



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON
MONDAY 19th MAY 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)
C Baverstock-Jones

**PUBLIC
ATTENDANCE:** 32 members of the public

Meeting Opened 7pm

P 009 25/26 TO RECEIVE APOLOGIES FOR ABSENCE

Cllr B Sowden – apologies received

P 010 25/26 TO RECEIVE ANY DECLARATIONS OF INTEREST

None received

**P 011 25/26 TO RECEIVE AND APPROVE THE MINUTES OF THE
PLANNING COMMITTEE HELD ON 14th APRIL 2025**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 14th April 2025 were duly signed as a true record of the meeting.

P 012 25/26 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

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

P 013 25/26 TO DISCUSS AND NOTE ANY PLANNING APPEALS

No Appeals

1. EHDC-25-0136-FUL

Land to rear of 123a Frogmore Lane, Horndean

NATURE OF APPLICATION: Eight dwellings following the demolition of existing equestrian buildings, with associated parking and landscaping

Councillor Beck explained Horndean Parish Council Planning Committee's role as a consultee in the planning process and read his report on the application. Members of the public then outlined their objections to the application. A representative from the planning consultants representing the applicant read out a statement highlighting the benefits of the proposed development. It was recommended that the residents communicate directly with the planning consultant if they have further questions.

CONCLUSION: The development makes realistic use of the land but given the comments regarding traffic levels and highway safety, the proposed access appears unsuitable for this size of development

RECOMMENDATION: OBJECTION – the access site is unsuitable for the proposed size of development - All Agreed

2. 55505/001

Land North of Chalk Hill Road, Horndean

NATURE OF APPLICATION: 38 no. dwellings with associated access, car and cycle parking, landscaping, and drainage

Notification of Pre-Decision Amendment

Cllr Attlee read her report

CONCLUSION: Councillor Attlee is satisfied with all the responses by the Developer to previous comments raised by HPC except for site drainage and flooding in neighbouring roads. It is understood from sight of Southern Water's letter dated 6 November 2024 that more information is required re rainwater harvesting, proposed soakaways, SUDs management plans as well as making a formal application for connection to the public sewer. We are not clear about the role of Thames water.

RECOMMENDATION: NO OBJECTION – pending sight of further information of the above - All Agreed

3. EHDC-25-0299-HSE

23 Yoells Lane, Waterloo, PO8 9SG

NATURE OF APPLICATION: Retrospective application for detached garage to front.

Cllr Prosser read his report

CONCLUSION: The garage is quite large but the land in front of #23 is sufficient for this not to be an issue. The roof pitch is shallow and it does not impact the view from the rear gardens of Tilford Road. However, on visiting the site I noticed that there was insufficient room for the guttering on the east side of the garage due to its proximity to the Tilford Road fences. The guttering will not capture and channel the run off properly and therefore poses a flood risk to the gardens of Tilford Road. In short, the roof overhang brings the garage too close to the fence for the drainage to work.

RECOMMENDATION: OBJECTION – All Agreed

4. EHDC-25-0292-HSE 94 Downhouse Road, Catherington, PO8 0TY

NATURE OF APPLICATION: Two storey front entrance porch, conversion of loft and construction of single storey rear extension. Changes to door and window materials changes. Proposed car port for 3 x cars.

Councillor Prosser read his report

CONCLUSION: This is a significant expansion of the dwelling in terms of floorspace but it is the design of the entrance hall and the roofs designs/dormer that make it look over-developed. The car port is also too tall to be against the neighbour's border as the fence between the two properties is low. The car port will dominate the front of the neighbouring property. Another major concern is the light spillage from the vast windows in the 2.5 storey entrance hall in contravention of CP27 especially given the property is opposite the SDNP

RECOMMENDATION: OBJECTION – All Agreed

5. EHDC-25-0114-FUL Morrisons, Hampshire, PO8 9FB

NATURE OF APPLICATION: Erection of Canopy in association with the approved electric vehicle (EV) charging zone.

Councillor Beck read his report

CONCLUSION: This is simply a canopy to cover EV charging points in the same way as the existing canopy covers the petrol station

RECOMMENDATION: NO OBJECTION – All Agreed

**6. SDNP/25/01031/FUL Land Off, Tagdell Lane, Horndean,
Waterlooville, Hampshire**

NATURE OF APPLICATION: Change of use of agricultural land to a secure dog walking field with associated access from Tagdell Lane, parking area, fencing, gates and shelter

Cllr Prosser read his report

CONCLUSION: The change of use of the land is unlikely to cause any issues. "The Warren" is preserved and protected. Deer are kept out of the site by the fence. Disruption to wildlife should be minimal. There are more than 12 of these Dog Parks in the SDNP. All are built using the same fencing as this.

RECOMMENDATION: NO OBJECTION – All Agreed

**7. EHDC-25-0269-HSE 138 Catherington Lane, Horndean,
Waterlooville, PO8 9PB**

NATURE OF APPLICATION: Replacement Garage to Front.

Councillor Prosser read his report

CONCLUSION: The concern is that allowing a detached garage build will set a precedent for the neighbours, however given there is already a poorly maintained wooden building already in the target space then this represents an improvement on that. Further if the trees are bushes are left in place the garage is mostly hidden from the street. It does not impact highway safety. The new plans are for a smaller garage than 38709/003.

RECOMMENDATION: NO OBJECTION – All Agreed

**8. EHDC-25-0118-FUL Land Southwest Of, 170 Lovedean Lane, Horndean,
Waterlooville, Hampshire**

NATURE OF APPLICATION: Retrospective application for a 1.8m close boarded timber fence along Lovedean Lane site boundary to provide secure garden area..
Councillor Prosser read his report

CONCLUSION: The property has been squeezed in on the plot and the resident is entitled to privacy and security of their back garden. There is no impact on the street furniture, therefore the fence is compliant with the rules from our perspective.

RECOMMENDATION: NO OBJECTION – All Agreed

**9. EHDC-25-0395-GPDE 28 Glamorgan Road, Catherington,
Waterlooville, Hants PO8 0TR**

NATURE OF APPLICATION: Single Storey Rear Extension
Councillor Prosser read his report

CONCLUSION: This extension whilst quite large is not out of keeping with the property.

RECOMMENDATION: NO OBJECTION – All Agreed

10. EHDC-25-0091-CONVR Hedgerows Coldhill Lane, Horndean, PO8 9SB

NATURE OF APPLICATION: Variation of conditions 2 and 7 of planning permission 58985/001 to allow a larger garage than was constructed and substitute plan 20A_039 25 A Garage Elevations with plan LA2506 07 Garage Elevations

Councillor Prosser read his report

CONCLUSION: The increase in the garage size is not obtrusive and does not impact the design of the plot overall..

RECOMMENDATION: NO OBJECTION – All Agreed

11. EHDC-25-0278-HSE 90 Downhouse Road, Catherington, PO8 0TY

NATURE OF APPLICATION: Replacement of existing lean-to and single storey section of building with single storey extension and the installation of an air source heat pump

Councillor Prosser read his report

CONCLUSION: A reasonable modernisation of the property assuming there is no impact on the amenity of #92. The heat pump noise should not impact the neighbours at #88 or #92.

RECOMMENDATION: NO OBJECTION – All Agreed

12. EHDC-25-0281-HSE 16 Woodland View, Horndean, PO8 9TR

NATURE OF APPLICATION: Proposed side extension Councillor Prosser read his report

CONCLUSION: Despite the Lean-to shed being visible above the fence, the amenity of the neighbour is not impacted as the shed itself looks like a fence.

RECOMMENDATION: NO OBJECTION – All Agreed

13. EHDC-25-0277-HSE 185 Hazleton Way, Horndean, Waterlooville, PO8 9EB

NATURE OF APPLICATION: Extension and conversion of existing garage to residential annexe with associated works.

CONCLUSION: The proposal is realistic and does not contravene any aspects of CP27 or CP29. In terms of the Residential Extensions & Householder Development' Supplementary Planning Document, the policy for a detached annex states:

"A detached annex should share vehicular access and private amenity space with the host dwelling..." which in this case it does not, as the annex has its own sitting room

RECOMMENDATION: NO OBJECTION – subject to the case officer being satisfied that there are adequate parking arrangements, and that the independent sitting room is acceptable. Also, that If permission is granted it should be subject to the proposed development remaining ancillary to the existing property and not to be a separate dwelling and sold in its own right." - **All Agreed**

14. EHDC-25-0301-HSE 51 Kings Mede, Horndean, PO8 9TH

NATURE OF APPLICATION: Bungalow loft conversion with bedroom and en-suite including roof lights

Councillor Prosser read his report

CONCLUSION: Standard loft conversion.

RECOMMENDATION: NO OBJECTION – All Agreed

15. EHDC-25-0090-LDCP 65a Bulls Copse Lane, Horndean, PO8 9RA

NATURE OF APPLICATION: Lawful development certificate proposed – single storey rear, single storey side extension following demolition of existing conservatory

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

16. EHDC-25-0141-TPO 4 Hollybank Close, Horndean, PO8 9ES

NATURE OF APPLICATION: T2 English Oak - Reduce to previous pruning points. Prune on a triennial cycle to maintain at broadly reduced dimensions

CONCLUSION: The tree is within the ownership of the Parish Council, and accordingly make no comment.

RECOMMENDATION: TO BE NOTED – All Agreed

P 015 25/26

**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 016 25/26

**TO NOTE THE NEXT SCHEDULED MEETING OF THE
PLANNING COMMITTEE BEING MONDAY 16th JUNE 2025**

The next scheduled meeting of the Planning Committee was noted as 6.30pm 16th June 2025

Meeting closed at 8.15 pm

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Signed - The Chairman

.....16/6/2025
Date