



HORNDDEAN PARISH COUNCIL
PLANNING AND PUBLIC SERVICES COMMITTEE

THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE
MEETING HELD AT JUBILEE HALL ON
Monday 12th August, 2024 AT 7.00PM.

PRESENT: Cllr P Beck (Chairman), T Attlee, K Jenkins, D Prosser

Carla Baverstock Jones – Chief Officer

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

PUBLIC: 16 members of the public attended

P 056 24/25 **TO RECEIVE APOLOGIES FOR ABSENCE**

None

P 057 24/25 **TO RECEIVE ANY DECLARATIONS OF INTEREST**

None received

P 058 24/25 **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 08.07.2024**

It was RESOLVED that the minutes of the Planning Committee meeting held on the 08th July 2024 were duly signed as a true record of the meeting.

P 059 24/25 **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

P 060 24/25 **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

None received

P 061 24/25 **TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISIONS AS PER ATTACHED SCHEDULE.**

60033 FUL Land between Catherington Lane and, Five Heads Road, Horndean, Waterlooville

109 dwellings with associated access road, drainage, landscape and open space provision (amended description)

Ward; Catherington

Conclusions: - OBJECTION – We object to the plans for the following reasons: We realise this site is allocated for development in the new local plan and that EHDC have new targets that tilt the balance in favour of development.

We welcome the intent to develop only part of the site as this will create/maintain wildlife habitat and comply with CP23 – Gaps between settlements. We hope this is not

threatened by the new EHDC targets. We would like intent of the developer to hand the rest of the land to the parish to be a condition should the development be approved

We acknowledge the developer's efforts from the previous versions to improve the site, but we would like to see the following further improvements:

Affordable Housing - This is mostly made up of flats, only 13 of 44 dwellings are houses - this needs to be increased – Indeed we recommend that 2.5 and 3 storey building are eliminated from the site given topography of the land and the nature of the surrounding existing buildings.

Parking – There is an over reliance on use of garages to fulfil parking place need, this will result in on- street parking.

Lighting – This is a dark area at present and the lighting schemes need to better reflect impact on Neighbours and Wildlife (and the Astronomical Society)

Style – We want to see a greater focus on character of the Catherington area in the materials used on the buildings e.g. Flint.

Landscaping and position of building – Demonstrate sensitivity towards the rural setting and the immediate neighbours on Bridle Path and Five Heads Road by increasing the separation between these new properties and the existing dwellings

Footpaths – It is unclear how a 1.5m wide footpath would be implemented at the Five Heads Road end of the site without compromising highway safety due to the width of the road.

However, our major concerns are the impacts off of the development site:

Transport

As stated, the vehicle trip generation data is over optimistic, traffic surveys are poor and misleading. The position that people would walk or cycle to major facilities shops, doctors, schools, railway stations that are so far away is not correct. The vehicle trips will in reality be much higher in all respects. We support the comments of HCC and ask this aspect to be completely reviewed. These are not sustainable transport proposals.

Foul Drainage

Foul drainage is already an issue on Catherington Lane. We are not experts in sewerage systems but the phased "wait and see" approach proposed by Southern Water cannot be correct. We would also ask that the issue with the existing properties on Five Heads Road, the Chalk Hill Road development and the impact on the site (at the Five Heads Road end) should be investigated.

Facilities

We do not see how Schools, Doctors Surgeries, Dentists Surgeries etc will cope with this development and with those on Chalk Hill Road and we have no visibility of any activity that will mitigate these concerns.

RECOMMENDATION: - OBJECTION

PO 62 24/25

31749/001 9 Rookes Close, Horndean, Waterlooville, PO8 9JW

Proposed ground floor infill extension of undercroft incorporating existing first floor accommodation

Ward: Murray

Conclusions: The concern is that this development will not be sympathetic to its setting in terms of its scale, height, massing and density and its relationship to adjoining buildings and spaces around buildings in breach of CP 29 Design paragraph d). In addition, it is possible that the new living area that will be at right angles to the neighbour's garden at number 10 may affect the amenity of that neighbouring property in terms of noise, disturbance or pollution in breach of CP 27 Pollution

RECOMMENDATION: - Objection

PO 63 24/25 58819/002 13 Keydell Avenue, Horndean, Waterlooville, PO8 9TA

Two storey rear extension, conversion of roof space to habitable accommodation with associated external alterations (revised scheme)

Ward: Kings & Blendworth

Conclusions: - CP29 Design - This proposal further extends the footprint of the building on top of that proposed on PA 58819/001 and if permitted will dominate the neighbouring properties on both sides.

SPD 2.21, 22, 23. The two story plus loft extension to the front of the property is well forward of the original property wall and will largely dominate the original building and street scene. The new porch will also extend it further forward. Exactly how far is uncertain as there are no measurements shown.

Recommendation: - Objection

PO 64 24/25 60449 116 Hazleton Way, Horndean, Waterlooville, PO8 9DW

Proposed loft conversion with windows to front and rear elevations and removal of existing chimney. 4No. roof lights to side elevations. Single storey rear extension

Ward: Kings & Blendworth

Conclusions: - This roof space development has been carried out on a number of similar dwellings and the rear extension is modest. These changes are compliant with the Residential Extension and Householder Development SPD

Recommendation: No Objection

PO 65 24/25 56330/001 Land fronting Hazelton Common, Hill View, Horndean, Waterlooville

Removal of 1No. Oak tree and 1No. Beech Tree (A1) (E.H.124) (Hazleton Estate, Horndean) Tree Preservation Order 1983

Ward: Kings & Blendworth

CONCLUSIONS: - The recommendation is OBJECTION, the case for removal of the Oak tree is not proven and reduction is a better option. The T7 beech tree should be investigated further once the trees on the property are removed and the impact then assessed.

RECOMMENDATION: - Objection

PO 66 24/25 32204/002 3 Havant Road, Horndean, Waterlooville, PO8 0DB

Reduce height of crown by approximately 4 Metres leaving a height of approximately 20Metres, reduce spread by approximately 2.5Metres to either side to leave a finished spread of 7Metres of 1No. Beech tree (T4) (E.H.494) Tree Preservation Order 2002

Ward: Kings & Blendworth

CONCLUSIONS: - The recommendation is NO OBJECTION subject to the Tree Office's agreement that the work is necessary, and will be for the long-term benefit of the tree and the safety of the residents. The work should be carried out by properly qualified personnel at the correct time of the year.

PO 67 24/25 49955/001 26 Redshank Road, Horndean, Waterlooville, PO8 9EG

Single storey rear extension

Ward: Murray

Conclusions: - This is an attractively designed extension that has no impact on the neighbours. These changes are compliant with the Residential Extension and Householder Development SPD

RECOMMENDATION: - No Objection

PO 68 24/25 38601/002 HSE 48 James Copse Road, Lovedean, Waterlooville, PO8 9RG

New 1.8Metre high boundary fence to front, rear and side elevations

Ward; Catherington

Conclusions: - Tidies up the corner property.

Recommendation: - No Objection

PO 69 24/25 40090/005 214 Catherington Lane, Horndean, Waterlooville, PO8 0TA

Change of Use of dwelling, amenity garden and swimming pool (214 Catherington Lane) from C3 dwelling house to Class E (salon spa and wellness). Change of use of agricultural building and land to Class E (salon spa and wellness) and ancillary parking area. Single storey extension to proposed pool house (Description amended 22.07.2024)

Cllr; Derek Prosser

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

Parking – The diagram shows 12 parking spaces. The plans for the farmhouse show a number of treatments and then there is the pool also, we are concerned that this parking will be insufficient for staff and customers and result in parking on Catherington Lane

PO 70 24/25 29535/067 Morrisons Petrol Filling Station, Lakesmere Road, Horndean, Waterlooville, PO8 9FB

Creation of an electric vehicle (EV) charging zone comprising EV chargers, substation and LV enclosures and associated works

Ward; Kings and Blendworth

Conclusions: - Morrisons car park seems an ideal site for this sort of facility. Whether this is the best location within that site is a matter of opinion. It would seem to be sensible to locate it near the access road and away from the petrol station. Perhaps a 5m high roof is a little excessive as the vehicles will be cars or vans. The loss of car parking is minor, Morrisons car park is never full. Support for green infrastructure is clearly key. However, It is true that Morrisons has a single charger that is rarely used. Whether this facility will attract enough passing usage given Horndean's geographic position and the lack of other retail in the location is debateable.

RECOMMENDATION: - No Objection per se but not really sure why this is a good location for this, concerned it will be a tick box exercise and a white elephant.

PO 71 24/25 38999/002 LDCP 45 North Road, Horndean, Waterlooville, PO8 0EH

Lawful Development Certificate for Proposed Use or Development – Single storey extension to rear

Ward; Downs

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.

PO 72 24/25 54168/005 HSE 5 Kilderkin Drive, Horndean, Waterlooville, PO8 0FF

Two and a half storey extension to rear. Proposed dormers to the front and back of the extension. Amendments to fenestration

Ward; Kings and Blendworth

Conclusions: - CP29 Design. The new extension brings the footprint of the house to about double that of the original footprint. Other adjacent properties also have a second story with dormer windows.

Recommendation: - Objection – due to over development

PO 73 24/25 60469 HSE 5 Acacia Gardens, Horndean, Waterlooville, Havant, PO8 9EA

Single storey side extension with raising of roof of existing single storey rear extension to suit, fenestration alterations to the rear, render finish to side and rear elevation, widening of existing drop kerb

Ward; Kings and Blendworth

Conclusions: This is a relatively modest extension into a large rear garden to provide additional living space

Recommendation; NO OBJECTION subject to the case officer being satisfied with proposed parking arrangements

PO 74 24/25 39812/002 HSE The Creek Cottage, Old Lane, Horndean, Waterlooville, PO8 0TJ

Conversion of hobby room into annex.

Ward; Catherington

Conclusions: - The position of this building is such that it could never have access of its own without major restructuring of the Creek Cottage site, provided it remains subservient to the host dwelling and no attempt is made to sell it separately in the future, we have no objection.

RECOMMENDATION: - No Objection

PO 75 24/25 **58038/003 Proposed Solar Farm at Land West of Broadway Lane and Anmore Lane, Lovedean**

Re: Proposal: Establishment of solar farm with associated infrastructure and supporting development, on 2 separate parcels of agricultural land located to the south of the National Grid Lovedean substation, to the west of Broadway Lane and Anmore Lane and which also straddles the district boundary between Winchester City Council and East Hampshire District Council (EIA Development) and (May Affect Public Rights of Way & May Affect Setting of Listed Buildings). Revised description and further amendments including revised/ addendum to Environmental Statement, which entail the removal of two passing bays in Day Lane and additional information received on the 12th and 25th July 2024.

Ward; Catherington

Recommendation; Objection.

PO 76 24/25 **To discuss representation of HPC at next EHDC planning meeting.**

TBC

PO 77 24/25 **Note next meeting on 09 September 2024 at 7.00 pm**

Meeting closed at 8.15 pm

Signed Chair

Date