



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON
MONDAY 29 SEPTEMBER 2025 AT 6:30PM.**

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

IN ATTENDANCE: S Guy, Interim Proper Officer
S Gower, Administrative Assistant (Minute Taker)

**PUBLIC
ATTENDANCE:** 0 members of the public in attendance

Meeting Opened 6:30pm

P 035 25/26 TO RECEIVE APOLOGIES FOR ABSENCE

No absences

P 036 25/26 TO RECEIVE ANY DECLARATIONS OF INTEREST

None received

**P 037 25/26 TO RECEIVE AND APPROVE THE MINUTES OF THE
PLANNING COMMITTEE HELD ON 11 AUGUST 2025**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 11 August 2025 were duly signed as a true record of the meeting.

**P 038 25/26 TO RECEIVE AND APPROVE THE RECORD OF THE
PLANNING COMMITTEE BUSINESS CONDUCTED ON 8
SEPTEMBER 2025 BY DELEGATED POWERS**

It was **RESOLVED** that the record of the Planning Committee business conducted on the 8 September 2025 were duly signed as a true record of the meeting.

P 039 25/26 TO DISCUSS AND NOTE ANY PLANNING APPEALS

No Appeals

P 040 25/26

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

1. EHDC-25-0998-HSE 76 North Road, Horndean, PO8 0EB

NATURE OF APPLICATION: Detached two-car car port in the front garden

The report was presented

Observations: This application is a follow-up to EHDC-24-0129-HSE which requested a garage in this location on the plan which was refused due to scale and impact on the neighbourhood. The property is on the corner of North Road and Romsey Road. The property has a clear frontage. The plan is to develop a detached car port to the front right side bordering Romsey Road. The door to the entrance will be to the side facing away from Romsey Road. No other houses on North Road or Romsey Road have detached garages or car ports to the front.

Size Layout & density: The garage is approximately 5m square and about 3m tall. Larger than the previously proposed garage.

Street Scene: The street scene is not uniform. However, there are no detached garages or car ports 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 car port 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

Conclusions: The concern here is the fact that the neighbours do not have detached garages or car ports and therefore this development is not compliant with the guidance of the Residential Extension and Householder development SPD. This large structure is 3m tall and 5m square. There is no illustration of any redesign of the access/driveway to accommodate the garage.

RECOMMENDATION: OBJECTION – All Agreed

2. EHDC-25-0761-FUL Land to the North of 233, Catherington Lane,

NATURE OF APPLICATION: Detached self-build dwelling

The report was presented.

Observations: This proposed development is on the same site of another development approved in Dec 2023 (59998) That development was approved for 6 dwellings with car ports and parking. There were a number of iterations for this plan including the creation of a service road to car ports to the rear of two sets of 4-bedroom semis which in various versions of the plans turned to detached, then not. At no point was there mention of an additional dwelling at the back right hand of the site. This land was not marked on the plans. In the Planning Officers report much was made of the site not being too crowded with plenty of parking and access space etc. So now we add a “Self-Build” four bedroom detached property to the site next to the original H1 property.

Size Layout & density: The drawings follow 6A vision’s usual “rough sketch” style of plan and are therefore very “arty” but not really clear. The impact on the original H1 land if any is not really shown. In principle the materials for the house are not in keeping with the rest of the site. Whether it actually fits on the site subset is therefore difficult to determine. This would appear to be down to the “Self-Builder” to figure out.

Street Scene: Once again the sketch provided of the street scene is far from clear.

Local Planning Policies: CP29 Design. Vehicle Parking Standards SPD.

Overall Highway safety: Accessed via what was originally intended as a service road to the car ports for 4 other properties

Noise and Disturbance from completed development: Noise not significant - however the site was approved for 6 houses not 7.

Parking: Nominally there are three parking spaces shown

Overlooking and loss of privacy: None. Doesn’t overlook the other dwellings

Traffic generation: 15% more traffic on this site.

Ground contamination: None stated

Conclusions: This feels like the developer had some land spare from the original development and wants to sell the plot with planning permission and knows that Self-Build housing stock is a target that planning authorities are set. We objected to the original site plans because they were short on detail and changing often. The approval of those plans talked about how well planned the site was, so now we put an additional dwelling in the mix invalidating some of those comments. This seems speculative and constitutes over-development of the site in violation of CP29

RECOMMENDATION: OBJECTION – All Agreed

3. 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

The report was presented

Tree condition: This tree is at the back of the plot behind the “Homewood” building. The trunk is visible and splits into two major parts. The tree looks in good condition. This piece of management work doesn’t seem unreasonable.

Conclusions: The recommendation is NO OBJECTION subject to the Tree Officer'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 – All Agreed

4. EHDC-25-1085-TPO 7 Peacock Gardens, Horndean, PO8 9WG

NATURE OF APPLICATION: 1 x Oak - to fell and replace with agreed species (location shown as T1 on submitted plan). 1 x Oak - reduce height by 3 metres from 18 metres leaving a finished height of 15 metres. Reduce width of the tree from 16 metres by 3 metres, leaving a finish of 13 metres (shown on submitted plan as T2). 1 x Copper Beech - reduce height by 3 metres from 18 metres leaving a finished height of 15 metres. Reduce the width of the tree from 13 metres by 2.5 metres leaving a finish of 10.5 metres (shown on submitted plan as T3).

The report was presented

Tree condition: T2 and T3 proposed reductions are in line with the “25%” rule and are therefore good tree management. T1 is puzzling, the tree would appear to have been pruned recently (within the last two year – google earth shows a larger tree Dec 2023). I have found the application for this 56433/003 in Oct 2024 (there is no decision on this request). So, work has been carried out in the last year. The Tree is actually on the main Portsmouth Road and may have been causing a hazard to traffic (buses?). In any event the tree is now in a poor condition either through mismanagement or disease. It looks dead or dying and therefore probably should be replaced. We would be interested to know if any previous work was authorised and if that work actually damaged the tree.

Conclusions: The recommendation is NO OBJECTION subject to the Tree Officer'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 – All Agreed

A request was sent to the Tree Officer to view the condition of T1 as the Committee are concerned as to why the tree has died off.

5. EHDC-25-1057-TCA 284 Catherington Lane, Horndean, PO8 0TD

NATURE OF APPLICATION: Trees in a conservation area application. Removal of 3nr. ash trees (noted on submitted plan and photos as T1, T2 and T3) which are subject to ash dieback

The report was presented

Tree condition: Following assistance from the Grounds Team to take a look at these trees, we agree that they are subject to Ash dieback and should therefore be felled.

Conclusions: The recommendation is NO OBJECTION subject to the Tree Officer'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 – All Agreed

6. EHDC-25-1053-TPO 174 Greenfield Crescent, Horndean, PO8 9EW

NATURE OF APPLICATION: 1 x Oak- Fell to ground level. (shown as T1 on submitted plan).

The report was presented.

Tree condition: This is large Oak within the confines of the property which backs onto to Hazleton Common. The tree is in bad condition. It has several thick trunks (but not one you can identify as a primary). It is leaning badly, albeit away from the property. There is a lack of foliage except for at the extreme ends of the branches. Ordinarily we don't like to see trees felled but this one is so bad that a reduction would not really work.

Conclusions: The recommendation is NO OBJECTION subject to the Tree Officer'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 – All Agreed

7. EHDC-25-1027-TPO 186 Greenfield Crescent, Horndean, PO8 9ER

NATURE OF APPLICATION: Oak - reduce height by 2.5 metres from 18 metres leaving a finished height of 15.5 metres; reduce width of tree from 13 metres by 2.5 metres leaving a finished spread of 10.5 metres. Also, to crown lift tree to a height of 6 metres to remove the lower epicormic growth

The report was presented

Tree condition: This is large Oak within the confines of the property which backs onto to Hazleton Common. The reduction of the tree is reasonable and aligns with the “25%” rule. Other changes are in line with good tree management

Conclusions: The recommendation is NO OBJECTION subject to the Tree Officer'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 – All Agreed

8. EHDC-25-0969-TPO 31 Bulls Copse Lane, Horndean, PO8 9QX

NATURE OF APPLICATION: T1 - Oak - Crown reduction, reduce crown spread by 2m and reduce height by 3m. T2 - Oak - Crown reduction, reduce crown spread by 2m and reduce height by 3m

The report was presented

Tree condition: Both trees are in good condition. They are at the back of the property so the lower part of the trees was not visible. The reduction of the trees is reasonable and aligns with the “25%” rule.

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 – All Agreed

9. EHDC-25-0899-ADV Bere Grove Care Home Gales Rise, Horndean, PO8 0WW

NATURE OF APPLICATION: Installation of 1x double sided post mounted directional sign, 2x single sided post mounted directional signs to form 'V' shape.

The report was presented.

Observations: The signs are described in detail, screen shots of the entrance in both directions on Rowland's Castle Road are shown. The proposed location of the signs is not shown.

Size Layout & density: 2m tall with “legs”. Sign is only 0.9m by 1.2m. This is similar to the sign outside of Denmead Grange care home.

Street Scene: In a setting with only the Retirement Village and Care home

Local Planning Policies: C29 – Design

Overall Highway safety: It would have been helpful to show where the sign will go!

Noise and Disturbance from completed development: N/A

Parking: N/A

Overlooking and loss of privacy: N/A

Traffic generation: N/A

Ground contamination: N/A

Conclusions: We do not have an issue with the signs provided they are positioned so traffic leaving or passing the site does not have its view obscured causing a hazard, unfortunately, as the plan does not show where the sign will be positioned, we cannot be satisfied that this will be the case.

RECOMMENDATION: OBJECTION – amended from No Objection following a discussion by the Committee – All Agreed

10. 28358-008 362 Catherington Lane, Horndean, PO8 0TU

NATURE OF APPLICATION: Car port and extended veranda to front (amended plans 10.09.25)

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

Conclusions: A number of properties in this part of Catherington Lane have completed “modern” additions/changes. While this is a large change it does not affect the amenity of the neighbours with this new design.

RECOMMENDATION: NO OBJECTION – All Agreed

11. EHDC-25-0871-RES Land North of Beechcroft Lith Avenue, Horndean

NATURE OF APPLICATION: Application for Approval of Reserved Matters following Outline Approval. The current application seeks approval for the reserved matter of landscaping

The report was presented

Conclusion: Given that approval has been given to build in this sensitive location, it appears that all efforts will be made to conserve and protect the natural beauty of the countryside (CP 20). The current site is overgrown and unsightly. Hopefully this will be an improvement. The trees and shrubs will also contribute to maintaining the wildlife habitats and corridors (CP21) and the overall landscaping plans will help to ensure the development makes a positive contribution to the area.

RECOMMENDATION: NO OBJECTION – All Agreed

12. EHE003 Horndean Technology College, Barton Cross, Horndean, PO8 9PQ

NATURE OF APPLICATION: Re-roofing of blocks 002X and 002A

The report was presented

Conclusions: This refurbishment would appear to be a welcome improvement for pupils and teachers alike.

RECOMMENDATION: NO OBJECTION – All Agreed

13. EHDC-25-1015-LDCP 3 Stagshorn Road, Horndean, PO8 9N

NATURE OF APPLICATION: Application for a Certificate of Lawfulness, Proposed for demolition of existing conservatory and construction of a single-storey rear extension, together with the conversion of the existing garage to a playroom and storage room incidental to the residential use of the dwelling house

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.

P 041 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 042 25/26 **TO NOTE THE NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE BEING MONDAY 20 October 2025**

The next scheduled meeting of the Planning Committee was noted as 6.30pm, 20 October 2025

Meeting closed at 7.10 pm

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Signed - The Chairman

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Date