



HORNDEAN PARISH COUNCIL

PLANNING AND PUBLIC SERVICES COMMITTEE

THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY 4th JUNE 2018 AT 6.30PM.

PRESENT: Cllr P Beck (Chairman), Cllrs Mrs E Tickell, N Wren, (Cllr Mrs I Weeks arrived 6.50pm).

IN ATTENDANCE: Carla Baverstock-Jones , Chief Officer, Gill Foster (Minute Taker).

PUBLIC ATTENDANCE: No members of the public were present.

P18/19 017 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillors R Veitch, Miss J Murray and Dr. C. Jacobs.

P 18/19 018 TO RECEIVE ANY DECLARATIONS OF INTEREST

Cllr P Beck declared an interest in Application 38611/003 Hook Cottage Patersons Lane.

P 18/19 019 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14 MAY 2018.

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 14th May 2018 be duly signed as a true record of the meeting.

P 18/19 020 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

There were no members of the public present.

P 18/19 021 TO DISCUSS AND NOTE ANY PLANNING APPEALS

There were no Planning Appeals.

P 18/19 022 TO ELECT A VICE CHAIRMAN FOR THE PLANNING COMMITTEE 2018/2019

Cllr P Beck proposed Cllr Miss J Murray be Vice Chairman for 2018/19, Cllr N Wren seconded this.

It was **RESOLVED** that Cllr Miss J Murray be the Planning Committee Vice Chairman for 2018/19.

P 18/19 023 TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST

57787

16 Stonechat Road, Horndean, Waterlooville, PO8 9YA

Single storey and two storey rear extension with revised fenestration

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr P Beck referred to Cllr R Veitch's Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

57786

40 North Road, Horndean, Waterlooville, PO8 0EH

Dormer windows to front

Ward: Downs

Cllr Rep: Cllr Dr C Jacobs

Cllr P Beck referred to Cllr Dr C Jacob's Report (Please see attached Report Schedule).

RECOMMENDATION: OBJECTION as it is unclear how close this development will be to the neighbouring property number 42. This needs to be clarified before proposal is accepted. In addition, the proposed development may cause overlooking to property in St Michael's way.

57782

40 North Road, Horndean, Waterlooville, PO8 0EH

Lawful development certificate proposed - rear dormer, porch and side extension.

Ward Downs

Cllr Rep: Cllr Dr C Jacobs

Cllr P Beck referred to EHDC's website after a short discussion took place.

RECOMMENDATION: No comment as it is a matter of fact as to whether planning permission required bearing in mind that there is also an Application submitted under 57786.

22613/003

72 Kings Mede, Horndean, Waterlooville, PO8 9TH

Proposed side extension and rooms in re-pitched roof following demolition of shed (as amended by plans received. 03.05.18)

Ward: Kings

Cllr Rep: Cllr Miss J Murray

Cllr P Beck advised this Application had been seen before and HPC's comments still stand.

57046

35 Keydell Avenue, Horndean, Waterlooville, PO8 9TD

Two storey dwelling (as amended by plan rec. 10.05.18)

Ward: Kings

Cllr Rep: Cllr Miss J Murray

Cllr P Beck advised that EHDC had already granted this Application. This was noted.

51100

28 Highcroft Lane, Horndean, Waterlooville, PO8 9NX

Single storey rear extension with a first floor extension over half of the dwelling

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr P Beck referred to Cllr R Veitch's Report (Please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION.

38611/003

Hook Cottage, Patersons Lane, Blendworth, Waterlooville, PO8 0AH

Conversion and extension of office / workshop into a two bed dwelling

Ward: Hazleton & Blendworth

Cllr Reps: Cllrs Mrs I Weeks, R Veitch & N Wren

Cllr N Wren referred to his Report and EHDC's website was consulted. A discussion took place particularly about drainage and parking within the Application.

RECOMMENDATION: OBJECTION, for the following reasons:

1. Contrary CP19 – Development in the Countryside.
2. Insufficient explanation of parking availability contrary CP31 Transport.
3. Sewer drainage not stated.
4. Proximity to granary to the North as shown on some maps is this a heritage building?
5. If this application should be successful would there be any breach of the permission for Office and Workshop?
6. Loss of employment space in the countryside.

21222/017

4 London Road, Horndean, Waterlooville, PO8 0BZ

Variation of condition 2 of 21222/009 to read "The use hereby permitted shall not be open to customers outside the following times - 12:00 - 23:30 Monday - Friday, 10:00 - 23:30 Saturday and 10:00 - 22:30 Sunday

Ward: Hazleton & Blendworth

Cllr Reps: Cllrs Mrs I Weeks, N Wren & R Veitch

Cllr Mrs I Weeks referred to her Report. A short discussion took place with concerns about the lengthening opening hours and effect that it could have on other businesses during the day time. It was felt that after further discussion Cllr Mrs I Weeks recommendation be changed to No Objection.

RECOMMENDATION: NO OBJECTION.

57803

61 Viking Way, Horndean, Waterlooville, PO8 0HT

Single storey extensions to the rear and side of the property.

Ward: Downs

Cllr Rep: Cllr Dr C Jacobs

Cllr P Beck referred to Cllr Jacob's Report (Please see attached Report Schedule). EHDC's website was consulted, discussion took place where concerns were raised about parking.

RECOMMENDATION: OBJECTION, as the proposed development will be overdevelopment and will be very near the boundary with the neighbouring property at number 59 contrary to CP29. Concerns about the capacity of the current drive to accommodate additional vehicles; the road is narrow at this point and additional cars on the roadway may cause problems for neighbouring properties. Please note, it would appear that some development is already taking place as there are building materials and excessive rubbish in the front garden.

25687/005

Woodlands (formerly Rose Villa), Down Road, Horndean, Waterlooville, PO8 0DD

Detached dwelling and double garage after demolition of existing dwelling.

Ward: Catherington & Lovedean

Cllr Reps: Cllrs Mrs E Tickell & P Beck

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule). EHDC's website was consulted and a discussion took place, particular points raised by Cllr Mrs E Tickell were the gradient of the hillside and what the applicant was proposing to do and how it would effect the surrounding area, the issues that may occur during construction taking place with traffic.

RECOMMENDATION: OBJECTION because of the following reasons:

1. The proposals are contrary to CP20- Landscape. The design of the building, its size and what will need to be removed from the hillside in order to build it will destroy the special character of the landscape- a hillside location set below the Catherington Lith Local Nature Reserve which is also a SINC. They fail to protect and enhance the local distinctiveness and sense of place. The building would adversely dominate the skyline on one of the main approaches to Catherington Lith, an area popular in the locality as an area of informal leisure.
2. The proposals would increase run off and flooding problems contrary to CP25- Flood Risk. Under the policy, all development has to ensure that there is no net increase in surface run off. The hillside and thus natural soakaway will have been removed.
3. The proposals are contrary to CP21- Biodiversity. Catherington Lith which is a local nature reserve and a SINC lies to the rear of the property and is protected by a woodland TPO. Adjoining properties are set within well screened gardens in keeping with this area of natural beauty. In large part, the rear of the properties in this area assist with the provision of a wildlife corridor to and from the Lith. These proposals run contrary to that situation and would result in the fragmentation of the local habitat.
4. The proposals do not provide a high quality external appearance that respects the areas' particular characteristics contrary to CP29- Design. The proposed building is not appropriate and sympathetic to its setting in terms of its height, scale, massing and density and its relationship to adjoining buildings, spaces around buildings and landscape features. There would not appear to be any remaining outdoor space at this property. The height and massing of the building would give rise to serious overlooking and loss of privacy for the adjoining properties in Down Rd, The Vale and Southdown Rd.

None of the above concerns can be overcome and dealt with by condition.

57671/001

157 Portsmouth Road, Horndean, Waterlooville, PO8 9LG

Proposed First Floor Extension and Single Storey Front Extension.

Ward: Hazleton & Blendworth

Cllr Reps: Cllrs Mrs I Weeks, R Veitch & N Wren

Cllr N Wren referred to his Report. Discussion took place.

RECOMMENDATION – NO OBJECTION, query if an Application should be made for the front wall an objection should be made which is in excess for the height of front walls.

SDNP/18/02113

116 Blendworth Lane Horndean Waterlooville Hampshire PO8 0AG

Proposal: Replace existing garage with new garage same position and size as existing

Ward: Hazleton & Blendworth

Cllr Reps: Cllrs Mrs I Weeks, N Wren & R Veitch

Cllr Mrs I Weeks referred to her Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

The Decision List was discussed in particular Application 57524/002 – Land South and West of Lovedean Electricity Sub Station, Broadway Lane, Lovedean, Waterlooville, EHDC’s website was consulted. The Decision List was duly noted.

P 18/19 024

TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC’S PLANNING COMMITTEE MEETING ON 21ST JUNE 2018.

Cllr Mrs E Tickell advised that she would be available to attend if there were any Parish items being discussed.

P 18/19 017 TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 25TH JUNE 2018

The date was duly noted.

The meeting closed at 7.17pm

P. Beck

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Chairman

25/6/18

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Date