**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 MARCH, 2022 AT 7.00PM.**

**PRESENT:** Mrs E Tickell (Vice Chairman), Mrs L Evans, P Little, D Prosser, R Veitch,

Mrs I Weeks,

**IN ATTENDANCE:** Carla Baverstock-Jones, Chief Officer

Gill Foster Administrative Assistant (Minute Taker)

**PUBLIC** 3 members of the public were present and Cllr Teresa Attlee

**P 141 21/22 TO RECEIVE APOLOGIES FOR ABSENCE**

Cllr P Beck was absent.

**P 142 21/22 TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were none.

**P 143 21/22 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE**

**HELD ON 7TH MARCH 2022**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 7th March 2022 were duly signed as a true record of the meeting.

**P 144 21/22** **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

The meeting was duly opened to the public.

**P 145 21/22 TO DISCUSS AND NOTE ANY PLANNING APPEALS**

**APP/M171/D/22/3293437** – 235 London Road, Waterlooville PO8 0HN.

Cllr Mrs E Tickell referred to the Appeal and this was duly noted.

**P 146 21/22 TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**

**34088/024 Open Space off, Loxwood Road, Horndean, Waterlooville**

T1 & T2-Ash-Reduce S branches to the fence line.

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell & D Prosser

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

**RECOMMENDATION: NO OBJECTION**

**59517 76 Loxwood Road, Horndean, Waterlooville, PO8 9TY**

Single Storey Rear / Side Extension

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell & D Prosser

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

**RECOMMENDATION: NO OBJECTION**.

**59501/001** **Land at 38 Five Heads Road, Horndean, Waterlooville, PO8 9NU**

Proposed 3 Bedroom dwelling to the North of No. 38 Five Heads Road

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (please see attached Report Schedule), advising this was an amended Application and the dwelling had reduced in size significantly. Street scene and traffic concerns were raised. EHDC’s website was consulted reference was made to Highways outstanding comments. Members of the public present were able to clarify and answer several questions. A discussion took place.

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

1. The proposed access way is over land not in the ownership of the applicant but owned by Hampshire County Council. The hedge on that land running alongside Highcroft Lane is an established, mature hedge which is a integral part of the street scene and the character of the area. Its loss would have a detrimental impact on the same contrary to CP29-Design as it would completely change the local setting and sense of place.
2. It is noted that further visibility splay plans are awaited. There are traffic safety concerns about the creation of a new access way in this area as Highcroft Lane is a busy, narrow road with congestion due to parked cars. In addition, there is a height differential between the road level and the garden that may cause issues when exiting onto Highcroft Lane form the property.

**33572 32 Highcroft Lane, Horndean, Waterlooville, PO8 9NX**

Single storey side and rear extensions

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (please see attached Report Schedule). EHDC’s website was consulted and a short discussion took place.

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

* Not in keeping with the existing building. The proposed development is not subservient to the existing dwelling. The extension is shown with a flat roof which is not sympathetic to the existing building or with the surrounding dwellings. These design points are contrary to Policy CP29 and the ‘Residential Extensions & Householder Development’ Supplementary Planning Document.
* Due to the plans being non-compliance with Planning policy CP29 and the ‘Residential Extensions & Householder Development’ Supplementary Planning Document

59643 **26 Eskdale Close, Horndean, Waterlooville, PO8 0DJ**

Two storey side extension

Ward: Downs

Cllr Rep: Cllr R Veitch

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

**RECOMMENDATION: NO OBJECTION**

**22149/005 239 London Road, Horndean, Waterlooville, PO8 0HN**

Construction of a second dropped kerb for access to hardstanding area for caravan storage.

Ward: Downs

Cllr Rep: Cllr R Veitch

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

**RECOMMENDATION: NO OBJECTION**

**59387/001 24 Keydell Avenue, Horndean, Waterlooville, PO8 9TA**

Single storey side/rear extension

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr Mrs E Tickell referred to Cllr P Beck’s Report (please see attached Report Schedule).

**RECOMMENDATION: NO OBJECTION**

**32356/006 20 Keydell Close, Horndean, Waterlooville, PO8 9TB**

Dormer to side elevation

Ward: Kings & Blendworth

Cllr Rep: Cllr D Prosser

Cllr D Prosser referred to his Report (please see attached Report Schedule), drawing particular attention to the issue regarding ‘escape windows’ showing on the Application. EHDC’s website was consulted and the proposed and existing plans were looked at. A discussion took place.

**RECOMMENDATION OBJECTION** based on CP27. The key concern is overlooking of No.22 and although some mitigation is made in the design of the windows overlooking is still possible. The idea of "escape windows" being narrow and high seems impractical but therefore they must open and will overlook the neighbour. Perhaps all obscured glass will help.

59632/001 Prior notification for single storey development extending 4 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8 metres and a maximum height of 3.4 metres.

Ward: Murray

Cllr Rep: Cllr R Veitch

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**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.

**34256/001** **9 Winkfield Row, Horndean, Waterlooville, PO8 9TL**

Replacement of existing roof with a new roof with dormers

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

Cllr P Little referred to his Report. EHDC and Google Earth were consulted and a discussion took place. Particular concerns were expressed regarding the street scene.

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

1. The unacceptable effect on the amenity of the occupiers of the neighbouring properties through loss of privacy as a result of overlooking contrary to CP27-Pollution.

2. The height scale and massing of the proposed extension is not subservient to the existing dwelling and adversely dominates it. The size, bulk and design of the proposals are out of character with the street scene and the character of the area. Non-compliance with CP29- Design.

**5838/03** **Proposed Solar Farm and Battery Storage Facility - Area 1, Broadway Lane, Area 1 Broadway Lane. Lovedean**.

**SDNO/00447/FUL** Installation of a solar farm and battery storage facility with associated infrastructure.

Ward: Catherington

Cllr Reps: Cllr P Little

Cllr P Little referred to his Report (please see attached Report Schedule). Cllr Mrs E Tickell also referred to her additional Report (please see attached copy) which was circulated to members. A discussion took place during which Cllr P Little confirmed that the Aquind site was within this area. Cllr Mrs E Evans suggested that the Rights of Way should be protected this was agreed.

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

1. Objection to the use of grade 3a agricultural land as part of the site. Food security is also of importance to the country.

2. Objection to the proposed landscape and visual mitigation unless the relevant consultees and the case officer are satisfied that the same is adequate and can be effectively controlled and enforced by condition in any planning permission that is granted. All rights of Way should be a sufficient distance from the Edge of the Development to prevent a tunnel effect. The proposals will mean a total change in this predominantly agricultural landscape with open fields and landscapes. Some of the hard features to be installed on site will be very high.

3. The condition relating to the return of the site to its former agricultural use should apply on the earlier of 40 years or the solar farm and battery storage facility ceasing to operate on site.

4. The construction and management plan should be adequate and enforceable to ensure that Horndean does not become gridlocked when Works are being carried out.

5. The three existing ponds within the site should be preserved with special attention being given to ensuring that the Surface water onsite continues to drain into the same.

**59623** **9 Laurel Road, Horndean, Waterlooville, PO8 9BW**

Prior notification for single storey development extending 3.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3.5 metres and a maximum height of 3.5 metres

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr Mrs E Tickell referred to Cllr P Beck’s Report (please see attached Report Schedule).

**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.

The decision list was duly noted.

**P 147 21/22** **TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT** **FORTHCOMING EHDC’S PLANNING COMMITTEE MEETING ON**

**31ST MARCH 2022**

It was agreed that a decision would be made nearer the time should there be any HPC Applications on the Agenda.

**P 148 21/22** **TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 11TH APRIL 2022.**

The date was duly noted.

Meeting ended: 20.20

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Chairman

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Date