



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES  
COMMITTEE MEETING HELD AT JUBILEE HALL ON  
MONDAY 20th January 2025 AT 7.00PM.**

**PRESENT:** Cllr T Attlee, Cllr D Prosser, Cllr A Redding, Cllr J Lay, Cllr S Freeman

**IN ATTENDANCE:** Carla Baverstock-Jones, Chief Officer  
Susan Blake, Administrative Assistant (Minute Taker)

**PUBLIC  
ATTENDANCE:** 3 Members of the public

Meeting Opened 7pm

**P 118 24/25** **TO RECEIVE APOLOGIES FOR ABSENCE**  
Cllr P Beck

**P 119 24/25** **TO RECEIVE ANY DECLARATIONS OF INTEREST**  
None received

**P 120 24/25** **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING  
COMMITTEE HELD ON 18th NOVEMBER 2024**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 20<sup>th</sup> January 2025 were duly signed as a true record of the meeting – Cllr D Prosser

**P 121 24/25** **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

The meeting was duly opened to members of the public 7.00pm

**P 122 24/25** **TO DISCUSS AND NOTE ANY PLANNING APPEALS**  
None

**P 123 24/25    TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISIONS AS PER ATTACHED SCHEDULE**

**35737/006    NATURE OF APPLICATION:-** Proposed rear extension to existing garage with provisions for a terrace above with glass and oak balustrades. Construction of detached car port to front.

**PROPERTY ADDRESS:- Coldhill Farm House, Coldhill Lane, Horndean, Waterlooville, Horndean, PO8 9SB**

**Observations:** - The plans are for an "outdoor kitchen" with bi-fold doors to the rear of the existing garage and a new study to the rear of that. There are then steps to the rear of the study up to the roof terrace space on top of the Study/Kitchen/Garage. The roof space is surrounded by a glass and oak balustrade. There is also a new car barn with space above for "something" not specified to the front left of the property. There are no plans for the car barn (only elevations). There is no indication of the materials to be used for the extension below the roof space. We are not sure if the owner of the Farmhouse is the owner of the Equestrian centre next door in the old farmyard. Coldhill Lane is a rural lane that is only for access to the properties, it ends as a track unsuitable for motor vehicles.

**Size Layout & density:** - The farmhouse has a large plot of land. There is nothing to the front or rear except equestrian paddock. Despite that this is large modern addition to what is quite a traditionally built farmhouse and as such is out of keeping with the existing dwelling. The facility is quite large for family use. The materials of the extension are not clear.

**Street Scene:** - The front of the balustrade will be visible from the road. The Car Barn is to the front left of the property. Coldhill Lane is a rural lane with barely room for motor traffic and no turning space. The houses are large and spaced out and not uniform.

**Local Planning Policies:** - C29 – Design, CP27 – Pollution (overlooking/Lighting)

**Overall Highway safety:** No change

**Noise and Disturbance from completed development:** - Arguably this is large recreation space, it is difficult to see it being only for family use, therefore it might be for other gatherings. No lighting scheme is indicated.

**Parking:** - Parking space is not reduced on the site, indeed it is increased by the Car Barn.

**Overlooking and loss of privacy:** - None front and back. The farmyard and equestrian centre will be overlooked.

**Traffic generation:** - Minor Change

**Ground contamination:** - None Stated

**Conclusions:-** This represents a modern extension to a traditionally build farm house. It is large (10m or more) and obtrusive and therefore out of keeping with the existing building and surroundings in contravention of CP29-Design (Size and Massing). There is no lighting scheme for the entertaining space, if there is any lighting it should be sympathetic to the rural surroundings (ie minimal). CP27 – overlooking could be a factor if the stable yard next door is not owned by the same owners as the farmhouse (cannot determine this)

**RECOMMENDATION:- OBJECTION**

**32300/010 NATURE OF APPLICATION:-** Infill of ground floor to provide a self contained flat, conversion of first floor to provide accommodation and addition of a new floor to the roof with dormers to provide accommodation to create 6 residential units

**PROPERTY ADDRESS:-** 6 Crisspyn Close, Horndean, Waterlooville, Hampshire, PO8 9JT

**General Observations:** - The plans include changes to both No.5 & No.6 Crisspyn Close. On the various diagrams the red boundary line is different. We assume that both properties and all the land to the rear is in scope of the final development. Currently the undercroft (ground floor) on both properties is surrounded by 2m fencing creating private compounds. There is public access between the fences. No.4 and No.7 Crisspyn Close are attached to No.5 and No.6 respectively. The front doors of these properties are directly adjacent to the 2m fences. There are vehicles parked in a gated grassed area to the rear of the properties. All of the trees in this area have been felled as per 32300/009 (agreed in 2021) except for a hawthorn tree in poor condition. The site has vehicle access via a service road past the garage block (for Crisspyn/Kefford closes) directly adjacent. No.5 has a shallow pitched roof, No.6 has flat roof. The adjacent properties 1-4 and 7-10 have mixture of flat and shallow pitched roofs.

The plans described for both properties in-fill the undercroft to create ground floor flats on both sides. There will be an additional storey added with Velux and Dormer windows. Each property will consist of 3 flats - A two bedroom flat on the ground floor and two three bedroom flats on the upper floors, making 6 flats in total. The grassed area to the rear is to be used as car park with 9 spaces identified - accessed via the service road with a tenth space being one of the existing garages. There is a new cycle store and public access path (to Catherington Lane) next to No.7. There is already footpath access to Catherington Lane next to No.10. There appears to still be a gap (path) between the two ground floor flats preserving the public right of way. The front windows of the ground floor flats are situated high and are very small (Transom Windows), with the major windows to the rear.

**Size Layout & density:** - The addition of the 2 second floor to No.s 5 & 6 will make them taller than the neighbouring (adjoining) properties by at least half a storey. The roof structure with Dormers and Velux is not in keeping with No.s 1-4 and 7-10. No.4 and No.7 are attached at 90 degrees to No.5 and No.6. The light to the front of these properties is currently obscured by the 2m fencing. This will turn that to brick walls of full height. On floors 1 and 2 there is a likelihood that these properties can look into No.4 and No.7. Any new windows should be of obscured glass. A technical assessment is required for the lighting issues. Sub-division of the dwellings and therefore creation of 6 new dwellings may be desirable in the current climate but this seems to be detrimental to the neighbours. The rooms in the flats say they are minimum standards in terms of size. They are not significantly different from those on the Floor 1 existing currently.

**Street Scene:** - The additional storey is obviously a change to the street scene. It may represent an improvement to the current mismatched flat and pitched roof combination.

**Local Planning Policies:** - CP29 – Design, CP27 – Pollution (overlooking/Lighting), EHDC Vehicle Parking Standards, Residential Extension and Householder Development SPD, Housing Policy

**Overall Highway safety:** No change to major highways, the service road past the garages to the car park will be busier but not a major issue.

**Noise and Disturbance from completed development:** - Clearly more people will be living on site but overall there should be little noise impact.

**Parking:** - There is sufficient parking in terms of number of spaces identified but 4 spaces show tandem parking in order to squeeze them in.

**Overlooking and loss of privacy:** - The major concern is No.4 and No.7 which adjoin this development. The Ground floor seems to be taken care of with the tiny (transom) windows to the front but this will be an issue for floors 1 and 2.

**Traffic generation:** - Not Significant

**Ground contamination:** - None Stated. Worth pointing out that the permission to fell the 11 trees in 2021 was given on the condition that 5 new trees were planted. There is no evidence of this. The land directly adjacent the car park is owned by HPC and HCC and has protected trees on it



**Conclusions:-** The major issue in our view is the potential impact of the development on the neighbours at No.4 and No.7 – overlooking and light obstruction impacting the amenity of the neighbour. Indeed the current 2m fence is already an issue for the latter - CP27 Polution. The third storey is out of keeping with the rest of the close and indeed the neighbouring close (Kefford close) – CP29 Design. The current parking design shows tandem parking in contravention of the EHDC parking standards.

Also puzzled why this is only No.6 as all the plans refer to both properties and doing one without the other makes no sense.

**RECOMMENDATION:-** OBJECTION

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

Cllr D Prosser, Cllr John Lay and Cllr T Attlee to attend next meeting when schedule.

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**TO NOTE THE NEXT SCHEDULED MEETING OF THE PLANNING  
COMMITTEE BEING MONDAY 3<sup>rd</sup> February 2025**

The next scheduled meeting of the Planning Committee was noted as 3<sup>rd</sup> February 2025

Meeting closed at 7.35 pm

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Signed - The Chairman

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Date