



HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY
9TH AUGUST 2021 AT 7.00PM.**

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

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

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

P 045 21/22 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr D. Prosser

P 046 21/22 TO RECEIVE ANY DECLARATIONS OF INTEREST

Cllrs Mrs L Evans and Cllr Mrs E Tickell advised that they would leave the room when Item 4 on the Schedule was being discussed due to the Applicant being a neighbour.

**P 047 21/22 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 19TH JULY 2021.**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 19th July 2021 were duly signed as a true record of the meeting.

P 048 21/22 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

No members of the meeting were present.

P049 21/22 AQUIND UPDATE BY CLLR P LITTLE

Cllr P Little advised that the Minister had given Aquind 6 questions to answer by the end of this week. NGET had advised that they could now not have one piece of land and would have to move the site. This would then make the proposed site visible from the North of the National Park. There had also been no approval from any of the telecom companies for lines to be removed.

Cllr P Little advised that he had been invited to a meeting due to take place on 12th August 2021 which he would be attending and members will receive an updating email following this.

P 050 21/22 **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

There were no Appeals.

P051 21/22 **TO DISCUSS A WAY FORWARD REGARDING SDNP APPLICATION RECOMMENDATIONS.**

Cllr Mrs E Tickell advised members of a situation that had arisen when the agreed recommendations were being reported to SDNP. A short discussion took place and it was agreed that when reporting the recommendations it would be a clear detailed statement and if an objection was raised the Ward Councillors Report would not be submitted to the Case Officer.

P 052 21/22 **TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**

59170 **3 Chalk Hill Road, Horndean, Waterlooville, PO8 9NY**

Demolition of existing dwelling and erection of a new replacement 4 bedroom chalet bungalow

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (Please see attached Report Schedule). A short discussion took place.

RECOMMENDATION: NO OBJECTION

50255 **15 and 16 St Hilda Avenue, Horndean, Waterlooville, PO8 0JF**

Erection of triple garage block serving No.15 & 16 St. Hilda Avenue, following demolition of existing garages

Ward: Downs

Cllr Rep; Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION



29982/013

Yew Tree Cottage, Eastland Gate, Lovedean, Waterloooville, PO8 0SR

Variation of condition 4 relating to application 26982/007 (rear facing dormer window to provide additional headroom)

Size Layout & density: This application was originally from November 2020 and involved the demolition of a stable block and replacement with a two storey structure - stables below and home office above. Design, appearance and materials: The variation relates to a change of plans to include a rear dormer on the upper storey home office instead of Velux windows to allow additional headroom.

Ward: Catherington

Cllr Rep: Cllr D Prosser

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

RECOMMENDATION: NO OBJECTION

30482/002

9 Southdown Road, Horndean, Waterloooville, PO8 0ET

Conversion and extension of existing double garage to provide annex

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllrs Mrs L Evans and Mrs E Tickell left the meeting at 7.15pm as the Application was a neighbour.

Cllr R Veitch referred to his Report (please see attached Report Schedule), drawing particular attention to overdevelopment of the site. A discussion took place.

Cllrs Mrs L Evans and Mrs E Tickell returned to the meeting at 7.25pm.

RECOMMENDATION: OBJECTION

The proposed changes are in contravention of Section 3 of the Residential Extensions and Householder Development Supplementary Policy Document.

59204/001

17 Jay Close, Horndean, Waterloooville, PO8 9DJ

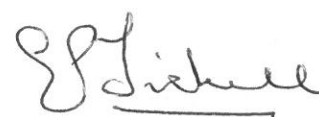
Single storey side/rear extension

Ward: Murray

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION



Removal of Condition 6 relating to application 28496/005 to allow for the conversion of garage to habitable accommodation (retrospective application)

A short discussion took place regarding parking.

T1 - Cypress - Reduce height by 4 metres from 12 metres leaving a finished height of 8 metres. T2 - Birch - Reduce height by 2 metres from 12 metres leaving a finished height of 10 metres. Reduce width from 9 metres by 2 metres leaving a finished width of 7 metres. T3 - Beech - Reduce height by 3 metres from 12 metres leaving a finished height of 9 metres, to the previous pruning points. T4 - Beech - Reduce height by 3 metres from 12 metres leaving a finished height of 9 metres. Reduce width of tree from 10 metres by 3 metres leaving a finished width of 7 metres.

Ward: Catherington

Cllr Rep: Cllr D Prosser

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

RECOMMENDATION: NO OBJECTION, provided the work is carried out by a qualified Tree Surgeon, and the traffic management issues are carefully dealt with.

Lawful Development Certificate for Existing Use or Development - The Property has been used as a 9 bedroom Sui Generis HMO with a maximum occupancy of 11 people since prior to 2006


Ward: Kings & Blendworth

Cllr Rep: Cllr P. Little

Cllr P Little referred to his Report (please see attached Report Schedule), particularly drawing attention to the potential noise issues and parking. Cllr Mrs E Tickell referred to Cllr P Little's comments and suggested that the recommendation should be amended to Objection. Cllr Mrs I Weeks also advised there were concerns that the property in question was breaching several of the multi occupancy rules. A discussion took place and it was agreed to forward HPC's concerns regarding the property to Kings & Blendworth Ward District Councillors for further investigation. Further discussion took place and EHDC's website was consulted and it was agreed by all members to change the recommendation to Objection.

RECOMMENDATION: OBJECTION for the following reasons:-

1. No evidence has been supplied in support of the Application.



2. Parking does not meet the requirements of the Vehicle Parking Standard Document.
3. Request that the Case Officer carefully checks the rules for the multiple occupation against what is happening as local knowledge suggests there are multiply breaches of the regulations.

The Decision List was duly noted.

P 053 21/22 **TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON 5TH 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.

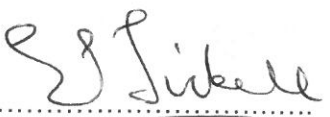
P 054 21/22 **TO NOTE THE REPORTING PROCEDURE FOR ENFORCEMENT.**

Cllr P Beck referred to the prepared Report and a short discussion took place. It was agreed that any members reporting a planning breach would deal directly with EHDC and just notify the office that this has been done. Cllr Mrs L Evans advised that District Councillor D Evans was actively following up any issues of breaches in the area particularly to do with gate/fence height.

P 055 21/22 **TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 6TH SEPTEMBER 2021**

The date was duly noted.

Meeting ended 7.55pm

.....
Chairman

.....6.9.21.....
Date

PLANNING REPORT SCHEDULE FOR MEETING MONDAY 9TH AUGUST 2021

1.	59170	<p><u>3 Chalk Hill Road, Horndean, Waterlooville, PO8 9NY</u></p> <p>Demolition of existing dwelling and erection of a new replacement 4 bedroom chalet bungalow</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: Complete redevelopment of the site, so not treated as an extension.</p> <p>Design, appearance and materials: In keeping with the adjacent buildings.</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: No significant change.</p> <p>Parking: There will be sufficient space to support sufficient parking spaces as indicated in the planning statement.</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 28.07.2021</p>
2.	50255	<p><u>15 and 16 St Hilda Avenue, Horndean, Waterlooville, PO8 0JF</u></p> <p>Erection of triple garage block serving No.15 & 16 St. Hilda Avenue, following demolition of existing garages</p> <p>Ward: Downs</p> <p>Cllr Rep; Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: A small increase in the footprint of the building.</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: No change.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: no change</p> <p>Ground contamination: No obvious source.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr R Veitch 28.07.2021</p>
3.	26982/013	<p><u>Yew Tree Cottage, Eastland Gate, Lovedean, Waterlooville, PO8 0SR</u></p> <p>Variation of condition 4 relating to application 26982/007 (rear facing dormer window to provide additional headroom)</p> <p>Size Layout & density: This application was originally from November 2020 and involved the demolition of a stable block and replacement with a two storey structure - stables below and home office above.</p> <p>Design, appearance and materials: The variation relates to a change of plans to include a rear dormer on the upper storey home office instead of Velux windows to allow additional headroom.</p> <p>Street Scene: Change is not visible from the street</p> <p>Overall Highway safety: No change to plan.</p> <p>Noise and Disturbance from completed development: No change to plan.</p> <p>Parking: No change to plan.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No change to plan.</p> <p>Environmental: None</p> <p>Conclusions: The recommendation is No Objection to the change of plan, there are no additional impacts to those identified by HPC in the original submission. Permission was given on the original plans despite our objection, this causes no further issues.</p> <p>RECOMMENDATION; NO OBJECTION</p> <p>Cllr D Prosser 27.07.2021</p>

4.	30482/002	<p><u>9 Southdown Road, Horndean, Waterlooville, PO8 0ET</u></p> <p>Conversion and extension of existing double garage to provide annex</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: A significant extension to the footprint of the existing double garage. The proposal would result in what is essentially a new dwelling. This would seem to be in contravention of section 3 of the Residential Extensions and Householder Development Supplementary Policy Document.</p> <p>Street Scene: Significant change to the street scene, due to the addition of a first floor in the proposed extension.</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No significant change.</p> <p>Parking: The application form states that the change will have no effect on existing car parking arrangements. This is patently untrue. The removal of a double garage would mean the loss of two parking spaces. However, there is sufficient space for parking at least three cars on the existing driveway.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: No significant change.</p> <p>Ground contamination: No obvious source.</p> <p>RECOMMENDATION: OBJECTION for the following reason:-</p> <p>The proposed change would seem to be in contravention of section 3 of the Residential Extensions and Householder Development Supplementary Policy Document</p> <p>Cllr R Veitch 28.07.2021</p>
5.	59349	<p><u>17 Jay Close, Horndean, Waterlooville, PO8 9DJ</u></p> <p>Single storey side/rear extension</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p>

		<p>Report:</p> <p>Size Layout & density: Not over development, extension is subservient to the existing building.</p> <p>Design, appearance and materials: In keeping with the existing building.</p> <p>Street Scene: No change to 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</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</p> <p>28.07.2021</p>
6.	59204/001	<p><u>65 Highcroft Lane, Horndean, Waterlooville, PO8 9PU</u></p> <p>Removal of Condition 6 relating to application 28496/005 To allow for the conversion of garage to habitable accommodation (retrospective application)</p>
7.	20718/006	<p><u>344 Catherington Lane, Horndean, Waterlooville, PO8 0TH</u></p> <p>T1 - Cypress - Reduce height by 4 metres from 12 metres leaving a finished height of 8 metres. T2 - Birch - Reduce height by 2 metres from 12 metres leaving a finished height of 10 metres. Reduce width from 9 metres by 2 metres leaving a finished width of 7 metres. T3 - Beech - Reduce height by 3 metres from 12 metres leaving a finished height of 9 metres, to the previous pruning points. T4 - Beech - Reduce height by 3 metres from 12 metres leaving a finished height of 9 metres. Reduce width of tree from 10 metres by 3 metres leaving a finished width of 7 metres.</p> <p>Ward: Catherington</p> <p>Cllr Rep; Cllr D Prosser</p> <p>Report:</p> <p>These trees do not have TPOs but are within the Catherington Conservation area. It looks like T1 (on Old Lane) may have been damaged in the recent storm. T2,3,4 are directly adjacent to the main Catherington lane, which would need to be</p>

		<p>partially closed during the work. All proposals seem like sensible management of the trees concerned.</p> <p>RECOMMENDATION: NO OBJECTION provided the work is carried out by a qualified Tree Surgeon, and the traffic management issues are carefully dealt with.</p> <p>Cllr P Prosser 01.08.2021</p>
8	23085/012	<p><u>56 Rosemary Way, Horndean, Waterlooville, PO8 9DQ</u></p> <p>Lawful Development Certificate for Existing Use or Development - The Property has been used as a 9 bedroom Sui Generis HMO with a maximum occupancy of 11 people since prior to 2006</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P. Little</p> <p>Report:</p> <p>Size Layout & density: No information supplied.</p> <p>Design, appearance and materials: No information supplied.</p> <p>Overall Highway safety: No information supplied.</p> <p>Noise and Disturbance from completed development: No information supplied but nine person / persons dwelling would provide a high level of disturbance.</p> <p>Parking: Not adequate for number of potential residents.</p> <p>Overlooking and loss of privacy: No information supplied.</p> <p>Traffic generation: No information supplied.</p> <p>Conclusions: Due to lack of information provided I will support the case officer in their findings and response.</p> <p>RECOMMENDATION: In support of the case officer.</p> <p>Cllr P Little 03.08.2021</p>