



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

**RECORD OF THE PLANNING AND PUBLIC SERVICES  
COMMITTEE BUSINESS  
CANCELLED MONDAY 8 SEPTEMBER 2025  
REVIEWED BY DELEGATED POWERS**

**DELEGATED POWERS:** Cllr A Redding (Chairman of Council), Cllr D Prosser (Vice Chair of Planning Committee), Sarah Guy (Interim Proper Officer)

**P 032 25/26** The Horndean Parish Council (HPC) Planning and Public Services Committee Meeting scheduled for Monday 8 September 2025 was cancelled due to not meeting the quorum of Committee Members required as per the HPC Planning and Public Services Committee Terms of Reference.

**P 033 25/26** In the absence of the Committee Chair, the decision to cancel was made by the Vice Chair as per the Horndean Parish Council Standing Orders (1.q).

**P 034 25/26** **TO CONSIDER PLANNING APPLICATIONS UNDER  
DELEGATED POWERS AS PER FOLLOWING SCHEDULE**

**1. EHDC-25-0909-HSE 16 Ashley Close, Lovedean, PO8 9RQ**

**NATURE OF APPLICATION:** Proposed rear/side extension with alterations to existing floor plan, following removal of an existing rear/side conservatory. Conversion of existing integral garage. Alterations to the garage roof to create a pitched roof over the garage and front door/porch, and the installation of a bay window in the front elevation.

**Observations:** 16 Ashley Close is one of 6 identical bungalows on one side of Ashley Close. The plan is to convert the garage to habitable accommodation. It will also be extended by 1.5m out from the building line of the property. A pitched roof will then be put over this extension and the front door to replace the existing flat roof covering the (smaller) garage and porch. At the rear of the property a conservatory will be demolished and infill extension built which will effectively extend the current roofline of the property by 4.2m subsuming an existing extension.

**Size Layout & density:** The extension the front is small only 1.5m but the drive is sloping down towards the property and therefore some excavation will be necessary. The roof design to the front is unique for the Close. The reconfiguration of the rear of the property is considerable at 4.2m but does create a unified extended property for the full width.

**Street Scene:** Street scene is currently uniform; all of the bungalows have the same flat roofed garage and porch. No.16 would be unique

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

**Overall Highway safety:** No Change

**Noise and Disturbance from completed development:** Minor change

**Parking:** No Change

**Overlooking and loss of privacy:** None

**Traffic generation:** No change

**Ground contamination:** None Stated

**Conclusions:** The rear extension seems to comply with all planning policies. The front extension and roof design, while quite modest, changes the overall appearance of the front of the property considerably and therefore does not comply with the residential extensions and householder development SPD and removes the uniformity of the street view.

**RECOMMENDATION: OBJECTION – Agreed by Delegated Powers**

**2. EHDC-25-0864-RES Land Rear Of, 191 - 211 Lovedean Lane, Horndean**

**NATURE OF APPLICATION:** This application is seeking consent for layout and extent of development 28 units of which 11 are affordable units, landscaping

**Observations:** This application is the site detail for 55406/005 “outline planning” which was approved at a meeting in December 2023. The approval under tilted balance was for 30 dwellings on this land between New Road and Lovedean Lane. This plan is for 28 houses, a mixture of 2/3/4 bedrooms with 11 affordable and 17 open market dwellings. The affordable model isn’t articulated. The entrance to the site is on New Road where plots 1 and 2 also sit, plots 3 and 4 back on to Lovedean Lane and the rest of the dwellings are arranged in a circular formation with all of the gardens facing inwards. This is in the draft local plan for development

**Size Layout & density:** The layout is a quite well spaced mixture of detached, semi and terraced housing. The taller two storey housing designs are based at the lower part of the site with 1.5 storey dwellings at the top. The topography of the site will still need to be managed to avoid the upper houses overlooking the gardens of the lower ones. The materials are in keeping with the general look and feel of other properties in the Lovedean Lane area

**Street Scene:** The circular road is largely hidden behind existing housing, the Lovedean Lane street scene is varied and has new developments already. The New Road impact will change the street scene considerably.

**Local Planning Policies:** C29 – Design, EHDC Vehicle and Parking SPD, CP27 Pollution/overlooking, Emerging Local Plan

**Overall Highway safety:** Concern was raised on 55406/005 with regard to the new site entrance being on a blind brow of a hill, this is not addressed otherwise. Clearly this number of houses with cars using the New Road and Lovedean Lane junctions will be significant as it was pointed out there are no shops or buses within half a mile of the site.

**Noise and Disturbance from completed development:** Clearly this is major change for the existing residents of Lovedean Lane and New Road.

**Parking:** The parking diagram provided is compliant with the EHDC Vehicle Parking SPD per dwelling but, given no-one parks in a garage, the number of visitor spots (5) organised around the circular road could be increased markedly to avoid inevitable street parking.

**Overlooking and loss of privacy:** The back gardens of plots 5-28 all facing each other on a slope clear will cause some overlooking if not managed

**Traffic generation:** Probably 60+ additional vehicles using a narrow side road to access the site. Walking journeys from the site for work or shopping are fantasy.

**Ground contamination:** Surface water drainage is already an issue for the houses on Lovedean Lane. This could either improve that or make it significantly worse depending on the effectiveness of the drainage scheme – we are not expert enough to comment.

**Conclusions:** Given this will happen in some form, these plans are generally acceptable in terms of layout and materials. Major concerns are the drainage impact on the Lovedean Lane existing dwellings, highway safety due to the narrowness and hill brow on New Road, and the potential road parking on the circular road due to

lack of drive space and visitor parking. It is also disappointing that sustainable development measures such as solar panels, heat pumps and vehicle charging are only mentioned as “being considered” in one sentence in the documentation. We would like to see these explicitly included in the plans for each dwelling.

**After reviewing it was decided by the Delegated Powers to amend the original decision of No Objection to Objection due the major concerns around drainage and road access.**

**RECOMMENDATION: OBJECTION – Agreed by Delegated Powers**

**3. EHDC-25-0835-HSE 32 Briar Close, Horndean, PO8 9ED**

**NATURE OF APPLICATION:** Single storey rear extension

**Observations:** This is a single storey rear extension that extends approximately 3m into what is a fairly large garden. The extension covers the full width of the building but is in slightly from the boundary line due to the attached neighbour

**Size Layout & density:** The extension is to create a kitchen diner with a skylight roof. The neighbour at No.30 appears to have a lean-to conservatory to the rear of their property. This extension is obviously on a different scale to this. Both additions are close to the shared boundary.

**Conclusions:** This would be straightforward if it wasn't for the proximity of the extension to the attached neighbour's conservatory at No.30. However, we have no objection but suggest the case officer might want to view it on other than google earth as it's not entirely clear.

**RECOMMENDATION: NO OBJECTION**

**4. EHDC-25-0896-HSE 5 Highcroft Lane, Waterloo, PO8 9NX**

**NATURE OF APPLICATION:** Single storey rear extension

**Observations:** 5 Highcroft Lane is a corner plot on the part of the road leading up from Five Heads Road. The application seeks to extend the property to the rear by 3.9m. This is by extending an existing extension to create a kitchen diner by making the kitchen larger. There will be bi-fold door to the side of the extension. It looks from the plans like the foul drainage may need to be moved.

**Conclusions:** This is a fairly modest extension to the rear of the property and the amenity of the direct neighbour is not impacted.

**RECOMMENDATION: NO OBJECTION– Agreed by Delegated Powers**

**5. EHDC-25-0892-TPO Quercus House Bridle Path, Horndean, PO8 9PA**

**NATURE OF APPLICATION:** T1 - Ash - Crown reduction of 4 meters. Current height approx. 15 meters, finished height approx. 11 meters. Current spread approx. 10 meters, finished spread 8 meters. T2 - Oak - Remove major dead wood. Location as shown on submitted sketch plan.

**Conclusions:** The recommendation is NO OBJECTION subject to the Tree Office's agreement that the work is necessary, and will be for the long-term benefit of the tree and the safety of the residents. The work should be carried out by properly qualified personnel at the correct time of the year.

**RECOMMENDATION: NO OBJECTION – Agreed by Delegated Powers**

**6. EHDC-25-0848-CONVR The Coach House, Shrover Cottage, Horndean, PO7 6HN**

**NATURE OF APPLICATION:** Variation of condition 3 of 58200/002 to change the approved window design on North Elevation

**RECOMMENDATION: Not reviewed as consultation period has closed**

**7. EHDC-25-0722-TPO Homewood Bridle Path, Horndean, PO8 9PA**

**NATURE OF APPLICATION:** Removal of broken branch, ensure the other half of the trunk is safe. Clean up overhanging branches and ensure safety regarding Ash die back

**Conclusions:** The recommendation is NO OBJECTION subject to the Tree Office's agreement that the work is necessary, and will be for the long-term benefit of the tree and the safety of the residents. The work should be carried out by properly qualified personnel at the correct time of the year.

**RECOMMENDATION: NO OBJECTION – Agreed by Delegated Powers**

**8. SDNP/25/02945/FUL Blendworth Farm, Unit 1 Blendworth Studios**

**NATURE OF APPLICATION:** Retrospective Change of Use for the Conversion of Unit 1 from Small Business Unit into Residential Use in connection with The Stable Yard.

**Conclusions:** The changes to unit 1 are only on the inside and therefore not really visible so SD5 is satisfied. There is sufficient parking compliant with SD22. The only concern is SD35 – Employment Land. The application states that a viability assessment carried out for the former office space has yielded no interest due to the

remoteness and accessibility of the site and the facilities it provides (or doesn't). As units 2 and 3 are already converted and the rest of Blendworth Farm stable yard is either residential dwelling or holiday-let then we can see no reason to object.

## **RECOMMENDATION: NO OBJECTION**

### **9. EHDC-25-0830-HSE 27 Woodstock Avenue, Horndean, PO8 9TF**

**NATURE OF APPLICATION:** Single storey side and rear extension to create family rooms improved first floor to create 2 additional bedrooms Associated diversion of drainage

**Observations:** This application represents a major renovation of this property. The side extension is 68 sqm (10-11m deep and 6-7m wide), the rear extension is 5m by 12-14m. There are large terraces created to the rear which probably total 80 sqm or more. On the first floor, a large dormer replaces a small pitched dormer to the rear and two pitched dormers to the front are replaced by two flat roof dormers. Lastly there is a two-storey entrance hall to the front with a pitched roof. The entrance hall has large glass windows to the front in a "church like" style.

**Size Layout & density:** Part of the rear extension space is achieved by replacing a large conservatory that is currently there. There is still a considerable increase in floor space overall. There are two major concerns, firstly fenestration: Changing the front dormers to flat roof does not comply to the guidance in the residential extension and householder development SPD but more importantly the two-storey entrance hall is an ultra-modern feature that is dominant in the street scene. Secondly, the properties in Woodstock Avenue are all similar in materials, brown tiles, cream painted render, or natural brick. They all have a 1950's country cottage feel. The materials used on this development being black slate, aluminium, black/grey window frames is an ultra-modern look. This will be a large property and dominate the street scene even though the roof height is not increased.

**Street Scene:** See above mostly traditional appearance brown slate properties, this is very modern looking and will dominate

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

**Overall Highway safety:** No Change

**Noise and Disturbance from completed development:** Minor change

**Parking:** No Change

**Overlooking and loss of privacy:** None. The property is bordered by a public footpath to one side and has a new 2 metre fence. The land comes to a point at the end to no back aspect on to Rose Hill.

**Traffic generation:** No change

**Ground contamination:** None Stated

**Conclusions:** As stated above while this development is considerable most of it has no real impact on the neighbours. The issues are that the materials are out of keeping with Woodstock Avenue and the fenestration to the front is not compliant with the SPD in design.

**RECOMMENDATION: OBJECTION – Agreed by Delegated Powers**

**10. EHDC-25-0879-HSE The Orangery, Cadlington House Estate Blendworth Lane, Horndean, PO8 0AA**

**NATURE OF APPLICATION:** Replace the glass panels of the existing fully glazed roof, on the south facing aspect of the house, with a mix of 60% glass panels and 40% 'Eco-Panels'

**RECOMMENDATION: NO OBJECTION – Agreed by Delegated Powers**

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

**NATURE OF APPLICATION:** Foyer and canopy extension

**Conclusions:** This is a minor renovation to the building externally with access changes and associated internal configuration changes.

**RECOMMENDATION: NO OBJECTION – Agreed by Delegated Powers**

**12. EHDC-25-0902-EIA Land of Lovedean Lane, Waterloooville PO8 9SL**

**NATURE OF APPLICATION:** Environmental Impact Assessment for up to 120 dwellings, with associated landscaping, open space, infrastructure, and associated works with access from the adjoining development to the east leading to Lovedean Lane. The site extends to circa 6 hectares of agricultural land with access via the adjoining development (Blackthorn Avenue).

**Conclusions:** There is a need for an EIA in our opinion. There is sufficient reason to study the cumulative effects of the development on this site with those on Lovedean Lane on the local area to the Lovedean Lane/Milton Road area. The potential water run-off from the land and the impact on wildlife also need consideration rather than

being dismissed. We understand that Tilted Balance is in force, however this development is not within the emerging local plan numbers and therefore should be seen as speculative. The efforts of the developer on this EIA screening assessment do not bode well for the quality of the development should it go ahead. It is full of boiler-plate standard responses and is under-researched therefore we would like to see more work done. Having seen a few of these for other developments, this is about the worst set of answers/statements I have seen.

**RECOMMENDATION: GENERAL COMMENT – Agreed by Delegated Powers**

**12.EHDC-25-0619-FUL Hampshire County Council, Horndean Library, 12 Five Heads Road, Horndean, PO8 9NW**

**NATURE OF APPLICATION:** Change of use of library (formerly use Class D1) to use Class E to be used as a Dental Surgery.

**Conclusions:** While we envisaged a more general “community facilities” use for this building in line with CP16 above, given the premises has been through a process to find a new owner and sold in line with (CP16 para(b)) for public services use, we have no objection to the changes proposed by the new owners.

**RECOMMENDATION: NO OBJECTION - Agreed by Delegated Powers**

The next scheduled meeting of the Planning Committee is at 6.30pm, 29 September 2025

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Signed - The Chairman

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Date