**HORNDEAN PARISH COUNCIL**

**PLANNING AND PUBLIC SERVICES COMMITTEE**

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY**

 **10TH JANUARY, 2022 AT 6.30PM.**

**PRESENT:** Cllrs P Beck (Chairman), Mrs E Tickell (Vice Chairman), Mrs L Evans, D Prosser,

P Little, Mrs I Weeks, R Veitch

**IN ATTENDANCE:** Carla Baverstock-Jones

Gill Foster (Minute Taker)

**PUBLIC** Two members of the public were present.

**ATTENDANCE:**  3 Representatives from Highwood Group

**P 0115 21/22 TO RECEIVE APOLOGIES FOR ABSENCE**

No Apologies were received.

**P 116 21/22 TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were none.

**P 117 21/22 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE**

 **HELD ON 20TH DECEMBER 2021**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 20th December 2021 were duly signed as a true record of the meeting.

**P 118 21/22** **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

The meeting was duly opened.

**P 119 21/21 TO RECEIVE A PRESENTATION FROM HIGHWOOD GROUP IN RESPECT OF THE CARE VILLAGE AT LAND EAST OF HORNDEAN.**

A previous meeting was referred to by the representatives and a presentation and update was given regarding the proposed Care Village for the Land East of Horndean Development. Several questions were raised by members and discussion took place.

**P 120 21/22** **AQUIND UPDATE BY CLLR P LITTLE**

It was advised that this was still awaiting being signed off by Government due on 19th January 2022. It was also advised that another investor had come on board too. A member of the public referred to the forthcoming approval highlighting several issues and discussion took place.

**P 121 21/22 TO DISCUSS AND NOTE ANY PLANNING APPEALS**

Cllr P Beck referred to the following Appeal APP/M1710/D/21/3283860 Wayside, Day Lane. This was duly noted.

**P 122 21/22 TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**

**25352/004 5 Keydell Avenue, Horndean, Waterlooville, PO8 9TA**

Lawful development certificate proposed - half hip to gable alteration, rear dormer and rooflights to the front roof slope

Ward: Kings & Blendworth

Cllr P Beck.

Cllr P Beck referred to the Report (please see attached Report Schedule). This was duly noted.

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.

**24931/004 Hill Cottage, 282 Lovedean Lane, Horndean, Waterlooville, PO8 9RY**

Lawful development certificate proposed - two storey rear extension, single storey side extension and front porch.

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell and D Prosser

Cllr Mrs E Tickell referred to the Report (please see attached Report Schedule). This was duly noted.

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.

**21945/04 178 Portsmouth Road, Horndean, Waterlooville, PO8 9HP**

First floor extension, conversion of loft to form habitable accommodation and installation of one dormer window within the rear roof slope (Description amended 14/12/2021 and amended plans received 14/12/2021).

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck.

Cllr P Beck advised that a decision had already been made on this therefore it was duly no**ted.**

**21592/010 Land North of Beechcroft, Lith Avenue, Horndean, Waterlooville**

Outline application for a detached chalet bungalow with underground garage (Access, Appearance, Layout and Scale to be considered)

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (please see attached Report Schedule), advising that several applications in the past had been refused.

Cllr Mrs E Tickell gave the reasons for the past refusals and a discussion took place with particular concern expressed about Highway Safety. Policies CP19 – Development in the Countryside, CP23 – Gaps between Settlements and CP-29 – Design were referred to, further discussion took place.

It was agreed to amend the recommendation to objection for these reasons.

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

1. Highway safety concerns. The proposal is to enter and exit the site directly from Lith Avenue which has a steep slope. There was a fatal accident along this stretch of road a few years ago. It is a private road owned by Horndean Parish Council which would need to be part to any road agreements that are necessary if the application is given permission.

2. Non-compliance with CP19- Development in the Countryside. The proposed dwelling does not meet any of the criteria for development.

3. Non- compliance with CP23- Gaps between Settlements. The site lies on a much higher level than the light industrial estate to the south. The eastern boundary of the site is the Settlement Policy Boundary. The site could just as easily be tidied up so that it is in keeping with the adjacent SINC at Stubbins Down, Catherington Lith Local Nature Reserve and the SINC, Highcroft Farm Row, to the south of Beechcroft and Lucky Break. Building a dwelling here on a small site between a light industrial estate and dwellings would urbanise an otherwise semi-rural space and detract from the character of the area.

4. Breach of CP29- Design. The site lies on a higher level than the industrial estate below. It is a small site and the building would be on three levels to accommodate the garage. It would be a dominant feature in this area. The height scale and massing would detract from the character of the area being a Local Nature Reserve and two SINC’s with dwellings interspersed.

59587 **30 Rosemary Way, Horndean, Waterlooville, PO8 9DQ**

Replacement of existing garage with new garage and workroom overall size 4m wide x 14m long.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

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

**RECOMMENDATION:- NO OBJECTION**

The decision list was duly noted.

**P 123 21/22** **TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT** **FORTHCOMING EHDC’S PLANNING COMMITTEE MEETING ON**

**27TH JANUARY 2022**

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It was agreed that when the Agenda is published for this meeting if there is anything for HPC it will be decided then who will be attending.

**P 124 21/22** **TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY**

 **14TH FEBRUARY 2022.**

The date was duly noted.

Meeting ended: 19.24

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 Chairman

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 Date