



# **HORNDEAN PARISH COUNCIL**

## **PLANNING AND PUBLIC SERVICES COMMITTEE**

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE  
MEETING HELD AT JUBILEE HALL ON  
MONDAY 19th JUNE, 2023 AT 7.00PM.**

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

**IN ATTENDANCE:** Eve Maple – Administrative Assistant (Minute Taker)  
Sarah Guy – Office Manager

**PUBLIC:** 3 members of the public attended

**P 036 23/24** **TO RECEIVE APOLOGIES FOR ABSENCE**

Carla Baverstock-Jones – Chief Officer

**P 037 23/24** **TO RECEIVE ANY DECLARATIONS OF INTEREST**

None Received

**P 038 23/24** **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE  
HELD ON 22<sup>nd</sup> May 2023**

It was RESOLVED that the minutes of the Planning Committee meeting held on the 22 May 2023 were duly signed as a true record of the meeting.

**P 039 23/24** **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

3 members of the public attended.

**P 040 23/24** **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

None received

**TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**

**P 041 23/24** **35309/001 14 Maynard Place, Horndean**

New covered entrance porch. Garage conversion with a new front bay window and replacement of the existing flat roof with a glazed pitched roof to the rear single storey kitchen.

Ward: Catherington

Objection – CP29 - The size and design of the “Porch”/ front extension is not in keeping with the rest of the house nor does it comply with the Residential Extension and Householder Development SPD – Front Extensions para 2.24. The other proposed changes do comply with policies

**RECOMMENDATION: OBJECTION**

**P 042 23/24**

**60039/001 35 New Road, Lovedean, PO8 9RU**

Two storey and single storey front extension and single storey rear extension

Ward: Catherington

**RECOMMENDATION: - OBJECTION** because of the following reasons: -

- 1 The height, scale and massing of the front extension would have an unacceptable impact on the amenity of the neighbouring properties through excessive overshadowing
- 2 The height, scale and massing of the front extension is not subservient to the existing dwelling and would dominate it contrary to the guidelines on front extensions set out in the Residential Extensions and Householder Development Supplementary Policy Document. The ridge height should be set down giving a better design appearance
3. The lanterns in the rear extension would result in glare and light spillage with an adverse impact on the neighbours and the area given the property's location adjacent to the Settlement Policy Boundary and then open countryside contrary to SP27- Pollution.
- 4 The proposed double wood burner in the rear extension potentially would have an adverse impact on the amenity of the neighbours and the area through smoke and particle pollution contrary to CP27-Pollution.
- 5 The design of the front extension is not sympathetic to its setting in terms of its height, scale and massing and its relationship to the neighbouring dwellings and spaces around buildings.
- 6 The new shower room window on first floor of the east elevation is unacceptable unless of obscure glass and non-opening below the standard height.

**P 043 23/24**

**60049 FUL 2 White Dirt Farm Mews, White Dirt Lane, Horndean, Waterlooville, PO8 0TN**

Retrospective application change of use of agricultural land to residential garden at the rear of No.2 White Dirt Farm Mews, White Dirt Lane, Horndean, PO8 0TN

Ward: Catherington

**RECOMMENDATION: - OBJECTION** — In order for the change of use to be granted, it is suggested that either the developer or the residents make good on 29843/021 Condition 6 to soften the impact of their garden development on the surrounding countryside. A planting scheme should be provided and executed this time. This would need to be for the whole site not just No.2. Given the shared spaces on the site it is likely there is a resident mgmt company that could arrange for this.

**P 044 23/24**

**59461/001FUL 3 White Dirt Farm Mews, White Dirt Lane, Horndean, Waterlooville, PO8 0TN**

Ward: Catherington

**Objection** - In order for the change of use to be granted, it is suggested that either the developer or the residents make good on 29843/021 Condition 6 to soften the impact of their garden development on the surrounding countryside. A planting scheme should be provided and executed this time. This would need to be for the whole site not just No.3. Given the shared spaces on the site it is likely there is a resident mgmt company that

could arrange for this.

**P 045 23/24**

**56850/001 HSE 43 Rosemary Way, Horndean, Waterlooville, PO8 9DQ**

Ward: Kings and Blendworth

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

**RECOMMENDATION: NO OBJECTION**

**P 046 23/24**

**28622/002 HSE 28 Keydell Avenue, Horndean, Waterlooville, PO8 9TA**

Roof hip to gable and loft conversion with front and rear dormers.

Ward: Kings and Blendworth

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

**RECOMMENDATION; NO OBJECTION**

**P 047 23/24**

**58028/002 61 Woodstock Avenue, Horndean, Waterlooville, PO8 9TF**

Single-storey rear extension and single-storey front wraparound porch extension

Ward: Kings and Blendworth

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

**RECOMMENDATION: NO OBJECTION**

**P 048 23/24**

**24780/011 HSE 8 Downhouse Road, Catherington, Waterlooville, PO8 0TX**

Ward – Catherington

Cllr Rep – Derek Prosser

Objection – CP29 – The wooded lower part of the building below the deck/balcony is not sympathetic with the neighbouring properties. Its purpose is unclear whether for future development or business/domestic storage related. The height, scale and massing of the balcony and fencing breaches this policy.

CP27 – The remedial steps taken/offered with fencing and screening make the intrusion on the amenity of the neighbours worse rather than better.

Residential Extension and Householder Development SPD – The border treatment used for the front side border fence is also out of keeping with the norm along Downhouse Road.

**RECOMMENDATION: OBJECTION**

**P 049 23/24**

**21596/021 Horndean Technology College, Barton Cross, Horndean, Waterlooville, PO8 9PQ**

Renovation of existing hard tennis courts including new fencing and floodlighting.

Ward – Murray

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

**RECOMMENDATION: NO OBJECTION**

**P 50 23/24**

**30 Keydell Avenue, Horndean, Waterlooville, PO8 9TD**

Summerhouse to rear

Ward: Murray

No objection to the principle of a summerhouse but objection in relation to the proposed design including bathroom and kitchen facilities. The proposed summerhouse is not subservient to the main dwelling in breach of the Residential Extensions and Householder Development Supplementary Policy Document.

If planning permission is granted, then there should be a condition that the summerhouse cannot be used for accommodation and cannot be sold or let separately from the main dwelling

**RECOMMENDATION: OBJECTION**

**P 51 23/24**

**30787/005 259 London Road, Horndean, Waterlooville, PO8 0HW**

Detached home office

Ward – Downs

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

The size of the structure does not appear to be sympathetic to its setting in terms of scale and height, particularly when viewed from the adjoining neighbour's property where its bulk will be conspicuous, potentially in breach of the guidance at C929 Design (d) and the Residential Extensions & Householder Development SPD paragraph 3.1. A slight reduction in height may be the solution but it is recommended that the case officer may wish to check this.

**P 52 23/24**

**58544/001 HSE 19 Teal Close, Horndean, Waterlooville, PO8 9YF**

Garage Conversion

Ward- Catherington

**RECOMMENDATION; NO OBJECTION**

**P 53 23/24**

**59854/001 GPDE White Dirt Farm Bungalow, 81 White Dirt Lane, Horndean, Waterlooville, PO8 0TN**

Ward – Catherington

**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.

**P 54 23/24**

**55734/004 HSE Hill View, Coldhill Lane, Horndean, Waterlooville, Horndean, PO8 9SB**

Detached store to south side of site. Additional dormer with Juliet balcony to side elevation and proposed basement. (Variation to that approved under 55734/002)

Ward – Catherington

CP27 overlooking the neighbouring properties to the side from a second floor Juliet

balcony, CP29 – Design – Size of the shed at 4m tall and proximity to neighbour's boundary is of concern to the amenity of the neighbour. Both of these issues are exacerbated by Hillview's prominent position on the hillside.

**RECOMMENDATION: OBJECTION**

**P 55 23/24**

**34333/001 HSE 33 Glamorgan Road, Catherington, Waterloooville, PO8 0TS**

Single storey side & rear extension following demolition of existing rear extension with rooflight and associated patio and steps

Ward: Catherington

**RECOMMENDATION:** - Objection to the proposed roof light in the rear extension unless its design is such as to minimise glare and light spillage

**P 56 23/24**

**24165/006 TPO 89 Catherington Lane, Horndean, Waterloooville, PO8 9HY**

2.5 Metre Crown Reduction of 1No. Field Maple tree (T1) on side of property (E.H.777)  
Tree Preservation Order 2007

Ward: Murray

**RECOMMENDATION: NO OBJECTION**

**P 57 23/24**

**60048 TPO 66 Loxwood Road, Horndean, Waterloooville, PO8 9TT**

T1, Oak tree, fell due to decay at the bottom of the tree caused by the removal of previous stems. T2 Oak tree, fell due to decay on the main stem caused by the removal of a previous stem. Tree is unbalanced and is heavily weighted towards the property. T3 Beech, remove lower limb on the west aspect due to large area of decay. Crown raise by 4m and cut back lateral branches on the west aspect by 1.5m. This is to allow more light into a heavily shaded property.

Ward: Catherington

**RECOMMENDATION: NO OBJECTION**

**P 58 23/24**

**31556/003 36 South Road, Horndean, Waterloooville, PO8 0ER**

Conversion of existing outbuilding to self-contained annex

Ward: Downs

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

1. The Residential Extensions & Householder Development SPD paragraphs 3.6-3.8 appear to be in breach. Where it is necessary for annexes to be detached, the design must remain functionally related to the existing dwelling and be located very close to the existing dwelling to support shared use of, for example, cooking and washing facilities. This does not appear to be the case here, as the annex will have its own cooking and bathroom facilities and is some 20m from the host dwelling. No reason has been given as to why the accommodation is needed.
2. Matters relating to "outdoor noise or evening and late-night entertainment" could pose issues for the neighbours in breach of CP 27 paragraph 7.59 and the case officer may wish to assess that possibility from a site visit.
3. It is recommended that a condition of planning permission, were it to be granted, should restrict the use of the annex to being incidental or ancillary to the enjoyment of



the principal dwelling and not to be let, sold separately, or severed thereafter (as specified in the case officer's previous approval letter of 10 July 2013).

**P59 23/24**

**58393/002 64 South Road, Horndean, Waterlooville, PO8 0EP**

Detached garage to front

Ward: Downs

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

The garage would appear to be neither subservient to the main dwelling nor sympathetic to the setting in terms of scale and height and its relationship to landscape features, contrary to the guidance at CP 29 Design (d) and at paragraphs 3.1 and 3.2 of the Residential Extensions & Householder Development SPD

**P 60 23/24**

**50652/003 TPO 4 Kilderkin Drive, Horndean, Waterlooville, PO8 0FF**

T6-Beech-Fell

Ward: Kings & Blendworth

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

1. It is difficult to identify which of the two beech trees is T6 but both trees are fine examples of their type and would seem to be healthy. They should both continue to be protected.
2. The loss of the tree would have a detrimental impact on the street scene.

**P 61 23/24**

**60115 TPO 5 Linden Way, Horndean, Waterlooville, PO8 9DY**

Removal of dead branches of Silver Birch tree in rear garden (Hazleton Estate, Horndean) Tree Preservation Order (EH.124) (1983)

Ward: Kings & Blendworth

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

**RECOMMENDATION: NO OBJECTION**

**P 62 23/24**

**27208/005 TPO 95 Portsmouth Road, Horndean, Waterlooville, PO8 9LH**

Felling of 2No. Ash Trees and reduction of 1 No. Oak Tree (Group A1) (E.H.208) (Land at Hazleton Interchange, Dell piece West, Horndean) Tree Preservation Order 1988

Ward: Kings & Blendworth

The trees fall within a belt of trees protected by the woodland TPO at Dell Piece West. They form part of a 'noise belt' to lessen the impact of the A3 / Morrisons traffic. This work would change the outlook considerably and weaken the barrier on the edge of the land concerned.

Their removal would thin the green corridor extending into the settlement. They are part of a valued landscape of major importance for wild flora and fauna.

**RECOMMENDATION: OBJECTION**

**P 63 23/24**

**To discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meetings on a date to be confirmed.**

To be decided once the agenda items are known.

P 64 23/24

DECISION LIST

The decision list was duly noted.

P 65 23/24

TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY  
17<sup>th</sup> July 2023.

Meeting ended:

8.15 pm

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Vice Chairman  
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Date  
17.07.23