



# HORNDDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE  
MEETING HELD AT JUBILEE HALL ON  
MONDAY 13<sup>TH</sup> FEBRUARY, 2023 AT 7.00PM.

**PRESENT:** Cllrs Mrs E Tickell (Vice Chairman), P Little, Teresa Attlee,  
D Prosser, R Veitch

**IN ATTENDANCE:** Gill Foster – Administrative Assistant (Minute Taker)

**PUBLIC:** 2 members of the public were present.

**P 097 22/23** **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs P Beck & Mrs Irene Weeks.

**P 098 22/23** **TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were none.

**P 099 22/23** **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE  
HELD ON 16<sup>TH</sup> JANUARY 2023**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 16<sup>th</sup> January 2023 were duly signed as a true record of the meeting.

**P 100 22/23** **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

The meeting was duly opened.

**P 101 22/23** **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

There were no Appeals.

SDNP/22/05614

Keepers Cottage Lone Barn Lane Horndean Waterlooville Hampshire PO8 0WD

Proposal: Detached essential rural worker's dwelling and retention of ancillary outbuilding, access and track

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & D. Prosser

Cllr Mrs E Tickell advised that this Application's recommendation had been agreed by Delegated Powers due to the expiry dates given by EHDC. This was duly noted. The Applicant was present at the meeting and was informed of the procedure.

**RECOMMENDATION: OBJECTION** for the following reasons: The documents focus on the case for a dwelling and not really the detail of the plot design. The property exceeds the size stated by SD32 and there is little information about screening and planting in the documents raising concerns about policies SD7 and SD5. This property should not be separated from the shoot land or sold separately at a later date as its purpose is to house the Keeper of the shoot.

54480/017

11 Bridget Close, Horndean, Waterlooville, PO8 9NR

Change of use from a C3 (Dwellinghouse) Garage to Class E (commercial, business and services) Office including fenestration and external works.

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr Mrs E Tickell advised members that the garage which had planning permission had not been completed and there had been several previous Applications.

Cllr R Veitch referred to his Report. A discussion took place, reference was made to resident's comments. It was noted Highways had also raised an objection. Further discussion took place reference being made to CP29-Design and parking being a premium with no turning point. After more discussion took place Cllr R Veitch agreed to change his recommendation and all agreed.

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

1. The reason that the building is unused is that the building works have never been completed.
2. Use of building as an office is out of character with this residential cul-de-sac and would have a detrimental impact on it. CP29-Design.
3. Parking is insufficient – Vehicle Parking Standards SPD. There should be no on street parking.

58791

**17 Lychgate Drive, Horndean, Waterlooville, PO8 9QE**

Two storey side extension and drop kerb extension.

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

Cllr D Prosser referred to his Report advised and also that the garage had been converted to use as habitable accommodation.

**RECOMMENDATION: OBJECTION**, on the basis that this extension does not comply with the Residential Extension and Householder development SPD for a two-storey side extension (ridge height and terracing). This extension is so close to the neighbour that it will dominate their property. The additional parking space is of insufficient size.

29919/003

**Horndean Health Centre, Blendworth Lane, Horndean, Waterlooville, PO8 0AA**

Variation of condition number 12 of application 29919/002. For the amendment and relocation of bin store and addition of solar panels (amended description and plans received 22.11.2022) | Horndean Health Centre, Blendworth Lane, Horndean, Waterlooville, PO8 0AA

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

Cllr P Little referred to his Report (please see attached Report Schedule) advising that the work had already been done.

**RECOMMENDATION: NO OBJECTION**

59941 **Blendthorpe, Blendworth Lane, Horndean, Waterlooville, PO8 0AA**

Change of use of old hotel annexe into a house in multiple occupation.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

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

**RECOMMENDATION NO OBJECTION**

**SDNP/22/05676/LDE New Barn Farm New Barn Farm Lane Blendworth Waterlooville Hampshire PO8 0QG**

Proposal: Lawful development certificate for an existing use - Retention of south dwelling (Class C3) and amenity area

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

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.

**20847/003 33 Havant Road, Horndean, Waterlooville, PO8 0D**

Single storey side extension

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

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

**RECOMMENDATION: NO OBJECTION**

**55562/012 Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville**

Reserved matters application pursuant to Outline Planning Permission 55562/005. - consent for the approval of appearance, landscaping, layout, and scale for 318 dwellings, associated and ancillary infrastructure, landscaping, and Sustainable Drainage Systems This Reserved Matters Application also seeks the partial discharge of Conditions 4, 7, 8, 10, 11, 12, 13, 15, 16, and 17 of Outline Planning Permission 55562/005.

Ward: Kings & Blendworth

Cllr Rep: Cllr Teresa Attlee

Cllr Teresa Attlee referred to her Report (please see attached Report Schedule). Discussion took place reference being made to the Design Code not yet being approved by EHDC. It was agreed that our recommendation should only be provisional in view of this, all agreed.

**PROVISIONAL RECOMMENDATION: OBJECTION**

1. This report is provisional because written approval for the Design Code is still outstanding and any changes required could affect the comments in this report.
2. The case officer may wish to examine further the apparent paucity of flint facades as these are important in identifying the local character and distinctiveness of properties in the Horndean area and would potentially be in breach of CP29 Design paragraphs a), c) d) and e).

3. The case officer may wish to look further at the impact on the visual appearance, or other utility of the dwellings, resulting from the installation of air source heat pumps to ensure there is no breach of CP29 Design paragraph a).

51873/002

**Quercus House, Bridle Path, Horndean, Waterlooville, PO8 9PA**

T1-Oak -Reduce crown height by 2m, leaving a crown height of 16m. Reduce North, East and West facing branches by 1.5m in width toward house leaving 7.5m branch lengths. Reduce South facing branches over path by 2.5m to leave branch length of 7.5m. T2-Oak- Reduce North, East and West facing branches by 1.5m in width toward house leaving 7.5m branch lengths. Reduce South facing branches over path by 2.5m to leave branch length of 7.5m. T3-Hawthorn-Crown lift to 4m, to allow better access for the removal of the Ivy.

Ward: Catherington

Cllr Rep: Cllr D.Prosser

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

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

54199/002

**7 Yoells Lane, Lovedean, Waterlooville, PO8 9SG**

Single storey rear extension, two front dormers following removal of existing, extension to front bay window (amended plans and description rec. 31.01.23)

Ward: Catherington

Cllr Rep: Cllr D Prosser

Cllr D Prosser referred to his Report (please see attached Report Schedule). Reference was made to previous Applications to which HPC had objected to. The dormers had been changed but the building would still overlook the neighbours. A short discussion took place.

**RECOMMENDATION: OBJECTION** for the following reasons:- CP29 Design and Residential Extensions and Householder Development SPD -the rear extension ridge height (4m) is excessive and may dominate No.5 which is situated lower than No.7.

55562/013

**Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville**

Residential development of 82 dwellings, associated parking, access, bin and cycle stores, electricity substation, pump station, public open space, landscaping, suds/drainage and other works following demolition of existing structures.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

Cllr P Little referred to his Report (please see attached Report Schedule). Reference was made to the height and pitch of the roofs. Discussion took place reference being made to CP29-Design and CP31 - Transport..

**RECOMMENDATION: OBJECTION**, can the steep pitch of the roofs be reduced CP29-Design.

50913

**94 Catherington Lane, Horndean, Waterlooville, PO8 9PB**

Single storey side and front extension.

Ward: Murray

Cllr Rep: Cllr R Veitch

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

**RECOMMENDATION: OBJECTION** be raised regarding this proposal for contravention of Policy CP-29- Design and the Residential Extensions and Householder Development SPD.

58173/001

**45 Murray Road, Horndean, Waterlooville, PO8 9JQ**

Single storey front open/rain porch.

Ward: Murray

Cllr Rep: Cllr R Veitch

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

**RECOMMENDATION: NO OBJECTION**

The Decision List was duly noted.

P 103 22/23

**TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT  
FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON  
15<sup>TH</sup> MARCH 2023**

Cllr Mrs E Tickell advised notification had been received from EHDC that this meeting had been cancelled.

Post meeting note:- Cllr E Tickell incorrectly referred to the planning meeting having been cancelled. Representation will be considered when HPC receives the agenda for this meeting.

P 104 22/23

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY  
6<sup>th</sup> MARCH 2023.**

The date was duly noted.

Meeting ended: 19.55

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Chairman

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Date