



HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE
MEETING HELD AT JUBILEE HALL ON
MONDAY 22nd May, 2023 AT 7.00PM.

PRESENT: Cllrs P Beck (Chairman), Mrs E Tickell
D Prosser, T Attlee

IN ATTENDANCE: Carla Baverstock-Jones – Chief Officer
Eve Maple – Administrative Assistant (Minute Taker)
Sarah Guy – Office Manager

PUBLIC: 8 members of the public attended

P 009 23/24 **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllr P Little

P 010 23/24 **TO RECEIVE ANY DECLARATIONS OF INTEREST**

None received

P 011 23/24 **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 27TH April 2023**

It was RESOLVED that the minutes of the Planning Committee meeting held on the 27th April 2023 were duly signed as a true record of the meeting.

P 012 23/24 **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

8 members of the public attended. Paul White from Smith, Simmons and Partners advised he would be speaking regarding Item 9 on the report schedule.

P 013 23/24 **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

There were none

P 014 23/24 **TO ELECT A VICE CHAIR TO THE PLANNING COMMITTEE.**

Cllr D Prosser proposed that Cllr Elaine Tickell become Vice Chair this was seconded by Cllr T Attlee.

TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST

Members of the public were asked by the Chair Cllr P Beck which applications they were interested in and that these would be discussed first.

P 015 23/24

24780/010 - 8 Downhouse Road, Catherington, Waterloooville, PO8 0TX

Retention of outbuilding for the storage of cars (no.2).

Ward: Catherington

RECOMMENDATION – OBJECTION for the following reasons;

Objection –At 73Sqm this building is far too large and too tall to be considered a normal outbuilding. The building is too close to the neighbouring property and the addition of this building over-develops a residential site and turns it into a commercial premises. It is not compliant with Residential Extension and Householder development SPD due to it's dimensions. Further, the rear of the garden of No.8 is outside of the settlement boundary so strictly this building is in the countryside and CP19 applies under which this is not sustainable development.

With regard to the whole site there seems to be an unauthorised change of use from that of a dwelling house. The commercial usage is out of character with the residential area and will have an adverse impact of the amenity of the neighbouring properties.

Comments were made by members of the public regarding not being able to update the Consultee Comments on the EHDC website. Cllr Elaine Tickell advised to contact EHDC by telephone or by hand to the offices.

P 016 23/24

55406/005 - Land Rear of, 191-211 Lovedean Lane, Horndean, Waterloooville

Outline application for 30 dwellings comprising 18 open market and 12 affordable dwellings, landscaping, and associated works (Access only to be considered)

Ward: Catherington

RECOMMENDATION:- OBJECTION for the following reasons;

1. There is no need or justification for this development where Horndean has agreed to the building of a large site that would have onsite infrastructure and that will form part of the Horndean community for up to 800 houses and 82 houses respectively thus reinforcing the role and function of Horndean. This proposed development does not meet a community need or aspiration and does not have public support. There has been no public consultation and no contact with Horndean Parish Council.

2. The Applicant is seeking to impose the development on the local community. The development does not take account of the roles and character of the different areas within Horndean and does not recognise the intrinsic character and beauty of the countryside. Further, it would not make a positive contribution to the overall appearance of the local area (see also comments on design). Breach of CP30- Historic Environment and also the Village Design Statement that advocates adherence to linear development along Lovedean Lane with no backfield development.
3. CP 20. Landscape. This development does not protect nor enhance the settlement in the wider landscape but dominates the village. The application site is land at the urban edge that should be protected. It would be adversely viewed from the SDNP.
4. CP 29. Design. The development does not appreciate nor is it sympathetic to its setting in terms of its scale, height, massing, identity and relationship to the village to the east and the rural landscape features to the west. The layout and design does not contribute to local distinctiveness or sense of place with the indicative plans showing most of the houses as being very dominant with little variety and with high pitched roofs. The actual design of the houses is lacking in character and not enhanced by the repeating gables.
5. CP31- Transport. New Road is too narrow and congested a road to take the increase in traffic. Lovedean Lane is a very busy rural road which again is unsuitable for the increase in traffic particularly when viewed in conjunction with existing development in the area.
6. There is a lack of infrastructure in Lovedean that would be exacerbated by the development and not mitigated by onsite infrastructure provision nor CIL contributions that will be paid by the Applicant.
7. Lovedean has been a settlement since at least the late 1500's. It was developed along the valley floor. The Design Issues for Lovedean as set out in the Horndean Village Design Statement specifically state that future development or commercial activity should not remove or spoil the setting of the buildings forming the historic centre of the settlement. Further, the ribbon development along Lovedean Lane should be protected from backland development up the valley sides.

Numbers 203, 224 and 226 are part of the historic settlement and are listed buildings fronting onto Lovedean Lane. Further, it is incorrect for anyone to state that it is only the housing at New Road that forms part of the Level 2 settlement designation. That area is some 50 years old compared to the historic settlement along Lovedean Lane.

Finally, the existing tree line between this site and the site to the south forms a natural boundary to urban development with the application site forming the transition to the open countryside to the north.

Mr White disputed the accuracy of some of the points made. He also stated that he had not received a response to two emails sent to the office. An apology was offered for this.

P 017 23/24

60041 - 60 St Vincent Crescent, Horndean, Waterlooville, PO8 9JD

Single story rear extension following partial demolition of existing ground floor

Ward: Murray

The ward councillors report was referred to (please see attached report schedule)

RECOMMENDATION – NO OBJECTION

P 018 23/24

36247/001 - 8 Kefford Close, Horndean, Waterlooville, PO8 9JR

Pitched roof over existing flat roof dwelling

Ward: Murray

The ward councillors report was referred to (please see attached report schedule)

RECOMMENDATION: NO OBJECTION

P 019 23/24

59501/003 - 38 Five Heads Road, Horndean, Waterlooville, PO8 9NU

Lawful development certificate existing - rear dormer & conversion of loft space to habitable accommodation

Ward: Murray

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.

P 020 23/24

60021 - 15 Thornfield Close, Horndean, Waterlooville, PO8 0EX

Single storey front extension (as amended by plan received 26/04/2023)

Ward: Downs

The ward councillors report was referred to (please see attached report schedule). Cllr Teresa Attlee advised that this application was updated from a previous application made in April 2023.

RECOMMENDATION: NO OBJECTION

P 021 23/24

33046/005 - 71 Portsmouth Road, Horndean, Waterlooville, PO8 9LH

Single storey side extension

Ward: Kings & Blendworth

The ward councillors report was referred to (please see attached report schedule).

RECOMMENDATION: NO OBJECTION

P 022 23/24

30352/018 - Roseali House, Lith Lane, Horndean, Waterlooville, PO8 0EZ

Trees 2, 3 and 4 - Ash, Fell to ground level, trees of poor form within garden and suspected Ash Dieback Tree 7, Ash, poor form within garden Tree 9, Beech - Reduce crown by 5m in height and 2-3m on sides due to decay forming at base and tree was previously topped Tree 10, Beech - Fell to ground level due to decay at base of trunks

and Honey Fungus present with risk of failing across public footpath/garden and potentially down the hillside Tree 11 and 12, Beech, Fell to ground level due to decay and cavity at base and risk of trees failing across public footpath/garden and potentially down the hillside Provide 8 replacement trees with size, species and locations to be agreed

Ward: Downs

The ward councillors report was referred to (please see attached report schedule).

RECOMMENDATION: - NO OBJECTION subject to the Tree Office's agreement that the work is necessary and will be for the long-term benefit of the woodland and the safety of the residents and public. The work should be carried out by properly qualified personnel at the correct time of the year. Details of the replanting both location and species should be agreed before the work is carried out.

P 023 23/24

33983/001 - 1 Chalk Hill Road, Horndean, Waterlooville, PO8 9NY

Single storey front, side & rear extension, hip to gable end with dormer extension & extension to existing garage

Ward: Murray

The ward councillors report was referred to (please see attached report schedule) and a discussion took place about some of the dynamics of the application.

RECOMMENDATION: - OBJECTION for the following reasons; Whilst this represents a significant increase in the size of the property, the main concern is the front extension and the impact on the neighbours at No.3. This does not comply with the Residential Extension and Householder Development SPD reaching as it does right up to the front boundary.

P 024 23/24

60064 - 1 South Road, Horndean, Waterlooville, PO8 0EN

Two storey rear/side extension, following the demolition of the existing outbuildings

Ward: Downs

RECOMMENDATION: - OBJECTION because of the following reasons: -

1. The proposed extension design does not follow guidance set out in the Residential Extensions and Householder Development Supplementary Policy Document. The proposals are not subservient to the existing dwelling and follow the existing roofline and are flush with the front main wall.
2. The new parking arrangements need to be clarified and shown on the plans- CP29-Design.

P 025 23/24

51387/001 - 21 The Curve, Horndean, Waterlooville, PO8 9SE

Side extension and raising of eaves and ridge height of garage to form 2 bedroom property. Subdivision of the existing garden area, associated hard & soft landscaping and refuse cycle store

Ward: Catherington

RECOMMENDATION: - OBJECTION

1.CP27- Pollution. If the development were permitted, it would have an unacceptable affect on the amenity of the next door neighbour through loss of privacy and overlooking. Query overshadowing.

2.CP29-Design. The proposals represent overdevelopment and do not respect the particular characteristics of The Curve. The squeezing in of the new house would have an adverse impact on the street scene

P 026 23/24

60069 - 16 St Michaels Way, Horndean, Waterlooville, PO8 0HL

Dormer to front roof slope

Ward: Downs

RECOMMENDATION - OBJECTION

The proposed dormer extension appears to be contrary to the guidance in the Residential Extensions and Householder Development SSD paragraphs 2.29-2.32 and in CP29 Design paragraphs d) and e) as it is over scaled and unsympathetic to the character of the host building

P 027 23/24

59896/001 - 26 Victory Avenue, Horndean, Waterlooville, PO8 9PH

Alterations including 2 no. front dormers, gable build up and single storey rear extension following demolition of garage (re-submission of 59896)

Ward: Murray

Report read by Cllr Beck in Cllr P Little absence.

RECOMMENDATION: OBJECTION

This planning application is for a large extension to the downstairs of the property which is of an **acceptable** design, the design of the loft / roof area is of an **unacceptable** design which will alter the street scene by some margin. The proposed first floor is over large and dominates the existing dwelling contrary to guidance set out in the Residential Extensions and Householder Development Supplementary Policy Document

P 028 23/24

59540/003 - 7 Quail Way, Horndean, Waterlooville, PO8 9YN

Variation of condition 3 of 59540/002 to allow substitution of plans (to extend the single storey extension out by a further metre)

Ward: Murray

The ward councillors report was referred to (please see attached report schedule)

RECOMMENDATION: - NO OBJECTION

P 029 23/24

60029 - Street Record, Broadway Lane, Lovedean, Waterlooville

Prior notification under Class Q for a proposed change of use of an agricultural building to two dwellings (as amended by plans received 9 May 2023).

Ward: Catherington

Report: N/A - TECHNICAL ASSESSMENT

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.

P 030 23/24

24944/002 - LDCP 15 Wessex Road, Horndean, Waterlooville, PO8 0HS

Lawful development certificate for a proposed development - Single storey rear extension following demolition of existing single storey rear extension.

Ward: Downs

Report: N/A - TECHNICAL ASSESSMENT

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.

P 031 23/24

58721/001 - FUL Land adjacent to Rose Villa, Down Road, Horndean, Waterlooville

Two semi-detached dwellings with associated parking and landscaping.

Ward; Downs

RECOMMENDATION: - Objection

- 1.CP29- Squeezing two properties onto this site will give the appearance of over – development.
2. The Gardens are too small, steep and will be at the level of the first storey. The townhouse design does not fit with the neighbourhood and points to the lack of space on the plot.
- 3.EHDC Vehicle Parking Standards/CP31 – The position of the parking in the site makes it impractical to use and hazardous for the occupants and neighbours even for small cars let alone Vans or SUVs.
- 4.The site is too small and sloping for the proposal. Development is possible on the site with the right design and a drainage solution but for more modest plans

P 032 23/24

55812/002 - TPO Premier Inn, Portsmouth Road, Horndean, Waterlooville, PO8 0DT

T1 lime tree - Crown reduction by 2m, dead wood. remove epicormic growth at base,remove 3 branches one over car park offer to over premier in remove epicormic on base and crown.

Ward; Kings & Blendworth

Report read by Cllr Beck in Cllr P Little absence.

The ward councillors report was referred to (please see attached report schedule).

RECOMMENDATION: - No Objection

P 033 23/24

DECISION LIST

The decision list was duly noted.

P 034 22/23

TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT
FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON
7th June 2023

To be decided once the agenda items are known.

P 035 22/23

TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY
19th June 2023.

The date was duly noted.

Meeting ended: 8.05 pm

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P. Bedd

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19/6/23

Chairman

Date

