



HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY
13TH JANUARY 2020 AT 7.00PM.**

PRESENT: Cllrs P. Beck (Chairman), Mrs Elaine Tickell (Vice Chairman/), Dr. C Jacobs,
R. Veitch,

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

**PUBLIC
ATTENDANCE:** Cllr B Raymond

P19/20 097 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs L. Evans.
No Apologies received from Cllr Mrs I Weeks

P19/20 0098 TO RECEIVE ANY DECLARATIONS OF INTEREST

There were no declarations of interest.

**P 19/20 099 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING
COMMITTEE MEETING HELD ON 9TH DECEMBER 2019.**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 9th December 2019
were duly signed as a true record of the meeting.

P 19/20 100 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

There were no members of the public present.

P19/20 101 TO DISCUSS AND NOTE ANY PLANNING APPEALS

There were no Planning Appeals.

P 19/20 102 TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST

33649/002 132 Hazleton Way, Horndean, Waterlooville, PO8 9DP

2.15 metre high fence with concrete posts at 3 metre centres

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs L Evans

Cllr P Beck referred to Cllr Mrs L Evans Report (please see attached Report Schedule).

RECOMMENDATION: OBJECTION CP29 Design. The open character of the area will be removed if this fence is erected.

Non-compliance with the residential extensions and householder development SPG as the proposals do not respect the character of the area.

The fence should be maximum 1.8m at the rear and max 1m once forward of the building line. We would also request 1m area between the fence and the footpath edge which is planted to soften the effect.

29919/002 Horndean Health Centre, Blendworth Lane, Horndean, Waterlooville, PO8 0AA

Demolition of existing building and construction of a new 2.5 storey building containing 7 residential flats with associated car parking, hard and soft landscaping & refuse storage

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr P Beck referred to his Report and also explained some of the history relating to this application. Permission had lapsed on the previous application and they were re-applying. Discussion took place and Cllr P Beck drew attention to the comments that Highways had already made on EHDC's website.

RECOMMENDATION: OBJECTION due to inadequate parking allocation.

58544 19 Teal Close, Horndean, Waterlooville, PO8 9YF

Single storey rear extension

Ward: Catherington

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

25288/005 **Land north of, 102 Downhouse Road, Catherington, Waterloooville**

Removal of condition 20 attached to 25288/004

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule). A short discussion too place.

RECOMMENDATION: OBJECTION - Highway safety should dictate that the speed limit is reduced and the road marked as originally agreed to ensure the highway safety of the new residents at this development and existing users of the road.

56502/002 **69 Rosemary Way, Horndean, Waterloooville, PO8 9DQ**

Side extension, increase roof height to form first floor accommodation with dormer to side and front porch

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs L Evans

Cllr Beck referred to Cllr Mrs L Evans Report (please see attached Report Schedule), a photo was distributed amongst members. Cllr Dr C Jacobs referred to the photo showing the building already taking place and a discussion took place. EHDC's website was consulted where several documents were referred to, further discussion took place and it was agreed to amend the recommendation to Objection.

RECOMMENDATION: OBJECTION for the following reasons:-

Non-compliance with CP27-Pollution. The size of the windows will lead to overlooking and loss of privacy to the adjoin property.

25963/017 - **Southern Co-Operative Ltd, 2-14 White Dirt Lane, Horndean, Waterloooville, PO8 0QL**

Installation of 2 x rapid electric vehicle charging stations

Ward: Clanfield

Application to Note.

Cllr Mrs E Tickell referred to the Application and expressed how it would affect the parking available in the area, a discussion took place. It was agreed that although this Application was just to note HPC should submit a recommendation.

RECOMMENDATION: OBJECTION to the removal of two necessary parking spaces for a busy short stay local shopping centre with no demonstration of need in a local community area.



395883/002

103 Merchistoun Road, Horndean, Waterlooville, PO8 9NQ

Conservatory following demolition of existing conservatory (as amended by plans received 13/12/2019)

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (Please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

58166/001

140 Hazleton Way, Horndean, Waterlooville, PO8 9DP

Retrospective application for fence alongside boundary

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs L. Evans

Cllr P Beck referred to Cllr Mrs L Evans Report (please see attached Report Schedule). A short discussion took place.

RECOMMENDATION OBJECTION - : CP29 Design. The open character of the area will be removed with the erection of the fence.

Non-compliance with the residential extension of householder development SPG as the proposals do not respect the character of the area.

The fence should be maximum 1m forward of the building line.

We would also request 1m area between the fence and the footpath edge which is planted to soften the effect.

22321/01

Hill View, 27A Southdown Road, Horndean, Waterlooville, PO8 0ET


Retrospective application for a wall adjacent to a highway, with alterations to include stainless steel railings and gate.

Ward: Downs

Cllr Rep: Cllr Dr C Jacobs

Cllr Dr C Jacobs referred to her Report (please see attached Report Schedule), it was advised this was a retrospective Application and there had been a lot of previous Applications and an Appeal which was dismissed. Cllr Dr C Jacobs advised that it was apparent that the wall looks the same apart from the top section which had now been replaced by railings.

RECOMMENDATION: OBJECTION, as there are no significant difference between this and previous applications which have summarily been refused.



53876

19 Quail Way, Horndean, Waterlooville, PO8 9YN

Lawful Development Certificate proposed - Single storey rear extension

Cllr R Veitch referred to his Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

57462/002

9 South Road, Horndean, Waterlooville, PO8 0EN

Replacement of existing flat roof to garage with pitched roof.

Cllr Dr C Jacobs referred to her Report (please see attached Report Schedule), EHDC's website was consulted. A discussion took place Cllr Dr C Jacobs drew attention to the difference in the sizing of the new pitch roof compared to the flat roof currently on the property. Further discussion took place.

RECOMMENDATION: OBJECTION as the proposed structure will be large and overbearing for the two adjoining properties and is used ancillary to the main dwelling.

21377/006

68 Catherington Lane, Horndean, Waterlooville, PO8 9HZ

Detached chalet bungalow following demolition of existing summer house, installation of a dormer window to side of main dwelling and removal of conservatory and Juliet balcony and extend crossover

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (please see attached Report Schedule), drawing particular attention to the parking spaces available. EHDC's website was consulted and further discussion took place.

RECOMMENDATION: OBJECTION, the proposed new dwelling would result in overdevelopment of the site, contrary to Policy CP29-Design and there are no sight lines for cars reversing out of the property due to the height of the fence.

58009

72 Downhouse Road, Catherington, Waterlooville, PO8 0TY


Dwelling and garage following demolition of existing dwelling and detached garage

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

Cllr MRs E Tickell referred to her Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION



21210/003 **121 Hazleton Way, Horndean, Waterlooville, PO8 9DN**

Variation of condition 4 of 21210/002 to allow substitution of plans to show a decrease the rear proposed extension roof design in favour for a mansard roof with roof lantern.

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs L Evans

Cllr P Beck referred to Cllr Mrs L Evans Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

34088/020 **Yoells Copse off, Loxwood Road, Horndean, Waterlooville**

T1 Oak overhanging back garden of 34 Loxwood Road - crown reduction of up to 3 metres and to appropriate growth points lower crown (Prune back overhanging branches to the boundary line from ground level to a height not exceeding 7m).

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

58560 **20 Keydell Avenue, Horndean, Waterlooville, PO8 9TA**

single storey rear extension following demolition of front and rear conservatories

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr P Beck referred to his Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

34869/018 **Shrover Lodge, Anmore Lane, Horndean, Waterlooville, PO7 6HN**

Use of land as residential garden, creation of lake and landscaping.

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule). EHDC's website was consulted and documents were referred to. Attention was drawn to the size of the proposed lake, a discussion took place. Particular concerns were raised about the possibility of the complex being used as a commercial establishment and flooding could be a problem.



RECOMMENDATION: OBJECTION for the following reasons:-

1. Non-compliance with CP19- Development in the Countryside as the proposals do not fall within any of the criteria for development in the Countryside. They would completely change the character and appearance of the site o that of a substantial fishing lake and garden ancillary to the dwelling house.
2. Non-compliance with CP20- Landscape. The proposals fail to conserve and enhance the rural landscape.
3. Non-compliance with CP29- Design. The proposals are not appropriate or sympathetic to the rural setting of Shrover Lodge and completely change the character of the area by the creation of a private garden.

None of the above can be dealt with by condition. There is also a concern about potential commercial use.

The Decision List was duly noted.

P19/20 103 TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON 30TH JANUARY 2020.

Cllr Mrs E Tickell advised she would be available to attend if there was any HPC Applications on the list.

P19/20 104 TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 3RD FEBRUARY 2020

The date was duly noted.

Meeting closed at 7.54pm



Chairman

03.02.20.

Date

PLANNING REPORT SCHEDULE FOR MEETING MONDAY 13TH JANUARY 2020

1.	33649/002	<p><u>132 Hazleton Way, Horndean, Waterlooville, PO8 9DP</u></p> <p>2.15 metre high fence with concrete posts at 3 metre centres</p>
2.	29919/002	<p><u>Horndean Health Centre, Blendworth Lane, Horndean, Waterlooville, PO8 0AA</u></p> <p>Demolition of existing building and construction of a new 2.5 storey building containing 7 residential flats with associated car parking, hard and soft landscaping & refuse storage</p> <p>A Verbal Report will be given at the meeting.</p>
3.	58544	<p><u>19 Teal Close, Horndean, Waterlooville, PO8 9YF</u></p> <p>Single storey rear extension</p> <p>OBSERVATIONS:- This application for a single storey rear extension will be a family room and utility room. The extension will be brick built with tile hanging. Bifold doors with glazed area over will exit onto the rear garden. There will also be a velux window in the roof.</p> <p>STREET SCENE:- The property is set on a corner plot so the extension will be visible from the road. It is of modest size appropriate to the host dwelling so should be acceptable.</p> <p>RECOMMENDATION:- NO OBJECTION</p> <p>Cllr Mrs E. Tickell 06.01.2020</p>
4.	25288/005	<p><u>Land north of, 102 Downhouse Road, Catherington, Waterlooville</u></p> <p>Removal of condition 20 attached to 25288/004</p> <p>OBSERVATIONS:- Condition 20 reads as follows:-</p> <p>No development shall start on site until a full scheme of works for a traffic calming development within the vicinity of the site access which reduces vehicle speeds on Downhouse Road past the site.</p> <p>The agreed scheme shall be implemented in full prior to the first occupation of any of the dwellings hereby approved. Reason - To provide satisfactory access and in the interests of highway safety.</p> <p>Time and time again throughout the consultation on the application, local residents and those using Downhouse Rd referred to the unsafe speeds of many drivers. The speed indicators have recorded speeds of up to 92mph. HCC has those records. The approach from the north is via a corner. The solution was to reduce the speed limit from 40mph to 30 mph plus the laying of a red surface. Highways now state that they would be happy for the removal of the condition but that sight lines should be maintained as specified in their response. This is a retrograde step on highway safety for this area. Vehicles will already be speeding by the time they reach this site that will have a number of vehicle movements due to its size.</p>

		<p>RECOMMENDATION: - OBJECTION. Highway safety should dictate that the speed limit is reduced and the road marked as originally agreed to ensure the highway safety of the new residents at this development and existing users of the road.</p> <p>Cllr Mrs E Tickell 09.01.2020</p>
5.	56502/002	<p><u>69 Rosemary Way, Horndean, Waterlooville, PO8 9DQ</u></p> <p>Side extension, increase roof height to form first floor accommodation with dormer to side and front porch.</p> <p>A Verbal Report will be given at the meeting.</p>
6.	25963/017	<p><u>Southern Co-Operative Ltd, 2-14 White Dirt Lane, Horndean, Waterlooville, PO8 0QL</u></p> <p>Installation of 2 x rapid electric vehicle charging stations</p> <p><u>TO NOTE</u></p>
7.	39583/002	<p><u>103 Merchistoun Road, Horndean, Waterlooville, PO8 9NQ</u></p> <p>Conservatory following demolition of existing conservatory (as amended by plans received 13/12/2019)</p> <p>Size Layout & density: Very similar to the existing structure.</p> <p>Design, appearance and materials: Very similar to the existing structure.</p> <p>Street Scene: No change.</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: No change.</p> <p>Overlooking and loss of privacy: No change.</p> <p>Traffic generation: No change.</p> <p>Ground contamination: No obvious source.</p> <p>Conclusions: Virtually a like for like replacement, thus I would recommend that No Objection be raised regarding this application. The modified plans seem to address the problem highlighted by EHDC.</p> <p>RECOMMENDATION: NO OBJECTION.</p> <p>Cllr R Veitch 08.01.2020</p>

8.	58166/001	<p><u>140 Hazleton Way, Horndean, Waterlooville, PO8 9DP</u></p> <p>Retrospective application for fence alongside boundary</p> <p>A Verbal Report will be given at the meeting.</p>
9.	22321/016	<p><u>Hill View, 27A Southdown Road, Horndean, Waterlooville, PO8 0ET</u></p> <p>Retrospective application for a wall adjacent to a highway, with alterations to include stainless steel railings and gate</p>
10.	53876	<p><u>19 Quail Way, Horndean, Waterlooville, PO8 9YN</u></p> <p>Lawful Development Certificate proposed - Single storey rear extension</p> <p>Size Layout & density: Within the permitted development size and there is sufficient space for the extension.</p> <p>Design, appearance and materials: In keeping with the existing building: No change.</p> <p>Street Scene: No change.</p> <p>Overall Highway: No change.</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: No change.</p> <p>Overlooking and loss of privacy: No change.</p> <p>Traffic Generation: No change.</p> <p>Ground Contamination: No obvious source.</p> <p>Conclusions: No Objection be raised regarding this application.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr R Veitch 08.01.2020</p>
11.	57462/002	<p><u>9 South Road, Horndean, Waterlooville, PO8 0EN</u></p> <p>Replacement of existing flat roof to garage with pitched roof.</p> <p>A Verbal Report will be given at the meeting.</p>
12.	21377/006	<p><u>68 Catherington Lane, Horndean, Waterlooville, PO8 9HZ</u></p> <p>Detached chalet bungalow following demolition of existing summer house, installation of a dormer window to side of main dwelling and removal of conservatory and Juliet balcony and extend crossover</p> <p>Size Layout & density: The proposed site is very limited in size. For this reason I would recommend that this would constitute overdevelopment of the site, contrary to Policy CP29.</p>

		<p>Design, appearance and materials: The design would seem to be sympathetic to the area, but the materials used would need to be checked for similarity with the surrounding buildings.</p> <p>Street Scene: A significant change but not a massive one. The street scene would most often be that of parked cars.</p> <p>Overall Highway safety: Up to two vehicles would need to reverse over the pavement since there is no space to turn a vehicle around.</p> <p>Noise and Disturbance from completed development: An increase by that for a two bed dwelling in a small space.</p> <p>Parking: Sufficient space for two cars but only just.</p> <p>Overlooking and loss of privacy: No significant change.</p> <p>Traffic generation: Up to two more cars.</p> <p>Ground contamination: No obvious source.</p> <p>Conclusions: My recommendation is that the following OBJECTION be raised regarding this application: The proposed new dwelling would result in overdevelopment of the site, contrary to Policy CP2.</p> <p>RECOMMENDATION: NO OBJECTION.</p> <p>Cllr R Veitch 08.01.2020</p>
13.	58009/002	<p><u>72 Downhouse Road, Catherington, Waterlooville, PO8 0TY</u></p> <p>Dwelling and garage following demolition of existing dwelling and detached garage</p> <p>- There is an existing permission to extend the existing two bedroom bungalow. The application indicates that the foundations are in fact inadequate hence this application. It is for a four bedroom two storey dwelling. Pre application advice has been taken and apparently that is reflected in the design and eaves height. The proposed building as shown by the street scene would be in keeping with the character and appearance of the area. The garage is the same as under the existing permission.</p> <p>Size Layout & density: - It will be a two storey four bedroom dwelling set in a good sized plot. It should not affect the amenity of the neighbours.</p> <p>Street Scene: - This indicates that the size and design are in keeping with the character and appearance of the area.</p> <p>Local Planning Policies: - CP27- Pollution. CP29 -Design.</p> <p>Overall Highway safety: - This should not be affected even though it is a larger house.</p> <p>Noise and Disturbance from completed development: - That from a four bedroom as opposed to a two bedroom dwelling.</p>

		<p>Parking: - This is adequate on site. There is also a single garage.</p> <p>Overlooking and loss of privacy: - The proposals should not affect the neighbours.</p> <p>Traffic generation: - That from a larger dwelling.</p> <p>Ground contamination: - Unknown.</p> <p>RECOMMENDATION:- NO OBJECTION</p> <p>Cllr Mrs E Tickell 10.01.2020</p>
14.	21210/003	<p><u>121 Hazleton Way, Horndean, Waterlooville, PO8 9DN</u></p> <p>Variation of condition 4 of 21210/002 to allow substitution of plans to show a decrease the rear proposed extension roof design in favour for a mansard roof with roof lantern.</p> <p>A Verbal Report will be given at the meeting.</p>
15.	34088/020	<p><u>Yoells Copse off, Loxwood Road, Horndean, Waterlooville</u></p> <p>T1 Oak overhanging back garden of 34 Loxwood Road - crown reduction of up to 3 metres and to appropriate growth points lower crown (Prune back overhanging branches to the boundary line from ground level to a height not exceeding 7m)</p> <p>OBSERVATIONS:- Back in May, the Applicant obtained consent to prune back overhanging branches to a height not exceeding 7m. The application form states that the Tree Officer has suggested a crown reduction as above.</p> <p>RECOMMENDATION:- NO OBJECTION provided that the Tree Officer is happy with the application as made.</p> <p>Cllr Mrs E Tickell 06.01.2020</p>
16.	58560	<p><u>20 Keydell Avenue, Horndean, Waterlooville, PO8 9TA</u></p> <p>single storey rear extension following demolition of front and rear conservatories</p> <p>Size Layout & density: A realistic increase in the size of the dwelling, and will not be too imposing as amended.</p> <p>Design, appearance and materials: This should be in keeping with the existing design.</p> <p>Street Scene: Minor change by loss of conservatory but probably returns street scene to more in keeping with neighbouring properties.</p> <p>Overall Highway safety: No significant change.</p> <p>Noise and Disturbance from completed development: No obvious change.</p> <p>Parking: There is no change to the parking requirements.</p>

		<p>Overlooking and loss of privacy: Not Applicable.</p> <p>Traffic generation: Not Applicable.</p> <p>Ground contamination: No obvious change.</p> <p>Conclusions: A relatively small increase made in keeping with the existing property with little change in accommodation size.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Beck 09.01.2020</p>
17.	34869/018	<p><u>Shrover Lodge, Anmore Lane, Horndean, Waterlooville, PO7 6HN</u></p> <p>Use of land as residential garden, creation of lake and landscaping.</p> <p>Observations: - Councillors are asked to look at the proposed site plan which shows the creation of a substantial lake with fishing pontoon. Please also look at the aerial photograph at the front of the DAS which clearly shows how rural the site location is. The property is outside the SPB and is thus covered by the Countryside provisions set out in CP19- Development in the Countryside. There has been no consultation with EHDC officers or neighbours. Drainage (consultee) have lodged an objection based on the risk of potential flooding to downstream land and property.</p> <p>Size Layout & density: - This is a very substantial fishing lake that would completely change the character and appearance of this open site within a rural area. The property is screened but there is a query as to the effect of the new accessway for which an application has been made separately and to which HPC has objected.</p> <p>Street Scene: - There is a query as to how the separate application for a new access would affect the street scene.</p> <p>Local Planning Policies: - CP19- Development in the Countryside. The proposals would totally change the character and appearance of the land. Since they are for the sole enjoyment off a residential dwelling, they could not be said to be necessary for farming, forestry or other rural enterprise. This is an inappropriate type and scale of development in the countryside. CP20- Landscape. The proposals do not conserve and enhance the rural nature of this area but create a substantial fishing lake and garden for the enjoyment of the residential dwelling. CP29- Design. The proposals are not appropriate and sympathetic to the sites rural setting. It would be a private garden in a rural area completely changing its character.</p> <p>Overall Highway safety: - Believed not affected but the committees' comments in relation to the application under 34869/017 should be noted as Anmore Lane is a busy, narrow rural road.</p> <p>Noise and Disturbance from completed development: - Unknown. Parking: - N/A.</p>

		<p>Overlooking and loss of privacy: - N/A.</p> <p>Traffic generation: - Unknown but there is a separate application for a new access.</p> <p>Ground contamination: - Expert consultees should comment on this.</p> <p>RECOMMENDATION:- OBJECTION because of the following reasons:-</p> <ol style="list-style-type: none"> 1. Non-compliance with CP19- Development in the Countryside as the proposals do not fall within any of the criteria for development in the Countryside. They would completely change the character and appearance of the site o that of a substantial fishing lake and garden ancillary to the dwelling house. 2. Non-compliance with CP20- Landscape. The proposals fail to conserve and enhance the rural landscape. 3. Non-compliance with CP29- Design. The proposals are not appropriate or sympathetic to the rural setting of Shrover Lodge and completely change the character of the area by the creation of a private garden. <p>Cllr Mrs E Tickell 10.01.2020</p>
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