



**HORNDEAN PARISH COUNCIL  
PLANNING AND PUBLIC SERVICES COMMITTEE**

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE  
MEETING HELD AT JUBILEE HALL ON  
Monday 5th February, 2024 AT 7.00PM.**

**PRESENT:** Cllr D Prosser (Vice Chairman), T Attlee, K Jenkins, R Sowden

**IN ATTENDANCE:** Eve Maple – Administrative Assistant (Minute Taker)

**PUBLIC:** 4 members of the public

**P 188 23/24** **TO RECEIVE APOLOGIES FOR ABSENCE**

Carla Baverstock Jones (Chief Officer)  
Cllr Paul Beck (Chairman)

**P 189 23/24** **TO RECEIVE ANY DECLARATIONS OF INTEREST**

None Received

**P 190 23/24** **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 18.12.2023**

It was RESOLVED that the minutes of the Planning Committee meeting held on the 15<sup>th</sup> January 2024 were duly signed as a true record of the meeting.

**P191 23/24** **TO DISCUSS THE EHDC DRAFT LOCAL PLAN**

1. EHDC emerging Local Plan - Action Cllr Atlee and Cllr Prosser to draft a Council response to the consultation for discussion at the meeting on 26<sup>th</sup> Feb
2. EHDC emerging Local Plan - We will invite the EHDC planning responsible to a subsequent meeting to discuss their expectations of us (with regard to how we review applications) and how they are managing the crossover in planning policy application between the adopted plan and the emerging local plan

**P 192 23/24** **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

None

**P 193 23/24** **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

None received

**P 194 23/24** **TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**

**P 195 23/24** **55625/001** Land North of Woodcroft Farm, James Copse Road, Lovedean, Waterloooville

RB

Request for Screening Opinion - Proposed Development comprising of up to 200 residential dwellings with associated infrastructure, open space and means of access

**Ward;** Catherington

**Observations:** - This is effectively the Catherington Park Phase 3 development. We were visited by the developer recently at the Council Meeting. This application is for an opinion as to whether an Environment Impact Assessment (EIA) for the development is necessary. The documents consist of some maps and a survey the developer has completed which will indicate the need or otherwise. It is worth noting that a similar request was made to EHDC in 2014 and it was decided that no EIA was necessary nor has there been an EIA made via Havant Borough Council for Catherington Park Phases 1 and 2. HPC observations are therefore purely about our view of the validity of the developers' responses to the questionnaire

**Conclusions:** - Our comments on the responses to the EIA survey given by the developer are as follows:

Are there any water resources including surface waters, e.g., rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk? We have a concern that the slope of the land from North to South will result increase run off to Catherington Park Phase 1 and 2 but also on the surrounding land towards the Anmore road which already floods regularly.

Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g., for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project? We believe that the developer response given with regard to the large

Badger sett not being disturbed is false. It is difficult to see how surrounding the sett with houses and dog walkers will not result in some disturbance.

Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?) Driving around the Phase 1 and 2 site, there are 3+ storey blocks of apartments. If these were to be at the higher end of the site then they would be highly visible to the surroundings.

Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project? The overall site is accessed via Eagle Avenue/Milton Road/Lovedean Lane which is busy at peak times (school times). Given that this new site is only accessible via that route this is bound to add to this. Residents of Phases 1 and 2 have complained that the roads on the site are in a poor condition and unadopted. Merrit Way in both directions will be a through route for the new houses.

Are there any plans for future land uses on or around the location which could be affected by the project? The cumulative effect of the Lovedean Lane developments and Catherington Park developments on the roads above is being ignored. The local shops here are convenience stores not "weekly shopping trips", walking/cycling from this site would be for leisure only and not to get anywhere important, therefore traffic will continue to increase.

It is also worth noting that there is further development called Woodcroft Copse, which is at the junction of Powell Drive and Eagle Avenue, will also be starting shortly (this is obviously in Havant Borough) but the same site exit roads.

RB

P 196 23/24

55593/002 FUL 26 Downhouse Road, Catherington, Waterlooville, PO8 0TX

Construction of a one-bedroom bungalow in the front garden of No 26 Downhouse Road

**Ward;** Catherington

**Conclusions:** - CP-29 - The bungalow is small and low and will not dominate the street scene and at this size does not constitute over-development. I would suggest that exterior lighting is handled sensitively due to the proximity to the SDNP in accordance with CP27 – light pollution. **I would also suggest conditions prohibiting further expansion** as there is not much space for anything bigger, parking and highway safety would become an issue. Also, expansion to a two-storey dwelling would bring into play overlooking and privacy loss for the neighbours.

**RECOMMENDATION:** - NO OBJECTION

P 197 23/24

HSE The Coach House, Shrover Cottage, Anmore Lane, Horndean, Waterlooville, PO7 6HN

Single storey and two storey side extension

**Ward;** Catherington

**Conclusions:** - As H16 has been disapplied in January 2023, there are no specific restrictions on the increase in floorspace of countryside dwellings, this fact and taking into account there is no overlooking of Shrover Cottage and the sympathetic nature of materials of the extensions there are no grounds to object.

**RECOMMENDATION:** - NO OBJECTION

P 198 23/24

60287 HSE 34 Eskdale Close, Horndean, Waterlooville, PO8 0DJ

Garage conversion to include revised fenestration to front elevation and revised driveway with dwarf wall.

**Ward;** Downs and Murray

**Conclusions;** Old garage fitted with lift to give access to 2<sup>nd</sup> floor

**RECOMMENDATION;** NO OBJECTION

P 199 23/24

59483/001 13 Southdown Road, Horndean, Hants PO8 0ET

Demolition of existing bungalow and construction of 2No. detached dwellings with detached car port for plot No.1

**Ward;** Downs and Murray

**Conclusions:** These new properties appear to fit into the rural setting. The building of two properties within the grounds of what did hold one property may be slightly unusual and may give the case officer concerns (outside the remit of HPC as statutory consultee) but for the reasons stated they do not give rise to any immediate concerns under the policies mentioned above.

**RECOMMENDATION:** - NO OBJECTION

RB

P 200 23/24

**25705/013 TPO Land north of Block B, Rosecott, Havant Road, Horndean, Waterloooville**

**Proposal:** T1 + T2 Ash - Reduce lower laterals encroaching on building by 2 meters. Finishing length 3 meters.

**Ward;** Kings and Blendworth

**Conclusions:** The trees are quite large and some limbs are encroaching on the adjacent property. This application seems to be one of simple tree management. No other work is to be carried out on the trees. My recommendation is that No Objection be raised regarding this application, subject only to the Tree Officer's agreement that the work is appropriate and will not be detrimental to the trees, and the work is carried out by qualified personnel.

**RECOMMENDATION:** NO OBJECTION

P 201 23/24

**23293/016/23293/017 FUL 11 London Road, Horndean, Waterloooville, PO8 0BN**

Installation of a Medpoint prescription collection machine to the existing pharmacy shopfront window

**Conclusions:** The proposal is simply to allow prescriptions to be collected at all hours. As such it is like to reduce congestion in the car park and possibly encourage more people to walk to collect prescriptions

**RECOMMENDATION:** NO OBJECTION

**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.

#### **DECISION LIST**

The decision list was duly noted.

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY  
26th February 2024.**

Meeting ended: 8.00 pm

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P. Beck  
.....  
26/2/24 Chairman  
.....  
Date