



HORNDDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE
MEETING HELD AT JUBILEE HALL ON
MONDAY 27TH MARCH, 2023 AT 7.00PM.

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

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

PUBLIC: There were 2 members of the public present.

P 113 22/23 **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Teresa Attlee, Mrs I. Weeks.

P 114 22/23 **TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were none.

P 115 22/23 **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 6TH MARCH 2023**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 6TH March 2023 were duly signed as a true record of the meeting.

P 116 22/23 **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

The meeting was duly opened.

P 117 22/23 **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

There were none.

24522/004

7 Bulls Copse Lane, Horndean, Waterlooville, PO8 9QX

Detached dwelling & garage with associated access following demolition of existing garage (as amended by plans rec. 10.01.23)

Ward: Kings & Blendworth

The Ward Councillors Report was referred to (please see attached Report Schedule). Advising that there had been previous Applications and amendments have been made. Attention was drawn to highway safety and the trees on the site. A short discussion took place.

RECOMMENDATION: OBJECTION because concerns exist as follows:

- 1)The area is already subject to flooding and the removal of absorbent ground and trees will increase this problem.
- 2)The increased traffic exiting near to a busy junction and a blind corner.
- 3) Significant loss of privacy and increased disturbance to neighbouring properties.
- 4) Although the existing oak tree is being retained, I feel it likely that there will be attempts in the future to request its removal possibly citing issues with the foundations of the new property.

Contrary to CP27-Pollution and CP29 – Design.

60011

6 Barrel Mews, Horndean, Waterlooville, PO8 0UQ

Single storey front extension, loft conversion including two dormer windows and a new gable end.

Ward: Kings & Blendworth

The Ward Councillors Report was referred (please see attached Report Schedule). EHDC's website was consulted. Concerns were expressed about the size of the windows. A short discussion took place.

RECOMMENDATION: OBJECTION because the third floor dormer is not subservient to the existing dwelling and the windows are far larger than those below contrary to the Residential Extensions Householder Development SPD.

60003

5 Victory Avenue, Horndean, Waterlooville, PO8 9PH

Single storey front and rear extension

Ward: Kings & Blendworth

The Ward Councillors Report was referred to (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

**SDNP/23/00063/FUL Land East of New Barn Farm Lane Blendworth Waterlooville Hampshire PO8 0QG
Change of use from equestrian to a mixed use, of equestrian and residential, to
allow for the creation of 2 Gypsy/Traveller Pitches comprising the siting of 2 mobile
homes.**

Ward: Kings & Blendworth

A discussion took place.

RECOMMENDATION OBJECTION for the following reasons: -

1. The site is outside the Settlement Policy Boundary and is not allocated for development. It is unsuitable for the proposed development having regard to its location and the development plan.
2. By its very nature, the siting of 2 mobile homes in this location would be an urbanising feature that would not conserve or enhance the landscape character of the National Park. It would have an adverse effect on the landscape character and appearance of the area.
3. The site is some distance from any services and in particular, schools and would result in a heavy reliance on vehicles.
4. There is no identified need for additional pitches in East Hampshire areas of the South Downs National Park.

All contrary to SD1- Sustainable Development, SD4- Landscape Character, SD5- Design and SD25- Development Strategy.

60039

35 New Road, Lovedean, Waterlooville, PO8 9RU

Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3.5 metres

Ward: Catherington

It was advised that this Application had been withdrawn.

58034/002

11 Wessex Road, Horndean, Waterlooville, PO8 0HS

Increase in roof height to provide accommodation at first floor level

Ward: Downs

The Ward Councillors Report was referred to (please see attached Report Schedule). EHDC's website was consulted.

RECOMMENDATION: NO OBJECTION, This is a significant alteration through the addition of a new storey to a bungalow. However, due to its design, layout, and density it will be in keeping with many of the neighbouring properties. There will be no overlooking into neighbouring properties but, inevitably, there will be a more extensive view into their gardens (but not into their properties) due to the additional height. The relevant provisions of CP 27, CP 29 and Residential Extensions & Householder Development SPD have been considered in reaching this recommendation.

60012

16 Nightjar Close, Horndean, Waterlooville, PO8 9YU

Lawful development certificate proposed - single storey extension to rear

Ward: Catherington

This application was duly noted.

RECOMMENDATION: This will be a technical assessment by the Case Officer based on the relevant legislation.

26398/026

Sunrise, Lith Avenue, Horndean, Waterlooville, PO8 0HA

'Sunnyview' to be incorporated as a C3 use under single planning unit of 'Sunrise' (Re-submission of 26398/025)

Ward: Catherington

A discussion took place (please see attached Report Schedule). The Chairman asked for any members comments, followed by any public comments. The residents attending agreed with the Parish Council recommendation.

RECOMMENDATION: OBJECTION, for the following reasons: -

The proposal would create material harm to the character of the area contrary to the following policies:-

1. CP19- Development in the Countryside. Sunrise and Sunnyview are both outside the Settlement Policy Boundary and are subject to the planning rules relating to development in the countryside. There is no genuine need in accordance with the policy for any of the unauthorised development that has taken place.
2. CP20- Landscape. The whole site lies on the urban edge. Prior to the removal of the trees protected by the woodland TPO, it formed an integral and important part of the distinctive wooded character of this area.
3. CP21- Biodiversity. The green infrastructure and habitat was totally removed by the felling of the woodland and its replacement by hard landscaping and unauthorised structures such as the large glass structure erected on the south side of the property
4. CP23- Gaps between Settlements. The extent and nature of the unauthorised development undermined the local gap by creating a very urban, industrial like site on the side of the hill with high and very bright arc lights and other lighting switched on at night.
5. CP27- Pollution. The height and brightness of the arc lights and other lighting on site has a detrimental impact on the area and particularly on the local residents. It further eliminates appreciation of the night sky particularly on a site so close to the SDNP that has a Dark Skies Policy.
6. CP28- Green Infrastructure. The removal of the woodland and associated foliage and its replacement by a hard, industrial like urban landscape destroyed the green infrastructure on site.

7. CP29- Design. The unauthorised development that has taken place takes no account of the location of the site and is inappropriate in terms of its scale, height and massing and its relationship to the adjoining landscape.

8. Development on the central part of the site is contrary to the Article 4 direction which is intended to protect the nature and character of the wider area.

24264/001

167 Portsmouth Road, Horndean, Waterlooville, PO8 9LG

Single storey rear extension with raised patio, extension to side dormer to form en-suite and front extension to garage (amended plan rec. 02.02.23, amended description 13.03.23)

Ward: Kings & Blendworth

The Ward Councillor referred to his Report (please see attached Report Schedule), and advised that this was an amendment to a previous Application. A short discussion took place.

RECOMMENDATION: NO OBJECTION

SDNP/22/05887/LDE New Barn Farm New Barn Farm Lane Blendworth Waterlooville Hampshire PO8 0QG

Lawful Development Certificate for an Existing Use - Retention of north dwelling (Class C3) and amenity area.

This Application was noted.

RECOMMENDATION: This will be a technical assessment by the Case Officer based on the relevant legislation.

The Decision List was duly noted

P 119 22/23

TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON 5TH APRIL 2023

It was agreed that a decision would be made nearer the date once the Agenda had been published to see if there were any HPC Applications.

P 120 22/23

TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 24TH APRIL 2023.

The date was duly noted.

Meeting ended: 19.40

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Chairman

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Date