



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE
MEETING HELD AT JUBILEE HALL ON
MONDAY 09 SEPTEMBER 2024 AT 7.00PM.**

PRESENT:

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

IN ATTENDANCE:

Carla Baverstock Jones – Chief Officer

Susan Blake, Administrative Assistant, Sarah Guy – Office Manager (Minute Taker)

**PUBLIC
ATTENDANCE:**

17 x members of the public & HPC Chairman Cllr Lay

P 078 24/25

TO RECEIVE APOLOGIES FOR ABSENCE

None

P 079 24/25

TO RECEIVE ANY DECLARATIONS OF INTEREST

None received

P 080 24/25

**TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD
ON 12 AUGUST 2024**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 12th August 2024 were duly signed as a true record of the meeting.

P 081 24/25

TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

The meeting was duly opened to members of the public.

P 082 24/25

TO DISCUSS AND NOTE ANY PLANNING APPEALS

55593/002

26 Downhouse Road, Catherington, Waterloo, PO8 0TX

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

Noted

59895

Yew Court, 83 Catherington Lane, Horndean, Waterloo

T1 - Oak - Crown Lift north canopy to 8 metres in height. Tree encompasses entire garden creating an unreasonable amount of shade and is detrimental to reasonable enjoyment of garden.

Noted

TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISIONS AS PER ATTACHED SCHEDULE

55505/001

FUL Land north of, Chalk Hill Road, Horndean, Waterlooville

40 no. dwellings with associated access, car and cycle parking, landscaping, and drainage

Ward; Downs

Cllr; Teresa Attlee

Cllr Attlee read her report (please see attached Report) and many concerns were raised by members of the public, such as site access, working hours of contractors, sustainable development – Improvements could be made, including having a bus stop closer to the school, pollution and there already being an area of flooding under the motorway bridge which could be made worse with the development being located above the bridge. The Chairman suggested that members of the public raise all concerns with Metis Homes, the developer. He said that the Planning Committee would report back to Metis Homes of the concerns raised.

RECOMMENDATION: OBJECTION pending updated information concerning;

- a) the impact of the additional connections to the existing sewage system and risks of flooding elsewhere;
- b) mitigation of traffic impacts in Five Heads Road; and surrounding local roads.
- c) access to schools bearing in mind HCC has confirmed local schools are full.

59501/008

VOC 38 Five Heads Road, Horndean, Waterlooville, PO8 9NU

Section 73 application to vary condition 13 (Approved plans) in order to allow for amended internal layout of approved dwelling

Ward; Murray

Cllr; Teresa Attlee

Change of layout noted.

SDNP/22/04275/FUL Agricultural Land (lot 2), Near Wick Farm

Detached multipurpose barn

Ward; Kings and Blendworth

Cllr; Paul Beck

RECOMMENDATION: NO OBJECTION BUT MUST BE FOR AGRICULTURAL PURPOSES ONLY

Such a development proposal in this location should be landscape led and by its very nature would conserve and enhance the landscape character of the National Park and in particular, this area.

Retention of outbuilding as hobby room and alterations to roof (Re-submission of application 24780/010) | 8 Downhouse Road, Catherington, Waterloooville, PO8 0TX

Ward; Catherington

Cllr; Derek Prosser

Cllr Prosser referred to his report (please see attached Report Schedule).

RECOMMENDATION: OBJECTION as follows

At 73Sqm this building is far too large and too tall to be considered a normal outbuilding. The building is too close to the neighbouring property and the addition of this building over-develops a residential site and turns it into a commercial premises. It is not compliant with Residential Extension and Householder development SPD due to its dimensions. Further, the rear of the garden of No.8 is outside of the settlement boundary so strictly this building is in the countryside and CP19 applies under which this is not sustainable development.

With regard to the whole site there seems to be an unauthorised change of use from that of a dwelling house. The commercial usage is out of character with the residential area and will have an adverse impact of the amenity of the neighbouring properties. Also 24780/010 has been refused on the basis, that this is a business not a hobby and therefore affects the amenity of the neighbours. There is nothing in here that changes that. The representations made by the applicant do not tally with the experiences of the neighbours nor the layout of the whole site.

SDNP/24/03112/FUL Land North of The Strip Lynchets on Lovedean Lane Horndean

Construction and operation of a battery energy storage system (BESS) and associated infrastructure, access and landscaping

Ward; Catherington

Cllr; Derek Prosser

Cllr Prosser referred to his report (please see attached Report Schedule).

RECOMMENDATION: OBJECTION. The reason to create this facility at this site is not clear – there is no proven need at this location which has agreed planning permission. The environmental impact will be significant – disturbance to wildlife/equestrian areas, potential contamination and fire risk. The cumulative impact of the construction traffic with other developments has not been looked at.

T2 Nootka Cypress - Fell, T3 Western Red Cedar - Fell, T4 Lansons Cypress - Fell.

Ward; Catherington

Cllr; Keith Jenkins

Cllr Jenkins referred to his report (please see attached Report Schedule).

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. The request appears to be reasonable as regards two of the larger trees but I cannot view the other two trees from the street. The trees I can see appear healthy and as always, the removal of healthy trees not ideal. It would be preferable if the applicant could possibly be encouraged to plant replacement trees.

Proposal: T1 - Oak- Reduce back lateral branches over the east sector of the canopy by approximately 3 metres back to substantial growth points and no cuts larger than 75-100mm.

Ward; Murray

Cllr; Teresa Attlee

Cllr Attlee referred to her report (please see attached Report Schedule).

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. It may also be necessary to ensure that the applicant has engaged with the owner in whose garden the tree is located.

60485

HSE 3 Orchard Close, Horndean, Waterlooville, PO8 9LL

Proposal: Single storey rear extension and garage conversion to form a bedroom

Ward; Kings and Blendworth

Cllr; Paul Beck

Cllr Beck referred to his report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION. This is a relatively modest change of use with no significant changes

57528/004

HSE 3 Pine Tree Walk, Drift Road, Clanfield, Waterlooville, PO8 0FE

Proposal: Detached Garden room

Ward; Clanfield

Noted

P 084 24/25

TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S PLANNING COMMITTEE MEETINGS ON A DATE TO BE CONFIRMED

It was agreed that a decision would be made nearer the time should there be any HPC Applications on the Agenda.

P 085 24/25

TO NOTE THE NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE BEING MONDAY 30 SEPTEMBER 2024

The next scheduled meeting of the Planning Committee was noted as 30 September 2024.

Meeting closed at 20:20pm

.....
Signed - The Chairman

.....
Date

REPORT SCHEDULE FOR MEETING Monday 09 September 2024

	55593/002	<p>APPEAL</p> <p>26 Downhouse Road, Catherington, Waterloooville, PO8 0TX</p> <p>Construction of a one-bedroom bungalow in the front garden of No 26 Downhouse Road</p> <p>Noted</p>
	59895	<p>APPEAL</p> <p>Yew Court, 83 Catherington Lane, Horndean, Waterloooville</p> <p>T1 - Oak - Crown Lift north canopy to 8 metres in height. Tree encompasses entire garden creating an unreasonable amount of shade and is detrimental to reasonable enjoyment of garden.</p> <p>Noted</p>
1.	55505/001	<p>FUL Land north of, Chalk Hill Road, Horndean, Waterloooville</p> <p>40 no. dwellings with associated access, car and cycle parking, landscaping, and drainage</p> <p>Ward; Downs</p> <p>Cllr: Teresa Attlee</p> <p>Overview and Main Concerns</p> <p>Originally a planning application was made on this site for up to 67 houses in 2015 that was rejected. The proposals were amended to 50 dwellings and that was also rejected on the basis the site lay within the Countryside and outside the Settlement Policy Boundary (SPB). That position changed with the emerging Local Plan process that has now extended the SPB to incorporate this site. The new proposals are for 40 dwellings.</p> <p>The developed part of the site will be located adjacent to the existing development in Highcroft Lane and along Chalk Hill Road. The plans include an upgrade and enhancement of existing Public Rights of Way across the site, new open space as well as wildlife enhancements.</p> <p>The new homes will be developed across three parcels west to east across the site, bisected by new roads, footways and swales travelling north to south through the development. The layout has been designed to allow for the cycle route, identified within the EHDC's Local Cycling and Walking Infrastructure Plan (LCWIP), to pass safely through the site.</p> <p>In addition to the public consultation Metis held during April- May 2024, it also agreed to hold a site visit with representatives from Horndean Parish Council and a local ward district councillor (observing only) on 7 May when Metis Homes talked through its emerging proposals.</p> <p>Metis also did a presentation to the Full Parish Council meeting (with the public in attendance) on 2 September and answered questions and we have welcomed this willingness to engage and to continue to engage with ourselves and with local residents.</p>

The statutory consultee comments are still being received on the EHDC portal, so it is appreciated that the overall picture is still evolving (especially in connection with matters under the authority of HCC).

In this report we have asked some questions which we have underlined for ease of identification.

Our principal concerns as statutory consultee, at this stage, concern the cumulative detrimental impact of this development on infrastructure, parking, local schools and GP surgeries and overall highway safety and to understand what mitigations can be put in place. We note for example that NHS Hants & IoW has requested a specified amount of £24,545 of s106 contributions towards the costs of improvements that are in the pipeline at the three local GP surgeries (Clanfield, Horndean and Cowplain) which is some very welcome news.

Size Layout & density

The dwellings will be a mix of flats, terraces, semi-detached and detached units designed to reflect the local character. The dwellings will be no more than two storeys to reflect the height of existing development in the locality. Metis has confirmed that low rails will be installed to prevent incorrect parking on verges around the site.

The site layout appears to be sympathetic to its wider surroundings (the plan is for all properties to be outward facing) with plans to use good quality materials and will include some flint facades. However, we agree with the observation made by one consultee that the dwellings layout is bunched towards the western side of site which echoes the comments from other consultees that some of the proposed properties are too close to their boundary leading to overlooking and loss of privacy.

Would it be feasible to make a wider green space on that western area?

Within the site, dwellings have been positioned so as to avoid any harmful overlooking, overshadowing or overbearing impact. Metis has confirmed that the northern boundary of the site (most open to view) will be planted with deciduous and evergreen shrubs with proper access points for the residents to go on to the open land.

Drainage

The site is in flood zone 1 and at low risk of flooding from surface water. The plans show that the runoff from the site will be captured by means of swales and attenuation basins and Hampshire County Council as Lead Local Flood Authority has requested further information so we cannot comment further on the concerns raised by residents of additional run off affecting their properties and the nearby roads to the south.

The Flood Risk Assessment and Drainage Strategy document explains that there is a 150mm public foul sewer in Durlands Road approximately 50m south of the site. It is proposed to drain the properties by gravity to the southwest corner and outfall to the public foul sewer in Durlands Road.

The report states that the change in network load is within the capacity of the existing sewer. However, we are aware of periodic severe damage to some residents' properties during heavy rainfall from sewage backing up into their homes.

Has a resolution to this matter been discussed with Southern Water?

Traffic on Local Roads Including Highcroft Lane, Durlands Road, Tarbery Crescent and Fiveheads Road

These small, narrow, residential roads are already largely unsuitable for extra traffic and the concern is that pedestrians, car users and cyclists will be at risk. HGV movements is something that we specifically raised at the 2 September meeting.

Would it be possible to limit the hours when HGVs can move to and from the site?

As noted by a member of the public during the meeting on 2 September, Fiveheads Road is the only road available for approaching the site. To the north it is a narrow winding country lane with blind corners, limited passing places for two-way traffic and at one location it is flooded most of the winter. The road provides access to a Private School and Nursery near the junction with Catherington Lane and becomes congested when parents drop off and collect their children.

To the South of Five Heads Road at the junction with Merchistoun Road is a Junior School where parking for parents to drop off and collect their children is inadequate, leading to daily traffic congestion during the morning and afternoon. Just beyond the school is a blind corner at the One Stop shop.

At weekends and some weekday evenings, the Five Heads Recreation Ground is very busy with football tournaments and other activities. A resident has shown us some photographs taken (over many months) from the junction of Durlands Road with Fiveheads Road, which show cars parked on the verges and side roads, especially when football matches are being played across the road, reducing Five Heads Road to one lane only, impeding access.

The documents submitted state that the proposed development is likely to generate some 21 two-way vehicle trips in the morning and evening peak periods respectively, which broadly equates to one additional vehicle every 3 minutes. It is stated that this is a very modest level of traffic that will be indiscernible from day-to-day traffic variations.

Notwithstanding this, Metis has agreed with HCC during pre-application discussions that junction capacity assessments would be undertaken at the proposed site access junction, as well as two junctions on the wider higher network. The results of the junction capacity assessments indicate that the junctions will operate with ample spare capacity in the future year, with no material queueing or delay. Metis states that the proposed development does not have any material, let alone 'severe' impact upon the operation of the local highway network.

Could traffic quantity surveys be conducted during the school year at school run times to gain a more realistic appreciation of the difficulties with traffic?

To protect the unrestricted parking on the roads enjoyed by local residents, the possibility of increasing or over supplying parking spaces on the site has been raised. Is this something that the developer might consider?

Overall Highway safety

The development proposals will include a range of infrastructure improvements including the delivery of footway widening and crossing improvements along the northern side of Highcroft Lane to Durlands Road, as well as the delivery of the LCWIP proposals through the site through the provision of a 3.0m wide shared footway/cycleway with a sensitive Hoggin-style surface.

The HCC Pre App response sets out that the footway leading to the site should be a minimum of 2m wide especially where Chalk Hill joins Highcroft Lane.

		<p>The HCC document also requests improvements to the quality of pedestrian infrastructure along Five Heads Road which the applicant states it is willing to contribute towards as part of the delivery of the wider off-site improvements identified in the Walking, Cycling and Horse-riding Assessment (WCHAR) and Healthy Streets Assessment.</p> <p>These potential improvements include the delivery of tactile paving at existing crossings, as well as a crossing point with tactile paving and dropped kerbs to traverse Five Heads Road, near the One Stop convenience store.</p> <p><u>These are all positive measures which we welcome but as the Fiveheads Road is narrow in places, will such measures be practical?</u></p> <p><u>We agree with the comments of one resident who asks if such measures should also be considered in the adjacent roads of Highcroft Lane, Durford Road and Tarbery Crescent?</u></p> <p>Schools</p> <p>The development site is situated in the Horndean Infant and Junior catchment area where we are advised that these schools as well as the nearby Horndean Technology College are currently full. HCC 2050 (public consultee) acknowledges this but states that as there is capacity elsewhere it will not be seeking contributions towards primary provision.</p> <p><u>Could it be clarified which schools would accommodate the children without a 15-minute car ride?</u></p> <p>Noise and Disturbance from completed development:</p> <p>There will be increased activity commensurate with a development of this size and residents are naturally concerned about the dust, noise, and disruption.</p> <p>RECOMMENDATION: -</p> <ol style="list-style-type: none"> 1. Objection pending updated information concerning (mainly from statutory consultees) about; <ol style="list-style-type: none"> a) the impact of the additional connections to the existing sewage system and risks of flooding elsewhere; b) the mitigation of traffic impacts (as described above) in Five Heads Road, Durlands Road, Highcroft Lane and Tarbery Crescent; and c) access to schools bearing in mind HCC has confirmed local schools are full.
2.	59501/008	<p>VOC 38 Five Heads Road, Horndean, Waterlooville, PO8 9NU</p> <p>Section 73 application to vary condition 13 (Approved plans) in order to allow for amended internal layout of approved dwelling</p> <p>Cllr; Teresa Attlee</p> <p>Ward; Murray</p> <p>Change of layout noted.</p>
3.	SDNP/22/04275/ FUL	<p>Agricultural Land (lot 2), Near Wick Farm</p> <p>Detached multipurpose barn</p>

		<p>Cllr; Paul Beck</p> <p>Ward; Kings and Blendworth</p> <p>Recommendation; NO OBJECTION BUT MUST BE FOR AGRICULTURAL PURPOSES ONLY</p> <p>Such a development proposal in this location should be landscape led and by its very nature would conserve and enhance the landscape character of the National Park and in particular, this area.</p>
4.	24780/012	<p>8 Downhouse Road, Catherington, Waterloooville, PO8 0TX</p> <p>Retention of outbuilding as hobby room and alterations to roof (Re-submission of application 24780/010) 8 Downhouse Road, Catherington, Waterloooville, PO8 0TX</p> <p>Cllr; Derek Prosser</p> <p>Ward; Catherington</p> <p>This is a submission of 24780/010 which was refused on the basis that a business was being run from 8 Downhouse. That Business RS Cosworth Breakers has many deliveries of vehicles to and from the site and the noise generated seems to upset the neighbours. There are a number of outbuildings on the site are requiring planning permission following a letter from planning enforcement. This application deals with one of the outbuilding which the owner wants to retain for car storage. This is a business not a hobby. These buildings with associated concrete hard-standing make up a large proportion of the land at the rear of the property. The rear part of the property where this building is situated is outside the settlement boundary and therefore CP19 applies.</p> <p>Size Layout & density: The building in question has a gross external floor area of 73sqm. It has a ridge height of 4.7m and is 15m in length. It is not complete. The sloping ground has been levelled for the totality of its length. It is directly next to the boundary fence of No.10 such that when guttering is added it will likely be over the boundary. This large building plus the other buildings and the extension of the older garage create a somewhat congested appearance when viewed from Hinton Manor Lane opposite the property (in the SDNP). The application states that a business selling parts for used RS Cosworth Cars is run from the site. The land directly to rear of the property is for Equestrian use</p> <p>Street Scene: This outbuilding is not visible from the road as the main building obscures it and the rear of the property is behind large gates. The whole site can be viewed from Hinton Manor Lane in the SDNP and has an industrial appearance.</p> <p>Local Planning Policies: Residential Extension and householder development SPD – The building in question is very large and too tall to qualify as an outbuilding in the usual sense and the totality of existing outbuilding space is quite large even before this building was built CP19 – Development in the countryside – This particular building in outside the settlement boundary and the usage for the Cosworth cars business is not sustainable development as envisaged by this policy CP27 – Pollution – Noise and disturbance for the neighbours from deliveries and car tuning and revving</p>

		<p>Overall Highway safety: The storage of cars at the site seems to run to least 8 with this building maybe more. I observed the arrival/departure of two low-loader vans/lorries in a one hour period reversing out on to the highway.</p> <p>Noise and Disturbance from completed development: A large number of vehicles and the comings and goings of the business are likely a noise for the neighbours and indeed the equestrian land to the rear.</p> <p>Parking: There is plenty of parking space on the land, however given the slope of the land and the development there has been so far there could an issue with surface water run off</p> <p>Overlooking and loss of privacy: There is no loss of privacy for the neighbouring properties from this building</p> <p>Traffic generation: There would appear to be significant traffic generation from the Cosworth Car business and the hairdressing business mentioned in 24780/008</p> <p>Ground contamination: It is difficult to know what engineering works were carried to level this building for 15m. Surface water run off may be an issue.</p> <p>Conclusions; Objection –At 73Sqm this building is far too large and too tall to be considered a normal outbuilding. The building is too close to the neighbouring property and the addition of this building over-develops a residential site and turns it into a commercial premises. It is not compliant with Residential Extension and Householder development SPD due to it's dimensions. Further, the rear of the garden of No.8 is outside of the settlement boundary so strictly this building is in the countryside and CP19 applies under which this is not sustainable development.</p> <p>With regard to the whole site there seems to be an unauthorised change of use from that of a dwelling house. The commercial usage is out of character with the residential area and will have an adverse impact of the amenity of the neighbouring properties. Also 24780/010 has been refused on the basis, that this is a business not a hobby and therefore affects the amenity of the neighbours. There is nothing in here that changes that. The representations made by the applicant do not tally with the experiences of the neighbours nor the layout of the whole site.</p> <p>RECOMMENDATION: Objection</p>
5.	SDNP/24/03112/F UL	<p>Land North of The Strip Lynchets On</p> <p>Construction and operation of a battery energy storage system (BESS) and associated infrastructure, access and landscaping</p> <p>Cllr; Derek Prosser</p> <p>Ward; Catherington</p> <p>Observations: - This application is for a battery storage facility on Lovedean Lane adjacent to Tagdell Lane (a dirt track) and opposite Hinton Manor Lane. The land is currently equestrian paddock. The above-mentioned Strip Lynchets are of both historical and geographical significance as well as being a natural flood run off defence. Tagdell Lane is a dirt track which is only partially accessible. The reason for the choice of this site is not clear. Much is made of the need for battery storage for renewable energy sources to store power before it enters the grid. As it stands currently there is no significant Solar or Wind development to warrant such a site in a rural area on a hillside in a naturally sensitive area. If the plans for a solar farm in</p>

		<p>Lovedean go ahead then maybe but even then, one would expect battery storage closer to Lovedean Sub-station</p> <p>Size Layout & density: - There are approximately 12 battery storage units on concrete plinths with associated equipment stretching towards Roads Hill. Two entrances to the site are to be constructed onto Lovedean Lane. Battery Storage units require cooling – therefore there is bound to be noise disturbance to wildlife and nearby equestrian paddock directly adjacent on the Roads Hill side</p> <p>Street Scene: - Currently the street scene is paddock shielded in places by trees....it is unclear what the target will look like</p> <p>Local Planning Policies: - CP29 Design, CP27 Pollution, CP20 Landscape</p> <p>Overall Highway safety: Significant during construction - 300 lorry journeys. It should also be noted that the route to access the site is via A3M, London Road and Lovedean Lane, the route to be used for the two major housing developments and the solar farm, this need to be carefully planned</p> <p>Noise and Disturbance from completed development: - Disturbance of wildlife and noise. No surveys done</p> <p>Parking: - N/A</p> <p>Overlooking and loss of privacy: - N/A</p> <p>Traffic generation: - A lot during construction not much thereafter</p> <p>Ground contamination: - It is known that Battery storage can leach heavy metals into the ground and pose a fire risk in a wooded area</p> <p>Conclusions: - The reason to create this facility at this site is not clear – there is no proven need at this location which has agreed planning permission. The environmental impact will be significant – disturbance to wildlife/equestrian areas, potential contamination and fire risk. The cumulative impact of the construction traffic with other developments has not been looked at.</p> <p>RECOMMENDATION: - Objection</p>
6.	25702/009	<p>CAT 286 Catherington Lane, Horndean, Waterlooville, PO8 0TD</p> <p>T2 Nootka Cypress - Fell, T3 Western Red Cedar - Fell, T4 Lansons Cypress - Fell.</p> <p>Ward: Catherington</p> <p>Cllr: Keith Jenkins</p> <p>Observations:- As stated in the application the trees fall within the Catherington Conservation area but do not have preservation orders on them. The trees do not possess an icon location or view with Catherington Village.</p> <p>Size Layout & density:- The trees are beginning to outgrow the space they are planted in and are very close to two adjacent buildings.</p> <p>Conclusion - The request appears to be reasonable as regards two of the larger trees but I cannot view the other two trees from the street. The trees I can see appear healthy and as always the removal of healthy trees not ideal. It would be preferable if the applicant could possibly be encouraged to plant replacement trees.</p>

		<p>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>
7.	7076/007	<p>3 Yew Court, 83 Catherington Lane, Horndean, Waterlooville, PO8 9HY</p> <p>Proposal: T1 - Oak- Reduce back lateral branches over the east sector of the canopy by approximately 3 metres back to substantial growth points and no cuts larger than 75-100mm.</p> <p>Ward; Murray</p> <p>Cllr; Teresa Attlee</p> <p>Observations: - When viewed from the street this application relates to a huge oak tree that is situated in the garden of number 85 Catherington Lane. The plan is to remove the branches back to the plot's fence line, The excessive overhang is causing considerable debris to fall onto the roof into gutters and damaging the patio.</p> <p>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. It may also be necessary to ensure that the applicant has engaged with the owner in whose garden the tree is located.</p>
8.	60485	<p>HSE 3 Orchard Close, Horndean, Waterlooville, PO8 9LL</p> <p>Proposal: Single storey rear extension and garage conversion to form a bedroom</p> <p>Ward; Kings and Blendworth</p> <p>Cllr; Paul Beck</p> <p>Size Layout & density: Little change as the proposal utilizes existing footprint</p> <p>Design, appearance and materials: All in keeping with existing</p> <p>Street Scene: No perceptible change</p> <p>Overall Highway safety: The proposal shows space for three vehicles parked facing the house and it would seem likely that any of these would need to join the road in a reverse direction</p> <p>Noise and Disturbance from completed development: None anticipated</p> <p>Parking: The proposal increases bedrooms from three to four but there is adequate space for three vehicles off road</p> <p>Overlooking and loss of privacy: Part of the proposal converts a store to a bedroom in close proximity to No 2 but as it is a ground floor room overlooking is unlikely</p> <p>Traffic generation: No change</p>

		<p>Ground contamination: No obvious sources.</p> <p>Conclusions: This is a relatively modest change of use with no significant changes</p> <p>Recommendation; No Objection</p>
9.	57528/004	<p>HSE 3 Pine Tree Walk, Drift Road, Clanfield, Waterlooville, PO8 0FE</p> <p>Re: Proposal: Detached Garden room</p> <p>Ward; Clanfield</p> <p>Cllr; n/a</p> <p>Comments can be made on this by HPC if required</p>

PLANNING APPLICATION NUMBER: - 55505/001

NATURE OF APPLICATION: - 40 no. dwellings with associated access, car and cycle parking, landscaping, and drainage

PROPERTY ADDRESS: - Land north of, Chalk Hill Road, Horndean, Waterlooville

Overview and Main Concerns

Originally a planning application was made on this site for up to 67 houses in 2015 that was rejected. The proposals were amended to 50 dwellings and that was also rejected on the basis the site lay within the Countryside and outside the Settlement Policy Boundary (SPB). That position changed with the emerging Local Plan process that has now extended the SPB to incorporate this site. The new proposals are for 40 dwellings.

The developed part of the site will be located adjacent to the existing development in Highcroft Lane and along Chalk Hill Road. The plans include an upgrade and enhancement of existing Public Rights of Way across the site, new open space as well as wildlife enhancements.

The new homes will be developed across three parcels west to east across the site, bisected by new roads, footways and swales travelling north to south through the development. The layout has been designed to allow for the cycle route, identified within the EHDC's Local Cycling and Walking Infrastructure Plan (LCWIP), to pass safely through the site.

Site Visit with Horndean Parish Council

In addition to the public consultation Metis held during April- May, it also agreed to hold a site visit with representatives from Horndean Parish Council and a local ward district councillor (observing only) on 7 May when Metis Homes talked through its emerging proposals.

HPC wished to reiterate the recurring feedback it has received on a variety of matters including;

- that Five Heads Rd is narrow, busy, has a junior school main gate on it and is a known speeding hot spot.
- the need for improvements to the site access point in Chalk Hill
- parking on site to accommodate construction traffic.
- site drainage and flooding in neighbouring roads
- improving access routes for cycling and walking.
- HPC suggested that materials for inclusion in the dwellings should include flint.

Summary of Issues

The summary of issues below is extracted from the Statement of Community Involvement included with the planning application.

- Increased traffic (narrow and busy roads)
- Oversubscribed local services (such as local schools and doctor's surgeries)
- Displacing local habitats and wildlife
- Limited parking
- Inadequate local infrastructure
- Unsafe access point
- Loss of green space
- Poor drainage and risk of flooding
- Concerns about construction traffic and noise
- Foul pumping station located too close to current housing.
- Urbanisation of local area
- Insufficient transport

As far as we can see, at this stage, the supporting documents included with this planning application attempt to address many of these in some way and the relevant specialists will be continuing to update their consultee comments.

Local residents may also wish to note that the applicant is still open to discussions on matters that may continue to give rise for concern or that require further clarification.

The EHDC case officer will be scrutinising all aspects of this application, but HPC still has concerns about ensuring the following are adequately addressed; a) drainage; b) the increased traffic on Fiveheads Rd; and c) the cumulative impact on the already oversubscribed local services (schools in particular).

a) Drainage

The site is in flood zone 1 and at low risk of flooding from surface water. However, the proposals will result in increased run-off which, as noted, is of concern to local residents especially in Chalk Hill and Durland Roads. The plans show that the runoff from the site will be captured by means of swales and attenuation basins, but we are still unclear about whether there will be a flood risk elsewhere or of the impact of the additional connections to the existing sewage system.

It is understood that foul drainage will drain by gravity and discharge to the public foul sewer in Durlands Road, subject to Southern Water approval.

b) Traffic on Five Heads Road

As noted, Five Heads Rd is narrow, busy, has a junior school main gate on it and is a known traffic speeding hot spot with lots of complaints. It becomes exceptionally busy when Horndean Football Club is playing at home and some 100-200 supporters turn causing parking issues on the newer developments in the area.

c) Schools

The development site is situated in the Horndean Infant and Junior catchment area where we are advised that these schools as well as the nearby Horndean Technology College are currently full. HCC 2050 (public consultee) acknowledges this but states that as there is capacity elsewhere it will not be seeking contributions towards primary provision.

Could it be clarified which schools would accommodate the children without a 15-minute car ride?

Size Layout & density: -

The dwellings will be a mix of flats, terraces, semi-detached and detached units designed to reflect the local character in including some dwellings with flint included on their facades. The dwellings will be no more than two storeys to reflect the height of existing development in the locality.

Street Scene: -

The site layout appears to be sympathetic to its wider surroundings (the plan is for all properties to be outward facing) with plans to use good quality materials in including some flint facades.

Local Planning Policies: -

All relevant policies and documents that make up the Development Plan are set out in detail in the application and are not repeated here. Our concerns arise from increased traffic and pressures on local services.

Overall Highway safety:

The development proposals will include a range of infrastructure improvements including the delivery of footway widening and crossing improvements along the northern side of Highcroft Lane to Durlands Road, as well as the delivery of the LCWIP proposals through the site through the provision of a 3.0m wide shared footway/cycleway with a sensitive Hoggin-style surface.

The HCC Pre App response sets out that the footway leading to the site should be a minimum of 2m wide especially where Chalk Hill joins Highcroft Lane. The HCC document also requests improvements to the quality of pedestrian infrastructure along Five Heads Road which may be addressed as the applicant states that it is also willing to provide a proportionate contribution towards the delivery of the wider off-site improvements identified in the Walking, Cycling and Horse-riding Assessment (WCHAR) and Healthy Streets Assessment. These potential improvements include the delivery of tactile paving at existing crossings, as well as a crossing point with tactile paving and dropped kerbs to traverse Five Heads Road, near the One Stop convenience store.

Overall highway safety however remains a concern due to the cumulative effect of new developments in this rural area.

Noise and Disturbance from completed development: -

There will be increased activity commensurate with a development of this size.

Parking: -

Car and cycle parking is provided in full accordance with EHDC's minimum parking standards and therefore provides sufficient capacity to accommodate for the forecast parking demand for the development. As noted elsewhere, increased traffic on Five Heads Rd e.g. during football matches may lead to additional strains of on-street parking or parking in visitor bays on the new development.

Overlooking and loss of privacy: -

Within the site, dwellings have been positioned so as to avoid any harmful overlooking, overshadowing or overbearing impact. Boundary treatments and planting can be secured by condition to ensure the introduction of new development can be visually softened to reflect the existing character of the neighbourhood.

Two public consultees have commented that some of the proposed properties are too close to their boundary, and we would request the case officer looks at this with Metis Homes.

Traffic generation: -

The documents submitted state that the proposed development is likely to generate some 21 two-way vehicle trips in the morning and evening peak periods respectively, which broadly equates to one additional vehicle every 3 minutes. It is stated that this is a very modest level of traffic that will be indiscernible from day-to-day traffic variations.

Notwithstanding this, Metis has agreed with HCC during pre-application discussions that junction capacity assessments would be undertaken at the proposed site access junction, as well as two junctions on the wider higher network. The results of the junction capacity assessments indicate that the junctions will operate with ample spare capacity in the future year, with no material queueing or delay. Metis states that the proposed development does not have any material, let alone 'severe' impact upon the operation of the local highway network.

Ground contamination: -

None identified in the documents submitted with the application.

Conclusions:

The applicant has consulted widely and has submitted detailed full proposals.

At this stage, our key concerns are:

- a) dealing with any additional cumulative impact on the sewage system;

- b) the additional traffic generation in Five Heads Rd which is currently considered too high by HCC and that requires appropriate mitigations (currently walking and cycling are currently impractical). The documents mention traffic quantity surveys, but if these are to be properly reflective, we suggest they need to be during the school year at school run times and not in the summer in the middle of the day.
- c) the cumulative impact on local services (especially schools).

RECOMMENDATION: -

Objection pending updated information concerning;

- a) the impact of the additional connections to the existing sewage system and risks of flooding elsewhere;
- b) mitigation of traffic impacts in Five Heads Road; and
- c) access to schools bearing in mind HCC has confirmed local schools are full.

Councillor Teresa Attlee

6 August 2024