



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE
MEETING HELD AT JUBILEE HALL ON
Monday 17th June, 2024 AT 7.00PM.**

PRESENT: Cllr D Prosser, T Attlee, K Jenkins, R Smith

IN ATTENDANCE: Carla Baverstock-Jones
Eve Maple – Administrative Assistant (Minute Taker)

PUBLIC: None

P 020 24/25 TO RECEIVE APOLOGIES FOR ABSENCE

Cllr Paul Beck
Cllr Bob Sowden

P 021 24/25 TO ELECT A VICE CHAIR

Cllr Derek Prosser nominated and seconded.

P 022 24/25 DETERMINE WARD ALLOCATION FOR CLLR RON SMITH

After discussion the Downs ward was allocated but applications can be shared collaboratively if appropriate.

P 023 24/25 TO RECEIVE ANY DECLARATIONS OF INTEREST

None received

P 024 24/25 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 29.04.2024

It was RESOLVED that the minutes of the Planning Committee meeting held on the 20th May 2024 were duly signed as a true record of the meeting.

P 025 24/25 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

None

P 026 24/25 TO DISCUSS AND NOTE ANY PLANNING APPEALS

None received

TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISIONS AS PER ATTACHED SCHEDULE.

55815/008 FUL 38 New Road, Lovedean, Waterloooville, PO8 9RU

Proposal: Retrospective change of use of land to rear from agricultural to residential extending the residential curtilage. Retention of outbuilding on the land to be used for storage of garden and apiary equipment

Ward; Catherington

Conclusions: - This land is currently agricultural and it appears that there is no need to change this designation to residential. It is possible that if the land is changed to residential future planning permission may be sort, although this appears unlikely as there is limited access to the rear garden.

Recommendation: - Objection

60256/001 HSE 58A South Road, Horndean, Waterloooville, PO8 0EP

Proposal: Replacement garage to front.

Recommendation: No Objection pending the case officer's confirmation of compliance with CP 27 Pollution, CP 29 Design, Residential Extensions & Householder Development SPD which cannot be determined from viewing this property from the street.

60352 HSE 70 Merchistoun Road, Horndean, Waterloooville, PO8 9NF

Two storey extensions to part of the front of the dwelling.

Ward; Murray

Observations; The two-storey front extension is a gable end design that extend between 2 and 3m out from the front of the property. It is true that the property has a large driveway and this mitigate the effect on the amenity of the neighbour that is not attached. No.70 is semi-detached.

Conclusions; Objection - The design is out of keeping with the street scene and is not compliant with Residential Extension and Householder Development SPD Para 2.22.

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

Demolition of existing bungalow and construction of 2No. detached dwellings with detached car port for plot No.1 (as amended by plans received 10 May 2024).

Ward; Downs

Conclusions: After further consideration HPC objects to this development.

The proposal to build two properties will result in over development of the site. Under the guidance in CP29 para (d), the layout and design of any new development should contribute to the local distinctiveness and sense of place, as well as be sympathetic to its setting in terms of scale height massing and density. Overall, this development does not take account of neighbouring buildings, the street scene, or the surrounding area.

It is likely that CP27 will apply as there will be noise and disturbance from the completed development (of two four bedroomed properties where previously there was one two bedroomed bungalow) as well as loss of privacy through overlooking and overshadowing due to high ground on which the property to the rear is sited.

There does not appear to be adequate parking in the front property (where three spaces are required for four bedroomed properties), which is contrary to the requirements of the Vehicle Parking Standards SPD. The total absence of visitor parking within the sites, could lead to more on-street parking in a quiet rural road but which is already overused for parking by dog walkers, as well as the safety implications for children walking along that road. Visitor parking will increase these.

The existing hedge at the front at the entrance to the site may have to be taken down to improve visibility if the advice from HCC is to be followed to meet highway safety issues. Such removal could be in breach of the guidance relating to boundary treatments set out in Residential Extensions and House holder Development SPD (paragraphs 3.10-3.14 relating to Boundary Treatments).

RECOMMENDATION: - Objection

Sent as delegated power 11.06.2024

P 031 24/25

55625/003 OUT Land North of Woodcroft Farm, James Copse Road, Lovedean, Waterlooville

Outline planning application sought for the development of up to 190 dwellings, with associated vehicular access, infrastructure and landscaping (all matters reserved except access)

Ward; Catherington

Recommendation: - Objection for the following reasons;

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.

We believe the large Badger sett being in the green space between the two development areas will cause problems for the wildlife. It is difficult to see how surrounding the sett with houses and dog walkers will not result in at least some disturbance.

The overall site is accessed via Eagle Avenue resulting in additional traffic on Milton Road/Lovedean Lane/Frogmore Lane which are busy at peak times (school times). Residents of Phases 1 and 2 have complained that the roads on the existing site are in a poor condition and unadopted. Merrit Way in both directions will be a through route for the new houses of this development and is not really suitable for that use.

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.

P 032 24/25

26982/018 VOC Yew Tree Cottage, Eastland Gate, Lovedean, Waterlooville, PO8 0SR

Condition 4 of planning permission 26982/003 to be varied to state: The surface water drainage shall be built in accordance with the approved details provided by 'Claydon Horse Exercisers' and the approved plans BKP032014-MIC-005 REV.A01

Ward; Catherington

Conclusions: - This response has been submitted late as the EHDC planning portal has been offline until 03/06/2024.

As long as the EHDC Planning Case Officer is satisfied that the variance still meets Condition 4 of 26982/003 and will cause no problems to nearby properties and roads I can see no reason to object. As noted under observations above, this application will need to be reviewed by the planning committee / council (part of a delegated power process).

Recommendation: - No objection

Sent as delegated power 13.06.2024.

P 033 24/25

32204/001 TPO 3 Havant Road, Horndean, Waterlooville, PO8 0DB

Crown reduce 1No. Purple Plum Tree (T3) up to 1.5Metres & reduce height of crown of 1No. Beech Tree (T4) by 4 Metres (No.5 Havant Road, Horndean) (E.H.494) Tree Preservation Order 2002

Ward; Kings and Blendworth

Conclusion The request appears to be reasonable as regards the beech tree, but the tree officer would need to see the plum tree.

Recommendation: - No Objection subject to the Tree Officer's agreement that the work is necessary. The work should be carried out by properly qualified personnel at the correct time of the year.

P 034 24/25

60401 TPO Land to the rear of 35, Keydell Avenue, Horndean, Waterlooville

Oak Tree (G1) - Crown reduction back to previous points on the laterals to the east side of the tree by approximately 1.5 - 2 metres (E.H.170) (Old Nursery Site, Keydell Avenue, Horndean) Tree Preservation Order 1986

Ward; Kings and Blendworth

Recommendation: - No Objection subject to the Tree Officer's agreement that the work is necessary. The work should be carried out by properly qualified personnel at the correct time of the year.

P 035 24/25

40090/005 214 Catherington Lane, Horndean, Waterlooville, PO8 0TA

Change of Use from an agricultural unit to Class E (salon spa and wellness) with ancillary parking

Ward; Catherington

Conclusions: - The recommendation is **NO OBJECTION** for the following reasons:
CP4 Existing Employment Land – This is a change of usage of the site but may provide additional jobs in the area
CP6 Rural Economy and Enterprise – This would appear to comply. Makes good use of existing buildings without destroying character.

CP27 Pollution – In refurbishing the buildings, external lighting should be carefully planned in a "dark" area to avoid disturbance

P 036 24/25

20325/006 TPO 203 Lovedean Lane, Horndean, Waterlooville, PO8 9RT

Works to 1No. Yew tree (T1) Reduce sides by 1Metre and 2Metres, reduce height by 1Metre and raise crown to 3Metres (E.H.750) (203 Lovedean Lane, Horndean) Tree Preservation Order 2007 | 203 Lovedean Lane, Horndean, Waterlooville, PO8 9RT

Ward; Catherington

Observations; This is a historic yew located at the rear of the property which is a listed thatched cottage. The top of the tree only is visible from the road but, fortunately, the owner saw me outside and invited me into the garden to look at the tree at closer quarters.

Conclusions: The tree is in good condition and has been previously cut back professionally.

RECOMMENDATION: - No Objection subject to the Tree Officer's agreement that the work is necessary and will protect the listed building from damage. The work should be carried out by properly qualified personnel at the correct time of the year.

P 037 24/25

20325/005 203 Lovedean Lane, Horndean, Waterlooville, PO8 9RT

Listed Building Consent to replace polycarbonate conservatory roof with roof slate effect tiles

Conclusions: - This is fairly minor change to modernise an existing conservatory but the planning application is necessary due to Grade 2 Listed status

RECOMMENDATION: - No Objection

P 038 24/25

27422/006 31 Southdown Road, Horndean, Waterlooville, PO8 0ET

Single storey rear extension

Conclusions; This proposed extension has no impact on any of the close neighbours due to its position.

Recommendation; No objection

P 039 24/25

21864/020 The Dairy, Roads Hill, Horndean, Waterlooville, PO8 0TG

Nine residential dwellings and one commercial building (Class E(g)), together with the associated vehicular and pedestrian access, car parking, cycle storage and landscaping following demolition of existing buildings

Ward: Catherington

Conclusions: - The recommendation is Objection as the following reasons:
CP4 Existing Employment Land – This land usage is currently B2 Vehicle Repair with large workshops. What is proposed is an Office of Class E. We are concerned that this will be turned into another residential unit subsequently, doing away with employment potential.

CP10 Spatial Strategy for Housing – This site is now allocated for development in the new Local plan. However, it is "countryside" and Employment land and this does not significantly move the needle on the housing shortfall.

CP 19 Development in the countryside – It has not been demonstrated that there is a need for the development in the rural location. The Equestrian land next to the site should be protected from further expansion of this development

CP23 Gap between settlements. This application along with two others effectively closes the gap between Horndean and Catherington settlements.

CP27 Pollution – There will be light pollution to existing residents of Road's Hill
CP29 Design – The materials used such as black wood cladding, grey roof tiles and the style of the development is not in-keeping with the adjacent buildings in the Catherington Conservation Area. We welcome the inclusion of flint though.
EHDC Parking SPD – There appears to be Tandem parking on Unit 9 and the Commercial Building (which are directly adjacent – which seems odd). This backs up the suggestion that the Commercial unit is temporary and will be another residence.

RECOMMENDATION: - Objection

P 040 24/25

60400 HSE 30 Walden Gardens, Horndean, Waterlooville, PO8 9PP

Two storey front extension with single storey flank extension to the frontage of an existing dwelling

Ward; Murray

Conclusions: The proposals appear to be compliant with CP27 and CP29. However, with the apparent loss of the garage as a parking space, the new proposals allow for two cars only, which is contrary to the guidance in the Vehicle Parking Standards SPD that requires a four-bedroom property to have at least three parking spaces.

RECOMMENDATION: - Objection

P 041 24/25

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

Noted by chair

P 042 24/25

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY
08th July 2024.**

Noted by chair. Meeting ended: 8.10 pm



Chairman

Date

8/7/2024