



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES  
COMMITTEE MEETING HELD AT JUBILEE HALL ON  
MONDAY 11 AUGUST 2025 AT 6:30PM.**

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

**IN ATTENDANCE:** C Baverstock-Jones, Chief Officer  
S Gower, Administrative Assistant (Minute Taker)

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

Meeting Opened 6:30pm

**P 024 25/26      TO RECEIVE APOLOGIES FOR ABSENCE**

No absences

**P 025 25/26      TO RECEIVE ANY DECLARATIONS OF INTEREST**

None received

**P 026 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 14<sup>th</sup> July 2025 were duly signed as a true record of the meeting.

**P 027 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 028 25/26      TO DISCUSS AND NOTE ANY PLANNING APPEALS**

No Appeals

**P 029 25/26      TO CONSIDER PLANNING APPLICATIONS AND NOTE  
DECISIONS AS PER ATTACHED SCHEDULE**

### 1. EHDC-25-0798-RES Land East of Horndean, Waterlooville

The report was presented

From the information so far available to it, HPC does not object to this proposal but, in the interests of its residents and having stayed connected with Bloor throughout the various planning applications, we request that our points raised below are acknowledged or commented on as appropriate.:

1. Bus Route on to Rowlands Castle Road
2. Crime Prevention
3. Overlooking and Loss of Privacy (CP 27)
4. Design (CP 29)
5. Open Space, LEAP and Allotments
6. Sustainable Drainage Systems (SuDS)
7. S106 Agreement and Management Charges (mentioned for information only)
8. Allotments
9. Adopted Roads
10. Walking and Cycling Connectivity into the Wider Countryside

**RECOMMENDATION: NO OBJECTION – All Agreed**

### 2. EHDC-25-0634-FUL Unit C1 Lakesmere Road, Horndean, PO8 9JU

Change of use of Units C1 and C2, to secure a flexible range of uses within Classes E(g)(ii), E(g)(iii), B2 and / or B8

The report was presented.

**CONCLUSION:** A simple application to make the building suitable to a wider range of users.

**RECOMMENDATION: NO OBJECTION – All Agreed**

### 3. EHDC-25-0720-HSE 48 Catherington Lane, Horndean, PO8 9JA

**NATURE OF APPLICATION:** Proposed Single Storey Side / Rear Extension

The report was presented and the plans reviewed on the EHDC planning portal.

**Observations:** This is the right-hand side (when facing the property from the street) of a semi-detached two-bedroomed bungalow with an identical matching pair of bungalows to the right. The land falls away right to left on this slight bend on the right-hand side of Catherington Lane (almost opposite the Spar supermarket). This means the property to the right of this bungalow (at number 46) is slightly elevated above number 48.

**Size Layout & Density:** Currently there is a modest single storey flat roofed rear extension about 4m in depth and about 5m wide. The proposals will create a new en suite bedroom and a small utility. The proposals will require the removal of an existing garage towards the rear of the property to create a more substantial rear/side flat-roofed extension some 7.5m in depth and over 10m in width. It will

extend about 2m from the existing building line towards the neighbour's boundary at number 46. The materials will match existing. There is a concern that of the projection of 2m from the existing rear building line it will not be sympathetic to its setting in terms of its scale massing and density.

**Local Planning Policies:** Residential Extensions and Householder Development SPD paras 2.11- 2.16 and 2.20; CP 29 Design; CP 27 Pollution; Vehicle Parking Standards SPD

**Overlooking and loss of privacy:** As noted, the new extension will be very close to the neighbouring property at number 46, but it is set further back from it. Although there will be windows in the south side elevation these do not appear to overlook the neighbour. As noted above, the land slopes here so in fact the neighbour at number 46 is positioned slightly higher. As the main side window on the new property serves the en suite, it would be expected that this will be opaque. Overshadowing does not appear to be an issue due to the extension being set further back from number 46.

The main concern about this extension is that it could lead to an unacceptable loss of space between the original building and the neighbouring building at number 46 in breach of C29 (height, scale and massing) and the Residential Extensions and Householder Development SPD paras 2.11- 2.16 and 2.20.

**Conclusion:** Quite a large rear/side extension but set back from the neighbouring property and effectively replacing the garage that occupies some of that space at the current time, so there is less concern about overshadowing or loss of privacy. Due to the 2m projection from the rear building line towards the neighbour's boundary at number 46, however, there may be an unacceptable loss of space between the original building and the neighbouring building.

**After reviewing the plans, it was decided at the meeting to amend the original decision of No Objection to Objection due to the proximity of the extension to neighbouring property (see above). The original report was amended by the presenting Councillor to reflect this.**

**RECOMMENDATION: OBJECTION – All Agreed**

#### **4. EHDC-25-0559-TPO 118 Catherington Lane, Horndean, PO9 9PB**

**NATURE OF APPLICATION:** - T001- Common Beech - Crown reduction by 2-3m. The final height should not exceed an estimated 17m and crown spread should not exceed an estimated 7m radius

The report was presented verbally.

The members of the public were invited to provide their comments and it was agreed that a no objection decision would be submitted but with the request for a consideration to a great level of pruning.

**RECOMMENDATION: NO OBJECTION – All Agreed**

**5. EHDC-25-0814-FUL Pbcc Meeting Hall 99 Havant Road, PO8 0BP**

NATURE OF APPLICATION: Foyer and canopy extension.

**RECOMMENDATION:** The HPC Planning Committee were unable to provide a recommendation due to no information being available on the EHDC Planning Portal on this application.

**6. EHDC-25-0802-HSE 35 Southdown Road, Horndean, PO8 0ET**

NATURE OF APPLICATION: Proposed ground and first floor extensions to existing dwelling

The report was presented.

**Conclusion:** This represents a modernisation of this building. The roof line increase in the gables is a bit strange and the development over the garage is a bit close to the neighbour meaning this building might dominate. In all other ways this would appear to be compliant with the Residential Extension and Householder SPD.

**RECOMMENDATION: NO OBJECTION – All Agreed**

**7. EHDC-25-0765-HSE 16 Keydell Avenue, Horndean, PO8 9TA**

NATURE OF APPLICATION: Single storey rear extension to existing single storey detached dwelling

The report was presented

**Conclusions:** This is a relatively modest extension into the rear garden to provide additional living space and improved master bedroom with en-suite facilities.

**RECOMMENDATION: NO OBJECTION – All Agreed**

**8. EHDC-25-0807-TPO 16 The Yews, Horndean, PO8 0BH**

NATURE OF APPLICATION: T1 Ash reduce the height by 4 m from 18 m leaving a finished height of 14m. Reduce the width of the tree from 12m by 4m leaving a finish of 8m

The report was presented

**Conclusions:** The tree is very large and this application is one of simple tree management. 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**

**9. EHDC-25-0763-HSE Boundary Cottage Day Lane, Horndean, PO8 0SH**

NATURE OF APPLICATION: Proposed detached garage.

The report was presented.

**Conclusion:** While detached garages to the front are not encouraged, given a couple of the neighbours already have one and this property is directly adjacent to the solar farm (no neighbour is impacted) then we have no objection.

**RECOMMENDATION: NO OBJECTION**

**10. EHDC-25-0826-HSE 1, Broadway Farm Cottages, Lovedean, PO8 0SJ**

**NATURE OF APPLICATION:** Two Storey & Single Storey Side Extension

The report was presented

**Conclusions:** This makes No.1 Broadway Farm Cottages look like No.2. It could be argued that a smaller house is lost from the housing stock but given the renovation of No.2 has been allowed already this would seem harsh. The parking plan needs to be reviewed but there is plenty of space to do so.

**RECOMMENDATION: NO OBJECTION**

**11. 36187/004 23 Yoells Lane Waterloo, PO8 9SG**

**NATURE OF APPLICATION:** First floor extension to side and additional dormers to front, rear and sides (as amended by plans and additional information rec. 30.06.25)

**Conclusion:** No change to previous submission so no report or recommendation required

**12. EHDC-25-0788-TPO Land North Of 23 And 37 Wagtail Road, Horndean**

**NATURE OF APPLICATION:** Oak Tree - Crown reduction to western side, taken back to previous pruning points (or other suitable pruning points). Remove any dead wood

Horndean Parish Council application – no report required or recommendation required.

**P 030 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 031 25/26**      **TO NOTE THE NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE BEING MONDAY 8 SEPTEMBER 2025**

The next scheduled meeting of the Planning Committee was noted as 6.30pm, 8 September 2025

Meeting closed at 7.20 pm

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Signed - The Chairman

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Date