



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON
MONDAY 20 OCTOBER 2025 AT 6:30PM.**

PRESENT: Cllr P Beck (Chairman), Cllr D Prosser, Cllr R Sowden

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

PUBLIC

ATTENDANCE: 0 members of the public in attendance

Meeting Opened 6:30pm

P 043 25/26 TO RECEIVE APOLOGIES FOR ABSENCE

Cllr T Attlee
Cllr J Lay

P 044 25/26 TO RECEIVE ANY DECLARATIONS OF INTEREST

None received

**P 045 25/26 TO RECEIVE AND APPROVE THE MINUTES OF THE
PLANNING COMMITTEE HELD ON 29 SEPTEMBER 2025**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 29 September 2025 were duly signed as a true record of the meeting.

P 046 25/26 TO DISCUSS AND NOTE ANY PLANNING APPEALS

No Appeals

**P 047 25/26 TO CONSIDER PLANNING APPLICATIONS AND NOTE
DECISIONS AS PER ATTACHED SCHEDULE**

1. EHDC-25-0299-HSE 23 Yoells Lane, Waterloooville, PO8 9SG

NATURE OF APPLICATION: Retrospective application for detached garage to front (amended plans rec. 09.10.25)

The report was presented

Observations: The plans shown here are not quite the same as what has been built. The building I saw was about 80-90% complete. There is a garage door to the front (South Elevation) on the built one, on these plans there is only one to the side (West). The new garage is very close to the rear fence of the properties in Tilford Road. There is plenty of land to the front of #23, it is a unique large property of some age. The driveway to the front of the house is gravel, I observed block paving stacked against the wall of the garage so I assume at least part of the drive will be block paved. There is plenty of room on the front of the property to enter the new garage and also for vehicles to turn.

Size Layout & density: The new garage from the plans is quite a large structure 10.7m long by 4.6m wide at its widest point and 3.5m at its narrowest. The roof is pitched and but quite shallow. The garage is so close (on the east side) to the Tilford Road Neighbours' back fence that there is no room for the guttering. The guttering has been bent under the eaves of the roof and will not catch the water run-off.

Street Scene: The street scene of this part of Yoells Lane is not uniform. Some properties have integral garages and one has a detached garage to the front.

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

Overall Highway safety: Minor

Noise and Disturbance from completed development: Minor

Parking: There is plenty of parking and turning space at the front of the property.

Overlooking and loss of privacy: None

Traffic generation: No Change

Ground contamination: None Stated

Conclusions: 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

2. EHDC-25-0994-CONVR Security Hut Lakesmere Road, Horndean

NATURE OF APPLICATION: Variation of condition 3 of application F29535/001 to remove B8 use restriction and restrictions on use.

The report was presented.

Observations: The Proposal is intended to allow the Site to operate more successfully by providing sufficient flexibility to meet future demand.

Part of condition 3 of the Original Permission imposes a restriction that prevents the proportion of uses within Class B8 from exceeding 50% of the total floorspace across the Site. The applicant considers this part of the condition – imposed in 1988 – to no longer fulfil its intended purpose, to be extremely difficult to enforce and to create uncertainty for current and future occupiers (which, it claims is affecting the marketability of some units). Certainly, at present, the site is a little sorry, with a number of unoccupied units. Removing restrictions on the type of use may improve occupancy and employment opportunities.

Condition 3 also imposes restrictions on the uses permitted across the Site and at specific buildings which have been superseded by subsequent planning permissions to expand and/or change uses, so the Proposal also seeks to vary condition 3 to consolidate those changes.

Size Layout & density: This is a proposal to change the use of existing buildings, not to extend or add to any of those.

Street Scene: No significant change and not residential.

Local Planning Policies: This change appears to chime with both local and national strategies and policies which seek to maximise employment opportunities and attractiveness to business.

Overall Highway safety: There may be a decline in anticipated car movements, alongside a small increase in HGV traffic, but the site – and access to it – seems to be capable of handling additional traffic of this nature.

Noise and Disturbance from completed development: Each of the units have varying capacity to accommodate HGVs to line up on site adjacent to the loading bays/roller shutter doors. It is likely that any increase in B8 floor area has the potential to increase the proportion of HGV movements, however the existing site is designed to cater for HGV movement and the applicant anticipates no issues with this theoretical increase in the percentage of B8 land use.

Parking: The Proposal to allow potentially greater than 50% B8 land use would mean that the requirement for car parking would reduce according to the standards and therefore would have a net benefit in terms of the theoretical demand / requirement for car parking spaces on site. It is noted that the requirement for servicing/turning areas for larger vehicles could increase slightly.

Overlooking and loss of privacy: Hazleton Interchange is a self-contained business area. Overlooking and privacy should not be changed by this proposal.

Traffic generation: Each unit has varying capacity to accommodate HGVs to line up on site adjacent to the loading bays/roller shutter doors. It is likely that any increase in B8 floor area has the potential to increase the proportion of HGV movements, however the existing site is designed to cater for HGV movement and no issues are anticipated with a theoretical increase in the percentage of B8 land use.

Ground contamination: An increase in the proportion of storage or distribution, such as warehouses, logistics centres, self-storage facilities, and builders' yards should not impact ground contamination.

Conclusions: This variation of an almost 40-year-old planning condition would seem to offer an opportunity to increase the attractiveness of the units on Hazleton Interchange with no significant downside for Horndean.

RECOMMENDATION: NO OBJECTION – All Agreed

3. EHDC-25-0971-HSE 3 Orchard Close, Waterloooville, PO8 9LL

NATURE OF APPLICATION: Extension to existing garage. The report was presented

Size Layout & density: The extension will increase the footprint size of the property but only marginally.

Design, appearance and materials: The design matches the rest of property.

Street Scene: Not affected as the extension is to the rear

Overall Highway safety: No significant change

Noise and Disturbance from completed development: Little change.

Parking: There will be an increase in number of bedrooms from 3 to 4 but adequate parking is provided

Overlooking and loss of privacy: No change.

Traffic generation: No change

Ground contamination: No obvious sources.

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

RECOMMENDATION: NO OBJECTION – All Agreed

4. EHDC-25-1121-HSE 188 Greenfield Crescent, Horndean, PO8 9ER

NATURE OF APPLICATION: Ground floor reconfiguration, porch alterations, rear extension and rear patio

The report was presented

Size Layout & density: The extension will increase the footprint size of the property but only marginally

Design, appearance and materials: The design matches the rest of property.

Street Scene: Hardly affected as most of the extension is to the rear. There will be a new porch which is in keeping with the rest of the property style

Overall Highway safety: No significant change

Noise and Disturbance from completed development: Little change.

Parking: No change.

Overlooking and loss of privacy: No change.

Traffic generation: No change

Ground contamination: No obvious sources.

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

RECOMMENDATION: NO OBJECTION

5. EHDC-25-0349-CONVR 214 Catherington Lane, Horndean, PO8 0TA

NATURE OF APPLICATION: Variation of condition 7 of application 40090/005 to change the opening hours for the hairdressing salon and spa

The report was presented

Observations: 214 Catherington Lane is a health and beauty retreat on the site of an old farmhouse and stable yard. This condition from the original application concerns the times of operation of the hairdressing salon and the whole Spa at the retreat.

Condition 7:

FROM

“The hairdressing salon hereby approved shall not take place other than between the hours of: Tuesday 09:00 – 20:00 Wednesday 09:00 – 20:00 Thursday 09:00 -18:00 Friday 09:00 – 17:15 Saturday 08:30 – 17:00 0

TO

The Spa hereby approved shall not take place other than between the hours of: Monday 12:00 – 21:00 Tuesday – Thursday 09:00 – 21:00 Friday 09:00 – 18:00 Saturday 09:00 – 14:00

Reason: To ensure that the amenities of the area are not detrimentally affected by the use of the site outside reasonable working times.”

Conclusions: This Spa has been a welcome addition to the neighbourhood and we see no problem in modestly extending the hours of operation

RECOMMENDATION: NO OBJECTION – All Agreed

6. EHDC-25-1138-LDCP 5 Highcroft Lane, Horndean, PO8 9NX

NATURE OF APPLICATION: Single storey rear extension

The report was presented

Application for Lawful Development Certificate:

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.

7. EHDC-25-1123-TPO 3 The Mews Horndean PO8 9WX

NATURE OF APPLICATION: Field Maple - Crown reduction by 2m. Crown raise over road to 6m, leaving a height of 15m and crown spread of 15m

The report was presented

As there are 5 trunks that form this tree that are all growing in a line but in different directions, it makes sense to reduce the centre down and bring the others in.

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-25-1056-TPO Keydell Nurseries Havant Road, Horndean PO8 0UU

NATURE OF APPLICATION: TPO No. (EH463)02 - Group of Ash and Sycamore trees - prune overhanging branches away from gardens, reduce in height or fell unhealthy trees. Location shown on submitted sketch plan.

The report was presented

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 trees 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

P 048 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 049 25/26

**TO NOTE THE NEXT SCHEDULED MEETING OF THE
PLANNING COMMITTEE BEING MONDAY 10 NOVEMBER
2025**

The next scheduled meeting of the Planning Committee was noted as 6.30pm, 10 November 2025

Meeting closed at 6.45 pm

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Signed - The Chairman

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Date