



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON
MONDAY 14th APRIL 2025 AT 7.00PM.**

PRESENT: Cllr P Beck (Chairman), Cllr D Prosser, Cllr R Sowden, Cllr T Attlee, Cllr J Lay, Cllr A Redding

IN ATTENDANCE: S Gower, Administrative Assistant (Minute Taker)

**PUBLIC
ATTENDANCE:** 2 members of the public

Meeting Opened 7pm

P 150 24/25 TO RECEIVE APOLOGIES FOR ABSENCE

Cllr A Redding – apologies received
C Baverstock-Jones – apologies received

P 151 24/25 TO RECEIVE ANY DECLARATIONS OF INTEREST

None received

**P 152 24/25 TO RECEIVE AND APPROVE THE MINUTES OF THE
PLANNING COMMITTEE HELD ON 17th MARCH 2025**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 17th March 2025 were duly signed as a true record of the meeting.

P 153 24/25 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

The meeting was duly opened to members of the public at 7.05pm

P 154 24/25 TO DISCUSS AND NOTE ANY PLANNING APPEALS

No Appeals

1. 59483/002 13 Southdown Road, Horndean, Hants PO8 0ET

NATURE OF APPLICATION: Replacement Dwelling

Cllr Attlee explained the reasoning behind her report. Two members of the public with interest in the application presented their reasons for objecting. It was decided to submit a new report from Horndean Parish Planning Committee based on new supporting documentation on the EHDC Planning Portal.

RECOMMENDATION: OBJECTION - All Agreed

**2. 38601-002 V2 48 James Copse Road, Lovedean, Waterlooville,
PO8 9RG**

NATURE OF APPLICATION: Change of use of amenity land to domestic garden to include 1.7m wall/fence and planting (amended description) (as amended by plans uploaded 24/03/2025).

Cllr Prosser read his report

CONCLUSION: This does improve the look of the street scene; the fencing and planting is not excessive. The land is currently untidy and looks like it has subsided. There is no impact on the amenity of the neighbours.

RECOMMENDATION: NO OBJECTION provided the Land in question is owned by the applicant and no permanent structure development takes place on the plot – All Agreed

**3. EHDC-25-0251-PA3Q2 Broadway Lodge, Lovedean, Waterlooville,
Hampshire, PO8 0SR**

NATURE OF APPLICATION: Application to determine if prior approval is required for a change of use of an agricultural building to a dwelling house (Class C3) and building operations reasonably necessary for the conversion including demolition of barn

Cllr Prosser read his report

OBSERVATIONS: This application is to determine whether prior approval is necessary to change an agricultural building to a dwelling house by redeveloping it. The building in question is an outbuilding of Broadway Lodge. The site uses an existing access to Broadway Stables from Eastland's Gate Lane. The application

proposes to demolish the barn next door to the building and then convert the building into a dwelling house. The determination of prior approval is effectively “do the applicants actually need full planning permission to do this development or are the rules governing a change from Class Q to Class C3 met and therefore a planning application is not required”. Having read the rules, it seems the issues here are the demolition of the barn and the outside space. The actual modification of the building in question seems to comply.

SIZE LAYOUT & DENSITY: The refurbished building will have two bedrooms and an open kitchen dining living space, two bathrooms, a study, and a utility room. With the barn next door demolished there will be space for a garden or parking or both but there are no plans showing this. The building is single storey. It is not near the main house nor is it near any neighbouring property.

STREET SCENE: The street scene will not be adversely impacted by this development

LOCAL PLANNING POLICIES: CP29 Design, EHDC Vehicle parking SPD, Conditions for Class Q to Class C3 guidance rules

OVERALL HIGHWAY SAFETY: The site uses an existing access to Broadway Stables on Eastland’s Gate Lane. It is unlikely to cause major issues

NOISE AND DISTURBANCE FROM COMPLETED DEVELOPMENT: The application does not say in the plans what becomes of the stables business next door to the building or the safety impact of the dwelling on access and parking for the stables

PARKING: There is probably enough land for parking but there are no plans showing this

OVERLOOKING AND LOSS OF PRIVACY: Impact on the stables and vice versa

TRAFFIC GENERATION: Minor

GROUND CONTAMINATION: Portsmouth water and the Environment Agency have objected based on a lack of detail on treatment of foul water and the fact that the site is on a principal aquifer.

CONCLUSION: Given the objections from Portsmouth Water and the Environment Agency plus the lack of plans on how the outside space of the building will be configured, there is clearly insufficient detail to approve this application without full planning in our opinion

RECOMMENDATION: OBJECTION – Full planning is required in our opinion not just development under the change of use class Q to class – All Agreed

4. EHDC-25-0315-GPDE 41 North Road Horndean, PO8 0EH

NATURE OF APPLICATION: General Permitted Development-Extensions

CONCLUSION: 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.

RECOMMENDATION: TO BE NOTED – All Agreed

**5. EHDC-25-0100-LDCP 1 Eskdale Close, Horndean, Waterlooville,
Hampshire, PO8 0DJ**

NATURE OF APPLICATION: Lawful development certificate proposed - single storey rear extension and part conversion of garage to habitable accommodation.

CONCLUSION: 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

RECOMMENDATION: TO BE NOTED – All Agreed

**6. EHDC-25-0142-HSE 15 St Michaels Way, Horndean, Waterlooville,
Hampshire, PO8 0HL**

NATURE OF APPLICATION: Proposed first floor extension incorporating 2 no. front facing dormers and enlarged rear dormer

Cllr Attlee read her report

A roof extension to create a bedroom and two bathrooms within the existing roof space with the rear dormer being quite substantial.

RECOMMENDATION: NO OBJECTION – All Agreed

**P 156 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.

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**TO NOTE THE NEXT SCHEDULED MEETING OF THE
PLANNING COMMITTEE BEING MONDAY 19th MAY 2025**

The next scheduled meeting of the Planning Committee was noted as 6.30pm 19th May 2025

Meeting closed at 7.45 pm

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Signed - The Chairman

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Date