



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES  
COMMITTEE MEETING HELD AT JUBILEE HALL ON  
MONDAY 14 JULY 2025 AT 6:30PM.**

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

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

**PUBLIC  
ATTENDANCE:** 4 members of the public

Meeting Opened 6:30pm

**P 017 25/26                    TO RECEIVE APOLOGIES FOR ABSENCE**

C Baverstock-Jones – apologies received  
Cllr M Temple – apologies not received

**P 018 25/26                    TO RECEIVE ANY DECLARATIONS OF INTEREST**

None received

**P 019 25/26                    TO RECEIVE AND APPROVE THE MINUTES OF THE  
PLANNING COMMITTEE HELD ON 16<sup>th</sup> JUNE 2025**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 16<sup>th</sup> June 2025 were duly signed as a true record of the meeting.

**P 020 25/26                    TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

The meeting was duly opened to members of the public at 6:35pm

**P 021 25/26                    TO DISCUSS AND NOTE ANY PLANNING APPEALS**

No Appeals

**TO CONSIDER PLANNING APPLICATIONS AND NOTE  
DECISIONS AS PER ATTACHED SCHEDULE**

**1. EHDC-25-0136-FUL Re-Consultation - Land to rear of 123a Frogmore Lane, Horndean**

NOTIFICATION OF PRE-DECISION AMENDMENT

**RECOMMENDATION: No change to previous report - Noted at the meeting**

**2. EHDC-25-0568-TPO 1, Pond Cottages Havant Road, Horndean, PO8 0DS**

NATURE OF APPLICATION: Works to TPO 1 Oak Tree - Reduce and reshape canopy by 2-3 meters to leave a height of 22 meters, canopy spread 10 meters

The report was read out.

**CONCLUSION:** The tree is quite large and this application is one of simple tree management. My recommendation is that No Objection be raised regarding this application, subject only to the Tree Officer's agreement, and the work carried out by qualified personnel

**RECOMMENDATION: NO OBJECTION – All Agreed**

**3. EHDC-25-0639-HSE 20 Fir Tree Gardens, Horndean, PO8 9HF**

NATURE OF APPLICATION: Single storey side extension

The report was read out.

**CONCLUSION:** This is a relatively modest extension to provide additional living space

**RECOMMENDATION: NO OBJECTION – All Agreed**

**4. EHDC 25 0635 HSE 114 Catherington Lane, Horndean, PO9 9PB**

NATURE OF APPLICATION: - Extension to front and rear including alterations to roof to facilitate enlargement of first floor accommodation including raising of ridge height and front and side dormers (amended description 02.07.25)

The report was read out.

Members of the public were invited to outline their objections to the application and it was agreed to amend HPC Planning Committee's report slightly to reflect their concern.

**Observations:** This is a detached chalet bungalow sitting alongside another detached chalet bungalow at number 112. Both these properties have parking at the front of the properties. To the left (when viewed from the street) is another chalet bungalow (number 116) set further back with its drive running alongside between the two properties,

**Size Layout & density:** This is a significant development in terms of extending the roofline (lengthwise) from 8m to 14m and the front roofline from a single pointed gable to a gabled dormer 6m across. The second storey will accommodate three bedrooms (one ensuite). Policy CP29 (d) requires a development to be sympathetic to its setting in terms of scale, height, massing and density and its relationship to adjoining buildings, and spaces around buildings. Set in the context of the surrounding properties it does appear to be over scaled and will create a noticeably different roofline.

The materials to be used will be a change from existing and may not fit in with the surrounding properties contrary to the guidance in CP29 a) d) and e). For example, the existing materials and finishes for the walls of red brick and tile hanging will be replaced by white render. This will be a marked contrast with the property at 116 although the properties at 112 and 110 do appear to be white/cream white.

**Street Scene:** The properties in this part of Catherington Lane are very visible from the public highway but they are set back on a private lane. This is a significant change to the surrounding properties and will replace the gable roof line with a gabled dormer roofline some 6m across and could have a detrimental impact on the street scene. The Residential Extensions & Householder Development SPD at paragraph 2.33 states that roof extensions should not significantly alter the pitch or profile of the existing roof. Paragraph 2.23 states that two storey front extensions may only be accepted where the house is set well back from the road, is well screened and an in areas where there is not a uniform building line.

**Local Planning Policies:** CP 27 Pollution, CP29 (d) Design and Residential Extensions & Householder Development SPD paragraphs 2.11, 2.16, 2.23 and 2.33

**Overall Highway safety:** No change

**Noise and Disturbance from completed development:** Not considered an issue

**Parking:** Parking for three vehicles will be at the front as now.

**Overlooking and loss of privacy:** CP 27 requires that developments would not have an unacceptable impact on the amenity of the occupiers of neighbouring properties through loss of privacy or excessive overshadowing. There is a concern that the extended property will cause overshadowing to the neighbours at 116 (where the property is set back) particularly as the sun moves into a south and westerly direction. The case officer may need to check this. The positioning of the dormers on the north and south elevations may give rise to overlooking into the properties at 116 and 112, respectively. It may be necessary to have a condition that one or both of these windows has frosted glass.

**Traffic generation:** No change

**Ground contamination:** Nothing to note.

**CONCLUSION:** When viewed from the street, the property appears to be over scaled for its setting. The increased roof height to create a two-storey front extension, increased width and the rear extension may impact on the amenity of the neighbouring properties in terms of overlooking and loss of privacy.

**RECOMMENDATION: OBJECTION – All Agreed**

## **5. EHDC-24-0129-HSE 76 North Road, PO8 0EB**

NATURE OF APPLICATION: Detached garage to front.

The report was read out.

**Observations:** This property is on the corner of North Road and Romsey Road. The property has a clear frontage. The plan is to develop a detached garage to the front right side bordering Romsey Road. The door to the garage will be to the side facing away from Romsey Road. No other houses on North Road or Romsey Road have detached garages to the front.

**Size Layout & density:** The garage is approximately 4m square and about 2.5m tall. 4m is a little on the short side for a modern car.

**Street Scene:** The street scene is not uniform. However, there are no detached garages to the front in the neighbouring properties on North Road.

**Local Planning Policies:** C29 – Design, EHDC Vehicle and Parking SPD, Residential Extension and Householder Development SPD

**Overall Highway safety:** It is unclear how the garage will be accessed. There is no diagram of the driveway etc

**Noise and Disturbance from completed development:** No real change

**Parking:** See Highway safety – but there is enough space in front of the property for at least 2/3 vehicles

**Overlooking and loss of privacy:** None

**Traffic generation:** No change

**Ground contamination:** None Stated

**CONCLUSION:** The concern here is the fact that the neighbours do not have detached garages and therefore this development is not compliant with the guidance of the Residential Extension and Householder development SPD. There is no illustration of any redesign of the access/driveway to accommodate the garage. At 4m the garage is only really for smaller cars or storage.

**RECOMMENDATION: OBJECTION – All Agreed**

## **6. EHDC-25-0611-FUL 142 White Dirt Lane, Horndean, PO8 0TT**

NATURE OF APPLICATION: Detached garage to front

The report was read out

**Observations:** This property is on the corner of White Dirt Lane and Glamorgan Road. The property has a lot of land to the front. The plan is to develop a detached garage on part of that land. The proposed site of the garage is tucked away in one corner of the plot. It is worth noting that the neighbours to each side do not have buildings to the front but the ones opposite do.

**Size Layout & density:** The location of the garage is adjacent to the boundary with No.144 on the opposite side to the driveway. The garage floor plan is 5.8m square and the height is 4.4m. The planned materials match the main house.

**Street Scene:** The street scene is not uniform. However, there are no detached garages to the front in the neighbouring properties on White Dirt Lane or Glamorgan Road. Those opposite on White Dirt Lane do have garages

**Local Planning Policies:** C29 – Design, EHDC Vehicle and Parking SPD, Residential Extension and Householder Development SPD

**Overall Highway safety:** No real change

**Noise and Disturbance from completed development:** No real change

**Parking:** The property has plenty of space to the front, so is still compliant with the Parking SPD

**Overlooking and loss of privacy:** None

**Traffic generation:** No change

**Ground contamination:** None Stated

**CONCLUSION:** The concern here is the fact that the neighbours do not have detached garages and therefore this development is not compliant with the guidance of the Residential Extension and Householder development SPD. However other houses on White Dirt Lane do have garages. This point is made by the applicant, so they know this is not really encouraged! Also, a height of 4.4m for the garage seems excessive and will protrude 3m above the neighbouring fence.

**RECOMMENDATION: OBJECTION – All Agreed**

#### **7. EHDC-25-0361-HSE 65a Bulls Copse Lane, Horndean, PO8 9RA**

**NATURE OF APPLICATION:** New boundary fencing and walls to front.

No change to previous report. Addition submitted to EHDC planning portal requesting Case Officer to be satisfied that there are no visibility issues as raised by Hampshire Highways.

**RECOMMENDATION: To be noted at meeting – All Agreed**

#### **8. EHDC-25-0609-FUL Ludmore Barns, Broadway Lane, Lovedean, PO8 0SG**

**NATURE OF APPLICATION:** Associated operational development pursuant to EHDC/25/0010/PA3R (change of use of agricultural building to a flexible commercial use, specifically Class C1 (guest house/hotel))

The report was read out

**Observations:** This property is a large barn that originally formed part of Ludmore Farm. The barn and the cottages directly adjacent have been sold separately. The barn has had at least two applications. The most recent saw a Class Q conversion for the creation of two 4-bedroom dwellings inside “the shell” was refused as the property/plan did not meet the Class Q conversion rules. This application is a follow on from a Class R conversion for a guest house/hotel and was approved in March 2025. This therefore is the full planning required to describe the detail of that conversion. It is “required” by the condition of the Class R request. The site is located on Broadway Lane in the direction of Hinton Manor past the Lovedean Sub-

station on a very narrow country road with few passing places. The site is quite isolated, there are no close amenities and therefore vehicles are essential to access despite the cycle store. Nearest pub is Bird in Hand which is not safely walkable.

**Size Layout & density:** The intent is to create 6 self-contained guest suites (one 2 bed and 5 one Bed) and 3-bedroom managers dwelling. All this will take place within the curtilage of the main building. There will be 10 supporting car parking spaces (most with EV chargers) and a refuse store. Planting will be used to obscure the parking and the refuse store.

**Street Scene:** This is a very rural setting. This property and the cottages next door have no neighbours. The two cottages next door are listed but are being converted back into a single dwelling currently. This site and the access to the cottages are directly adjacent. I am puzzled that EHDC Environment Health believes the owner of the cottages will not be impacted by this development.

**Local Planning Policies:** C29 – Design, EHDC Vehicle and Parking SPD, CP9 – Tourism, CP27 – Noise and Light Pollution

**Overall Highway safety:** HCC raised concerns on road safety and requested works to the entrance for sight lines. This has not been addressed as far as I can see. When looking at the property I noted that a number of vans seem to use this as a rat run – the speed limit is 60!

**Noise and Disturbance from completed development:** Clearly having a 10 bedroom “hotel” and 10 parking spaces next to a residence will cause disturbance for that residence if the owners are different.

**Parking:** The parking scheme is compliant with the Parking SPD

**Overlooking and loss of privacy:** There is no lighting scheme provided. Given this property is close to SDNP we would expect some detail and sensitivity in this regard. There is no direct overlooking of the residence next door.

**Traffic generation:** Clearly significant for a road of this size– 40-60 journeys per day

**Ground contamination:** None Stated

**CONCLUSION:** CP9 – Tourism actively encourages re-use of agricultural buildings for tourism purposes. However, I am concerned that the traffic generated will be significant for a road of this size causing a highway safety issue given the national speed limit. The amenity of the direct neighbour will be impacted more by such a development than the original class Q proposed. Given the proximity to the SDNP, the fact that the lighting is not described is an issue that should be addressed. It should also be noted that construction traffic for the solar farm will make accessing this site problematic short term.

**RECOMMENDATION: OBJECTION – All Agreed**

**9. EHDC-25-0463-FUL Sunrise Lith Avenue, Horndean, PO8 0HA**

**NATURE OF APPLICATION:** Retrospective application for a change of use of land as extended domestic curtilage, including parking for classic vehicles for non-commercial, personal use and siting of shipping containers.

**RECOMMENDATION: OBJECTION – Noted - Submitted under Delegated Powers**

**10. EHDC-25-0360-HSE 90 Downhouse Road, Catherington, PO8 0TY**

Re-Consultation - 16 St Michaels Way, Horndean, PO8 0HL

NOTIFICATION OF PRE-DECISION AMENDMENT

**RECOMMENDATION: NO OBJECTION – Noted - Submitted under Delegated Powers**

**P 022 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 023 25/26                    TO NOTE THE NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE BEING MONDAY 11 AUGUST 2025**

The next scheduled meeting of the Planning Committee was noted as 6.30pm, 11 August 2025

Meeting closed at 7.05 pm

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Signed - The Chairman

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Date