

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr P Beck referred to his Report.

**RECOMMENDATION: NO OBJECTION**

59335

**9 North Road, Horndean, Waterlooville, PO8 0EL**

Increase in roof height to provide accommodation at first floor level, single storey extension to rear, dormers to front & rear, velux window to side elevation, following demolition of existing conservatory

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report, particularly drawing attention to the parking available. A short discussion took place agreeing that clarification should be gained with regards to the arrangements for parking.

**RECOMMENDATION: OBJECTION** for the following reason:-

The existing parking arrangements are not normally allowed as defined by the Parking Standards SPD, however, there is sufficient space at the rear of the property to expand the parking availability.

57064/001

**76 Frogmore Lane, Horndean, Waterlooville, PO8 9RB**

Increase in roof height to form first floor with two storey extensions to rear and side following demolition of garage and flat roofed extension.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr P Beck referred to his Report advising clarification was needed in relation to the parking. A discussion took place also drawing attention to the size of the gates that were already in place.

**RECOMMENDATION: NO OBJECTION**, subject to demonstration of adequate parking facilities without tandem parking.

59341

**9 Whitebeam Close, Horndean, Waterloooville, PO8 9HD**

Single Storey front extension following the removal of existing porch

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

Cllr P Little referred to his Report.

**RECOMMENDATION: NO OBJECTION.**

The Decision List was duly noted.

**P 035 21/22**

**TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT  
FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON  
5<sup>TH</sup> AUGUST 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 9<sup>th</sup> AUGUST 2021**

The date was duly noted.

Meeting ended 7.54pm

.....  
  
Chairman

.....  
9/8/21  
Date

**PLANNING REPORT SCHEDULE FOR MEETING MONDAY 19<sup>TH</sup> JULY 2021**

1.	55170/001	<p><b><u>52 Wagtail Road, Horndean, Waterloooville, PO8 9YD</u></b></p> <p>1xSilver Birch-Reduce crown height by 2m, leaving a crown height of 9m. Reduce crown width by 2m, leaving a crown width of 5m. Crown lift to 4m.</p> <p>Ward : Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Observations:</p> <p>Tree Condition; The trees in question look to be in good condition but their growth does over-shadow the properties involved.</p> <p><b>RECOMMENDATION: NO OBJECTION</b> be raised regarding this application subject only 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 07.07.2021</p>
2.	59319	<p><b><u>18 Keydell Close, Horndean, Waterloooville, PO8 9TB</u></b></p> <p>Lawful development certificate proposed - use of hardstanding for stationing a mobile home/Granny Annexe for use incidental to the main dwelling.</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>This is a technical assessment based on the information and evidence supplied by the Applicant in support of the application. The decision is one to be made by the case officer.</p> <p>Cllr P Beck 12.07.2021</p>
3.	37004/002	<p><b><u>61 Five Heads Road, Horndean, Waterloooville, PO8 9NZ</u></b></p> <p>Flat roof dormer to west elevation following removal of existing two velux windows</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr D Prosser</p> <p>Report:</p>

		<p>this addresses the two nearest no.65. Point of note is No 63 is situated at the rear of No.61 and is accessed by means of a driveway at the side of no.61.</p> <p>No Change. This is at the rear of the property</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No change</p> <p>Parking: No change</p> <p>Overlooking and loss of privacy: It is possible that both No.65 and No.63 could be overlooked by the new dormer windows and this might be why Velux windows were used originally. Obscured glass could be used for the corridor section but this would not be good for the bedroom section.</p> <p>Traffic generation: None</p> <p>Environmental: None</p> <p><b>RECOMMENDATION: OBJECTION</b> for the following reasons</p> <ul style="list-style-type: none"> <li>CP29 Design - ensure that development makes a positive contribution to the overall appearance</li> </ul> <p>of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability</p> <ul style="list-style-type: none"> <li>CP27 Pollution - Development will not be permitted if it would have an unacceptable effect on the amenity of the occupiers of neighbouring properties through loss of privacy or through excessive overshadowing</li> </ul> <p>Cllr D Prosser</p> <p>10.07.2021</p>
4.	21122/003	<p><b><u>Wayside, Day Lane, Horndean, Waterlooville, Horndean, PO8 0SH</u></b></p> <p>Two storey extension to front, single storey extension to rear, new dormer windows to front &amp; rear</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr D Prosser</p> <p>Report:</p> <p>Size Layout &amp; density: Wayside is currently a bungalow with dormer roof space and has 4 bedrooms. It is part of a small collection of 5 houses on Day Lane outside of the Lovedean settlement boundary (all the houses are different). The proposal is for a two storey extension of the property of approx 4m for half the width of the house (5.2m). A further single storey extension is planned extending to approx 4.6m for the full width of the house (10.8m). Extrapolating from the figures given for the extension it would appear that Wayside is approximately 200SQM and the development is just short of an additional 100SQM therefore</p>



		<p>complying with H16 of the housing policy. The property will still only have 4 bedrooms.</p> <p>Design, appearance and materials: The design creates an "L" shape front with windows facing toward the neighbouring property. This property has done a similar extension and garage but only one storey with a pitched roof (so approx 3/4 of the height proposed here. This may prevent overlooking from the upper level. The rear is currently 3 dormer windows which will be replaced by a tiered roof with a partially pitched roof on the rear extension. Materials proposed are in keeping with the existing property.</p> <p>Street Scene: No issue. These properties are isolated and not uniform.</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: No change</p> <p>Parking: The plans show sufficient space for three cars. A drive is shared with the property to the rear (Woodside), so this allows better access in order to park.</p> <p>Overlooking and loss of privacy: Difficult to judge but overlooking to the rear is largely unchanged, and the neighbour's front extension obscures at least partially the front overlooking from the new master bedroom. As this bedroom also has a front facing window, the side one could be partially obscured glass to mitigate. It is possible the 4m extension will dominate the view of the property on the other side.</p> <p>Traffic generation: No change</p> <p>Environmental: No real change</p> <p>Conclusions: The recommendation is No Objection for the following reasons, assuming no overlooking can be verified through detailed plans</p> <ul style="list-style-type: none"> <li>I believe the design complies very closely with CP19 and H16 and careful consideration has been given to the planning guidelines. We could Object based on the possible impact on both sides of the two storey 4m extension but it is difficult to tell the true effect from the drawing given.</li> </ul> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr D Prosser 10.07.2021</p>
5.	38500/002	<p><b><u>84 Five Heads Road, Horndean, Waterlooville, PO8 9NZ</u></b></p> <p>Detached car port (amended plans &amp; description rec. 21.06.21)</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p>



		<p>Report:</p> <p>Size Layout &amp; density: Sufficient space is available for the proposed construction.</p> <p>Design, appearance and materials: Reasonably in keeping with the surroundings.</p> <p>Street Scene: No significant change, the building will be behind a hedge..</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 change.</p> <p><b>RECOMMENDATION: NO OBJECTION.</b></p>
6.	53785/002	<p><b><u>234 Portsmouth Road, Horndean, Waterlooville, PO8 9SY</u></b></p> <p>Single storey rear extension</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout &amp; 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: Little 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>Conclusions: This is a relatively modest extension changing existing decking area to form additional living space.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>12.07.2021 Cllr P Beck</p>
7.	59335	<p><b><u>9 North Road, Horndean, Waterlooville, PO8 0EL</u></b></p> <p>Increase in roof height to provide accommodation at first floor level, single storey extension to rear, dormers to front &amp; rear, velux window to side elevation, following demolition of existing conservatory</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout &amp; density: Roughly in keeping with adjacent dwellings.</p> <p>Design, appearance and materials: In keeping with the existing building.</p> <p>Street Scene: Minimal 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: The number of available parking spaces is sufficient for only three vehicles in tandem (the minimum required by the SPD for a 4 bedroomed house, which the proposed development would be).</p> <p>This situation is only allowed in exceptional circumstances.</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><b>RECOMMENDATION: OBJECTION</b> be raised regarding this application.</p> <p>The existing parking arrangements are not normally allowed as defined by the Parking Standards SPD, however, there is sufficient space at the rear of the property to expand the parking availability.</p>

		<p>Cllr R Veitch 12.07.2021</p>
8.	57064/001	<p><b><u>76 Frogmore Lane, Horndean, Waterlooville, PO8 9RB</u></b></p> <p>Increase in roof height to form first floor with two storey extensions to rear and side following demolition of garage and flat roofed extension.</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout &amp; density: This is a very large extension, however the plot size will accommodate it. The property's appearance is now somewhat out of keeping with neighbouring properties, and this development will not look out of character.</p> <p>Design, appearance and materials: Traditional materials and construction</p> <p>Street Scene: Very significant but acceptable in context of the comments above</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: Possible slight increase if the proposed property is fully occupied.</p> <p>Parking: There is an increased requirement for 3 parking spaces. The proposal submitted does not clarify how this will be achieved.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: None Possible increase in traffic due to the increased number of bedrooms.</p> <p>Ground contamination: No obvious change</p> <p>Conclusions: A large change to the property but not unacceptable.</p> <p><b>RECOMMENDATION: NO OBJECTION</b> – subject to demonstration of adequate parking facilities without tandem parking</p> <p>Cllr P Beck 12.07.2021</p>

9.	59341	<p><b><u>9 Whitebeam Close, Horndean, Waterloooville, PO8 9HD</u></b></p> <p>Single Storey front extension following the removal of existing porch</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>Size Layout &amp; density: Small footprint increase to front and small footprint increase to rear</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>In light of various extensions to neighbouring properties these are small extensions front and rear.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr P Little 12.07.2021</p>
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