



HORNDEAN PARISH COUNCIL

PLANNING AND PUBLIC SERVICES COMMITTEE

MINUTES OF THE MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE HELD AT JUBILEE HALL ON MONDAY 19TH MARCH, 2018 AT 7.00PM.

PRESENT: Cllrs P Beck (Chairman), Mrs E Tickell, Dr C Jacobs, N Wren, R Veitch.

IN ATTENDANCE: Carla Baverstock-Jones, Chief Officer, Gill Foster Administrator (Minute Taker).

PUBLIC ATTENDANCE: 7 members of the public were present.

P17/18112 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Miss J Murray, Mrs I Weeks.

Cllr R Sowden was absent.

P17/18113 TO RECEIVE ANY DECLARATIONS OF INTEREST

No declarations of interest were received.

P17/18114 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19TH FEBRUARY 2018.

It was **RESOLVED** that the minutes of the Planning Committee meetings held on 19th February, 2018 be duly signed as a true record of the meetings.

P17/18115 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

There were 7 members of the Public present.

P17/18116 TO DISCUSS AND NOTE ANY PLANNING APPEALS

There were no Planning Appeals to discuss.

P17/18117 TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST

25288/004 Land north of, 102 Downhouse Road, Catherington, Waterlooville

29 dwellings, vehicular and pedestrian access, parking and secure cycle storage, landscape and ecology management and servicing.

Ward: Catherington & Lovedean

Cllr Reps: Cllrs Mrs E Tickell & P. Beck

Cllr Mrs E Tickell referred to her Report (Please see attached Report Schedule). Cllr R Veitch referred to some potential parking issues and the sustainability of the Application taking into account schools, doctors surgeries etc and therefore it is not a sustainable Application. A short discussion took place.

RECOMMENDATION: OBJECTION for the following reasons:-

1. Non compliance with CP14- Affordable Housing for Rural Communities. The policy envisages that the affordable housing need is not being made within the applicable settlements. In this case, the site is located within Horndean. However, both Horndean and the adjoining Parish of Clanfield have seen and are experiencing significant development in their respective areas and both will achieve the provision of 40% affordable housing as part of meeting their obligations. In Horndean, there is outline permission for a 700 home development. The reserved matters application is due to be submitted this summer. In both areas, the provision of affordable housing can easily be assessed.
2. Breach of CP19- Development in the Countryside. The proposed development is outside the Settlement Policy Boundary and thus the application would be determined under this policy. The proposed development does not meet any of the requirements in the policy.
3. Breach of CP20- Landscape. The size and density of the development is totally out of character with the surrounding area which is characterised by single dwellings within large plots.
4. CP23- Gaps between Settlements. The retention of the local gap in this area is important to the area to prevent the coalescence of Catherington and Clanfield and the retention of their separate identities as specifically contemplated by the policy.
5. CP29- Design. The proposed development by virtue of its size and density is not appropriate or sympathetic to its setting in terms of its scale, height of buildings, massing and density and its relationship to surrounding buildings and landscape features.
6. CP31 – Transport. Some of the parking is shown as tandem parking.

52275/006 **Catherington Lith, Lith Avenue, Horndean, Waterlooville**

Split trunk Ash - fell

Ash x 2 - prune back to boundary with 58 Down Road

Unknown species tree to the front left hand side of 58 Down Road - prune back to boundary with 58 Down Road

Ward: Catherington& Lovedean

Cllr Reps: Cllrs Mrs E Tickell & P Beck

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION, subject to the works being carried out at the correct time of year and by a suitably qualified professional so that the trees that are to remain are properly pruned back.

54168/002 **5 Kilderkin Drive, Horndean, Waterlooville, PO8 0FF**

First floor side extension.

Ward: Hazleton & Blendworth

Cllr Reps: Cllrs Mrs I Weeks, N Wren & R Vietch

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

RECOMMENDATION: NO OBJECTION

56148/003 **Seymour House, Cadlington House Estate, Blendworth Lane, Horndean, Waterlooville, PO8 0AA**

Double garage and garden room/store

Ward: Hazleton & Blendworth

Cllr Reps: Mrs I Weeks, N Wren & R Vietch

Cllr P Beck referred to Cllr Mrs I Weeks Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

56148/004 Seymour House, Cadlington House Estate, Blendworth Lane, Horndean, Waterlooville, PO8 0AA

Listed building consent - double garage and garden room/store

Ward: Hazleton & Blendworth

Cllr Reps: Mrs I Weeks, N Wren & R Vietch

Cllr P Beck referred to Cllr Mrs I Weeks Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION.

57618/001 1 Pond Cottages, Havant Road, Horndean, Waterlooville, PO8 0DS

Fell one Ash tree which overhangs 22 Catkin Grove

Ward: Hazleton & Blendworth

Cllr Reps: Mrs I Weeks, N Wren & R Vietch

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

RECOMMENDATION: NO OBJECTION

57524/002 Land south and West of Lovedean Electricity Sub Station, Broadway Lane, Lovedean, Waterlooville

Request for Scoping Opinion - Installation of HVDC converter station

Ward: Catherington & Lovedean

Cllr Reps: Cllr Mrs E Tickell & P Beck

Cllr Mrs E Tickell referred to her Report. Cllr P Beck advised that this was not a Planning Application so there was no recommendation. Cllr P Beck asked if any members of the public wished to speak. Mr Jeremy Warren advised that he was the Chairman of APLEAL, representing a Group of Residents who were against the proposals in question. Mr Warren read a short Report to the meeting. A short discussion took place and it was requested that the Ward Councillor's Report be sent to the Case Officer for information.

21222/015 4 London Road, Horndean, Waterlooville, PO8 0BZ

Use of highway for placing of tables and chairs in connection with existing licensed premises
10:00 to 21:00 everyday

Ward: Hazleton & Blendworth

Cllr Reps: Cllrs Mrs I Weeks, N Wren and R Vietch

Cllr R Veitch referred to his Report (please see attached Report Schedule). A short discussion took place, Cllr Mrs L Evans, present in the public, expressed concerns regarding the public access to the foot path and the steps and wondered what would happen to the flower beds that are very near to the seating which HPC maintain. A short discussion took place.

RECOMMENDATION: NO OBJECTION, subject to no blocking of pedestrian access and the steps.

50465/001 **23 Letcombe Place, Horndean, Waterlooville, PO8 0DE**

Single storey side/rear extension

Ward: Hazleton & Blendworth

Cllr Reps: Cllrs Mrs I Weeks, N Wren and R Vietch

Cllr P Beck referred to Cllr Mrs I Weeks Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION.

22593/003 **157 and 159 Lovedean Lane, Horndean, Waterlooville, PO8 9RW**

Two Story side extensions to 157 and 159 Lovedean Lane following demolition of single storey side extensions

Ward: Catherington & Lovedean

Cllr Reps: Cllrs Mrs E Tickell & P Beck

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule). EHDC's website was consulted and a short discussion took place. It was requested that the Report be sent to the Case Officer too.

RECOMMENDATION: OBJECTION because the proposed design of the Victorian cottages would totally destroy their character as buildings of value to Lovedean and its past. The proposals thus do not respect the character of the building and the area contrary to CP29-Design. They are non-designated assets but they help to shape the distinctiveness and character of the area. The Conservation Officer should be involved with the appearance of the completed development.

57701 **38 Victory Avenue, Horndean, Waterlooville, PO8 9PJ**

Alterations and raised roof to provide first floor accommodation including front and rear dormer windows and front, rear and side extensions after demolition of existing structures.

Ward: Kings

Cllr Reps: Cllr Miss J Murray

Cllr P Beck referred to Cllr Miss J Murray's Report. A discussion took place regarding the en suite window.

RECOMMENDATION: NO OBJECTION

52922/001 **1 Walden Gardens, Horndean, Waterlooville, PO8 9PE**

Entrance ramp and conversion of part of garage to shower room.

Ward: Murray

Cllr Rep: Cllr Miss J Murray

Cllr P Beck referred to Cllr Miss J Murray's Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

56706 **37 Bulls Copse Lane, Horndean, Waterlooville, PO8 9RA**

Front entrance porch & single storey rear extension

Ward: Kings

Cllr Rep: Cllr Miss J Murray

Cllr P Beck referred to Cllr Miss J Murray's Report.

RECOMMENDATION: NO OBJECTION

57524/001 **Land south of Lovedean Electricity Sub Station, Broadway Lane, Lovedean, Waterlooville**

Installation of two energy storage systems and associated infrastructure with a total capacity of 49.95MW (as amended by additional information received 6 November 2017 and 7 March 2018)

Ward: Catherington & Lovedean

Cllr Reps: Cllrs Mrs E Tickell & P Beck

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule). Cllr Tickell also informed the meeting that this was an Application that the Parish had previously looked at.

RECOMMENDATION OBJECTION unless the following concerns can be addressed by robust and enforceable conditions:-

1. That noise emanating from the site does not create a nuisance for nearby properties. (There are residential properties in close proximity to this site with Lovedean and Horndean located nearby.)
2. That there is no light pollution from the site- the lighting is stated to be 3m high columns. The site is close to the SDNP which has an internationally recognised Dark Skies Policy. The site is also close to the Clanfield Observatory and other Astronomical Societies as well as residential properties.
3. That the site is well screened so as to ensure that it does not urbanise a countryside location, does not adversely affect the aims of the SDNP and that the landscape is preserved- it can be viewed from many parts across the area including public rights of way.
4. That the purpose of the underground cable is clarified and that proposed use does not raise any further issues that should be dealt with by way of a further application at this stage.

23733/004 Chartom Domus, 130 Downhouse Road, Catherington, Waterlooville, PO8 0TZ

Two storey front extension, loft conversion with gable end walls and front and rear dormers

Ward: Catherington & Lovedean

Cllr Reps: Cllrs Mrs E Tickell & P Beck

Cllr P Beck referred to his Report (please see attached Report Schedule). EHDC's website was consulted and a discussion took place.

RECOMMENDATION: OBJECTION as contrary to CP29 and will have a detrimental effect on street scene. If permitted the character of the road could be changed significantly to the worse from similar developments.

SDNP/18/00837/FUL

Land at Prews Hanger Lone Barn Lane Horndean Waterlooville Hampshire

Essential rural worker's dwelling and ancillary outbuilding with associated access, required in support of the mixed rural enterprise involving game-bird rearing as well as other livestock production on the land

Ward: Catherington & Lovedean

Cllr Reps: Cllrs Mrs E Tickell & P Beck

Cllr P Beck referred to his Report (please find attached Report Schedule). A discussion took place, Cllr N Wren abstained from commenting on this Application.

RECOMMENDATION NO OBJECTION, provided there is a condition restricting the use of the rural dwelling to a rural workers dwelling in support of a mixed rural enterprise.

Decision List was noted.

P17/18118 **TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON 1ST FEBRUARY 2018.**

Cllrs N Wren and Mrs E Tickell advised they would be willing to attend should we need to have a representative.

P17/18119 **TO NOTE THE DATE OF THE NEXT MEETING 16TH APRIL 2018.**

The date was duly noted.

Meeting closed at 8.14pm

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P Beck

Chairman

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16/4/18

Date