HORNDEAN PARISH COUNCIL
PLANNING AND PUBLIC SERVICES COMMITTEE

THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY 3RD FEBRUARY 2020 AT 7.30PM.

PRESENT: Cllrs Mrs Elaine Tickell (Vice Chairman/), Mrs L. Evans, R. Veitch, Mrs I Weeks

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

PUBLIC ATTENDANCE: There were no public attending

P19/20 104 **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs. P Beck and Dr C Jacobs.

P19/20 105 **TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were no declarations of interest.

P 19/20 106 **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13TH JANUARY 2020.**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 13TH January 2020 were duly signed as a true record of the meeting.

P 19/20 107 **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

There were no members of the public present.

P19/20 108 **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

There were no Planning Appeals.

P19/20 109 **TO CONSIDER THE AQUIND INTERCONNECTOR NOTICE OF ACCEPTANCE FOR THE DEVELOPMENT CONSENT.**

Cllr Mrs E Tickell referred to the correspondence received from Aquind. A discussion took place with particular concerns being expressed about traffic management having to be put in place in view of the amount of construction traffic coming in from the A3.

It was agreed to advise Aquind of the following: The Parish Council would like to repeat its request that an effective Traffic Management Plan is produced and managed to minimise the disruption to traffic in Horndean and in particular to prevent gridlock.

P 19/20 110 TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST

53908/003 Land Southwest of, 170 Lovedean Lane, Horndean, Waterlooville Variation of condition 11 of 53908/002 to allow substitution of plans for plots 1 & 2 floor, elevation, block and visibility splays with amended plans showing plots 1 & 2 separated

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. A discussion took place about the tree canopy.

RECOMMENDATION: OBJECTION for the following reasons:

1) The separation of the two properties adversely affects the street scene and character of the area by the provision of two properties cramped on site contrary to CP29- Design.

2) The tree officer will need to confirm that plot 1 does not have an adverse impact on the tree shown at its rear such that this would inevitably lead to it being felled.

3) A holding objection pending Highways confirming that the access and visibility splays are not adversely affected by the proposed separation of the properties.

25543/002 121 Frogmore Lane, Horndean, Waterlooville, PO8 9RD

Single storey rear extension

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

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

RECOMMENDATION: NO OBJECTION

58399 55 Bulls Copse Lane, Lawful development certificate for a proposed development - single storey rear extension Horndean, Waterlooville, PO8 9RA

Ward: Kings & Blendworth

Cllr Rep: Cllr P. Beck

E Tickell

Cllr P Becks Report was circulated and consulted by all members.

RECOMMENDATION: NO OBJECTION

SNDP /19/06072 **Old Lodge Hinton Manor Lane Horndean Waterlooville PO8 0QN**
Modified and extended Garage and Bedroom extension at the rear of main house following demolition of existing canopy

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

Cllr Mrs E Tickell referred to her Report. EHDC's website was consulted. Cllr Mrs E Tickell referred to the proposed plans on the screen pointing out where buildings were situated. Discussion took place.

RECOMMENDATION NO OBJECTION subject to there being a condition restricting the use of the garage to that of a garage ancillary to the main house.

25963/018 **Southern Co-Operative Ltd, 2-14 White Dirt Lane, Horndean, Waterlooville, PO8 0QL**
Installation of 2 x rapid vehicle charging stations, existing spaces will become 2 EV charging bays along with associated equipment.

Ward: Clanfield

Cllr Rep: Cllr Mrs E Tickell

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule). Cllr Tickell advised this was a Clanfield Application but could potentially affect a large part of North Horndean. A short discussion took place and concerns were expressed about the length of time cars would actually be left in the space for charging.

RECOMMENDATION: OBJECTION for the following reasons:-

1) The proposed location is the wrong location and would be more appropriate in the car park of a large supermarket where the loss of parking spaces would not have such a detrimental, adverse impact on the essential function of this Clanfield centre which is to ensure the provision of basic food and grocery shopping, non retail services and community uses. The proposal is contrary to CP8-Town and village services. It should be noted that at this location, there is also a very busy doctors surgery and Post Office.

2) The removal of four necessary parking spaces for a busy short stay local shopping centre. There is no demonstration of need in this local community area. The application refers to the loss of two spaces but the site layout plan shows that the ancillary equipment would affect two additional spaces.

3) The 30 minute charging time is out of character with the nature and purpose of this local centre. There is no indication as to how vehicle owners would be forced to move their cars once charged.

29520/004 **78 London Road, Horndean, Waterlooville, PO8 0BX SDNP**

Two storey side extension

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Cllr Mrs I Weeks referred to a Report prepared by Cllr Mrs E Tickell.

RECOMMENDATION: NO OBJECTION provided that there is a condition ensuring that there will be a soft landscape treatment on the boundary with the SDNP where the hedge will be lost in order to carry out the extension. The reason for this is that the extension is a very urban feature that does not respect or sympathetically enhance the landscape character of the SDNP when viewed from the Park. (SD4- Landscape Character and SD5- Design of the South Downs Local Plan.)

55562/006 **Development for up to 85 age restricted dwellings (aged 55 years and above) with associated infrastructure, formal and informal open space and access from Rowlands Castle Road following the demolition of all buildings and removal of hardstanding (Access to be considered in detail) (Amended and additional information received 03/12/19 &17/01/20**).

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs L Evans

Cllr Mrs L Evans referred to her Report (please see attached Report Schedule) advising this was in respect of the Western part of the proposed Development. A short discussion took place and Cllr Evans advised on receiving further information after her Report was submitted she wished to add an additional objection.

RECOMMENDATION: OBJECTION

The layout of the site contravenes CP29 for the following reasons:
The cricket pitch and pavilion should have a dedicated access with the pavilion and parking in the southern quadrant to limit noise and disturbance to residents.
Parking is inadequate for this facility which will lead to parking on residential areas and irritation for residents.

The siting of the pavilion is in a quadrant to be avoided according to the ECB. The orientation of the pavilion in relation to the wicket is not ideal and will limit use of the facility.

It is not clear as to the size of the pavilion.

The fall from top left to bottom right of the cricket pitch appears to be about 5m, a gradient of roughly 1:20. From the ECB Construction guidelines gradients of greater than 1:60 would not be acceptable. Any such construction would limit the use of the facility.

The Transport Statement seeks to limit use of private cars. In this location private vehicles will be needed and adequate parking for residents, staff and visitors must be provided if inconvenient and inconsiderate street parking is to be avoided.
The "walking times" in table 2.2 are optimistic particularly given the proposed demographic

In light of the comments made by Sport England it is obvious that the current positioning of the cricket pitch in relation to the housing is unacceptable. The houses on the eastern edge of the cricket pitch are within the 70m safety zone.

E J Tickell

The relative positions of the wicket and pavilion mean that site screens would obscure the view from the pavilion.

We request that where old documents are uploaded as new application documents all differences from earlier version should be highlighted.

555662/008 **Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville**
Outline planning application for the development of a 60-bed care home and up to 69 no. extra care bungalows and apartments with associated parking, landscaping and sustainable drainage (with all matters reserved) (Additional information and amended plans received 20/12/19 & 16/01/20).

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs L Evans

Cllr Mrs L Evans referred to her Report (please see attached Report Schedule). A lengthy discussion took place and it was agreed after Cllr Mrs E Tickell suggested a Holding Objection be submitted, all members agreed. It was also discussed that a note should be sent requesting that where old documents are uploaded as new application documents any differences from earlier versions should be highlighted.

RECOMMENDATION: HOLDING OBJECTION, pending provision of an updated layout plan.

We request that where old documents are uploaded as new application documents all differences from earlier version should be highlighted.

299919/002 0AA **Horndean Health Centre, Blendworth Lane, Horndean, Waterlooville, PO8**

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 (as amended by plan received 16.12.2019)

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr Mrs Tickell referred to Cllr P Beck's Report and advised that amendments to the previous Application had been added. Discussion took place particularly about the parking and the Vehicle Parking Standards SPG was referred to.

RECOMMENDATION: OBJECTION due to inadequate parking allocation. Under the Vehicle Parking Standards SPG there should be 2 visitor spaces and two spaces per flat giving a total of 16 car parking spaces.

The Decision List was duly noted.

P19/20 111 **TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON 20TH FEBRUARY 2020.**

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

P19/20 112 **TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 24th FEBRUARY 2020**

The date was duly noted.

Meeting closed at 8.26pm

E Tickell

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Vice Chairman

24.2.20.

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Date

PLANNING REPORT SCHEDULE FOR MEETING MONDAY 5th FEBRUARY 2020

1.	**53908/003**	**Land Southwest of, 170 Lovedean Lane, Horndean, Waterlooville** Variation of condition 11 of 53908/002 to allow substitution of plans for plots 1 & 2 floor, elevation, block and visibility splays with amended plans showing plots 1 & 2 separated Ward: Catherington Cllr Rep: Cllr Mrs E Tickell Report OBSERVATIONS:- The existing permission for plots 1 and 2 shows them as semi detached properties. Under this proposal, they will become detached properties. The upstairs glazing to plot 1 will be obscure glass. The properties internal room provision remains the same LOCAL PLAN POLICIES:- CP29- Design. STREET SCENE:- Aesthetically, the street scene looks better with the two plots as semi detached properties. Separating them makes them look cramped. HIGHWAY SAFETY:- Highways would need to comment on whether the visibility splays and access are adversely affected. TREE PROTECTION:- Query if plot 1 adversely affects tree canopy - see visibility splay plan. **RECOMMENDATION:- OBJECTION** for the following reasons:- 1) The separation of the two properties adversely affects the street scene and character of the area by the provision of two properties cramped on site contrary to CP29- Design. 2) The tree officer will need to confirm that plot 1 does not have an adverse impact on the tree shown at the rear of the property on the visibility splay such that this would inevitably lead to it being felled. 3) A holding objection pending Highways confirming that the access and visibility splays are not adversely affected by the proposed separation of the properties. Cllr E Tickell 30.01.2020
2.	**25543/002**	**121 Frogmore Lane, Horndean, Waterlooville, PO8 9RD** Single storey rear extension Ward: Catherington Cllr Rep: Cllr Mrs E Tickell

		Report: OBSERVATIONS:- There is an existing conservatory that will be removed. The proposals will have the same footprint and see the creation of a single, large room comprising a kitchen/ diner. There will be three velux windows in the roof. LOCAL PLAN POLICY: - CP29- Design. STREET SCENE: - Unaffected as this is at the rear of the property. **RECOMMENDATION:- NO OBJECTION** Cllr Mrs E Tickell 30.01.2020
3.	**58399**	**55 Bulls Copse Lane, Lawful development certificate for a proposed development - single storey rear extension Horndean, Waterlooville, PO8 9RA** Ward: Kings & Blendworth Cllr Rep: Cllr P. Beck Report: A verbal Report will be given at the meeting.
4.	**SDNP/19/06072/HOUS**	**Old Lodge Hinton Manor Lane Horndean Waterlooville PO8 0QN** Modified and extended Garage and Bedroom extension at the rear of main house following demolition of existing canopy Ward: Catherington Cllr Rep: Cllr Mrs E Tickell Report: OBSERVATIONS:- The proposals relate to the modification and extension of the garage and a bedroom extension at the rear of the main house following the demolition of an existing canopy. The proposals are appropriate to and in keeping with the existing property and its location. The garage will increase in size by 10sqm. The bedroom is much larger than the canopy and will be 62sqm. The proposals are clearly shown on the proposed site plan. The property is set in large grounds. There is screening from the road. I do not believe that they will affect the neighbours. **RECOMMENDATION: - NO OBJECTION** subject to there being a condition restricting the use of the garage to that of a garage ancillary to the main house. Cllr Mrs E Tickell 31.01.2020

5.	25963/018	**Southern Co-Operative Ltd, 2-14 White Dirt Lane, Horndean, Waterlooville, PO8 0QL** Installation of 2 x rapid vehicle charging stations, existing spaces will become 2 EV charging bays along with associated equipment. Ward: Clanfield Cllr Rep: Cllr Mrs E Tickell Report: OBSERVATIONS:- This application is for Clanfield but will affect a large part of north Horndean. Councillors are asked to look at the site location plan. Effectively, four spaces would be lost as the accompanying equipment affects two additional spaces. Each unit would charge for around 30 minutes. This is a busy well used local centre. In the immediate development, there is the Co-op, a double glazing firm, a very busy doctors surgery and flat owners. Diagonally across from this site is a busy parade that includes two restaurants. Both other corners have viable, busy businesses including a pharmacy. CP8 requires that the vitality and viability of centres must be maintained. Whilst many local residents could walk and cycle here, the vast majority of users would have to drive to it. During the day, usage of the parking spaces is short stay, quick turnover. At night, use of the restaurants shows a longer time use period. LOCAL PLAN POLICY:- CP8- Town and Village facilities and services. **RECOMMENDATION:-OBJECTION** For the following reasons:- 1) The proposed location is the wrong location and would be more appropriate in the car park of a large supermarket where the loss of parking spaces would not have such a detrimental, adverse impact on the essential function of this Clanfield centre which is to ensure the provision of basic food and grocery shopping, non retail services and community uses. The proposal is contrary to CP8- Town and village services. It should be noted that at this location, there is also a very busy doctors surgery. 2) The removal of four necessary parking spaces for a busy short stay local shopping centre. There is no demonstration of need in this local community area. The application refers to the loss of two spaces but the site layout plan shows that the ancillary equipment would affect two additional spaces. 3) The 30 minute charging time is out of character with the nature and purpose of this local centre. Cllr Mrs E Tickell 30.01.2020

6.	**SDNP/29520/004**	**78 London Road, Horndean, Waterlooville, PO8 0BX SDNP** Two storey side extension Ward: Kings & Blendworth Cllr Rep: Cllr Mrs I Weeks Report: A verbal Report will be given at the meeting.
7.	**55562/006**	Outline Application – **Development for up to 85 age restricted dwellings (aged 55 years and above) with associated infrastructure, formal and informal open space and access from Rowlands Castle Road following the demolition of all buildings and removal of hardstanding (Access to be considered in detail) (Amended and additional information received 03/12/19 &17/01/20).** Ward: Kings & Blendworth Cllr Rep: Cllr Mrs L Evans Report: A verbal Report has been given at the meeting.
8.	**55562/008**	**Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville** **Outline planning application for the development of a 60-bed care home and up to 69 no. extra care bungalows and apartments with associated parking, landscaping and sustainable drainage (with all matters reserved) (Additional information and amended plans received 20/12/19 & 16/01/20).** Ward: Kings & Blendworth Cllr Rep: Cllr Mrs L Evans Report: A verbal Report will be given at the meeting.
9.	**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 (as amended by plan received 16.12.2019) Ward: Kings & Blendworth Cllr Rep: Cllr P Beck Report: A verbal Report will be given at the meeting.

Property:

Planning Application Number:	58399
Proposal:	Single storey rear extension
Property Address:	55 Bulls Copse , Horndean, Waterlooville, PO8 9RA

Observations:

Size Layout & density:	A relatively small increase in the size of the dwelling to provide a larger kitchen area
Design, appearance and materials:	This should be in keeping with the existing design.
Street Scene:	No change as work is to the rear
Overall Highway safety:	No significant change.
Noise and Disturbance from completed development:	No obvious change.
Parking:	There is no change to the parking requirements
Overlooking and loss of privacy:	Not applicable
Traffic generation:	Not applicable
Ground contamination:	No obvious change.
Conclusions:	A relatively small increase made in keeping with the existing property with little change in accommodation size
RECOMMENDATION:	NO OBJECTION

Planning number: 55562/006

Address: LEOH Rowlands Castle Road

Description: Outline Application - Development for up to 85 age restricted dwellings (aged 55 years and above) with associated infrastructure, formal and informal open space and access from Rowlands Castle Road following the demolition of all Buildings and removal of hardstanding (Access to be considered in detail)

Observations: ***The documentation recently uploaded to the EHDC website answers only one of the objections raised by HPC in March 2019.***
The wicket has been re-orientated to accord with ECB guidelines.
No other issues have been addressed so I submit the previous recommendation and comments(minus the reference to the wicket orientation).

Report: This application by Bloor is the second outline application on this site but is for the western side only. The first was given permission after much consultation and work upon the Master Plan and the Community benefits to be accrued.

The indicative master plan has changed substantially and this is relevant because we are only considering access which has also changed.
The cricket pitch and pavilion are to be accessed via a roadway going up the middle of the total site and around the northern edge to access the pavilion. This means all sports traffic will need to go past all the homes rather than use a dedicated entrance.
The parking provision appears to be inadequate (only 20 cars). All parking must be close to the pavilion
The siting of the pavilion is in a quadrant to be avoided according to the English Cricket Board guidelines (ECB).
The orientation of the wicket is not ideal and the pavilion in relation to the wicket is not ideal.
It is not clear as to the size of the pavilion.
The fall from top left to bottom right of the cricket pitch appears to be about 5m, a gradient of roughly 1:20. From the ECB Construction guidelines gradients of greater than 1:60 would not be acceptable.

Size Layout & Density: Acceptable

Street Scene: Affected by the necessary removal of hedgerow for access.

Local Planning Policies: CP29

Overall Highway Safety: Considerable traffic will be generated. Highways will determine the safety and acceptability of the access

Noise and Disturbance from Completed Development: That associated with 85 small dwellings and a cricket pitch and pavilion

Parking: Inadequate for the cricket pitch

Overlooking and Loss of Privacy: The site is well screened.

Traffic Generation: That associated with 85 age restricted dwellings, plus staff and traffic associated with the use of the cricket pitch and pavilion.

Ground Contamination: None known

RECOMMENDATION: Objection.
The layout of the site contravenes CP29 for the following reasons:
The cricket pitch and pavilion should have a dedicated access with the pavilion and parking in the southern quadrant to limit noise and disturbance to residents.
Parking is inadequate for this facility which will lead to parking on residential areas and irritation for residents.

The siting of the pavilion is in a quadrant to be avoided according to the ECB. The orientation of the pavilion in relation to the wicket is not ideal and will limit use of the facility.

It is not clear as to the size of the pavilion.

The fall from top left to bottom right of the cricket pitch appears to be about 5m, a gradient of roughly 1:20. From the ECB Construction guidelines gradients of greater than 1:60 would not be acceptable. Any such construction would limit the use of the facility.

The Transport Statement seeks to limit use of private cars. In this location private vehicles will be needed and adequate parking for residents, staff and visitors must be provided if inconvenient and inconsiderate street parking is to be avoided.
The "walking times" in table 2.2 are optimistic particularly given the proposed demographic.

Name: Cllr Lynn Evans **Date:** 2nd Feb 2020

Planning number: 55562/008

Address: Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville

Description: Outline planning application for the development of a 60-bed care home and up to 69 no. extra care bungalows and apartments with associated parking, landscaping and sustainable drainage. (with all matters reserved) (Additional information and amended plans received 20/12/19 & 16/01/20).

Observations:
Note:
The number of "extra care bungalows and apartments" has increased from 50 to 69 units.
Footpath connectivity has been addressed.
Affordable housing will be required in accordance with CP13. However, WYG are disputing this and quoting various appeal decisions.
A Travel Plan has been prepared.
Buses are available approx 12 min walk from the site.

The heights of buildings have taken account of the proximity to a rural edge and the SDNPA which the site borders.
There will be no CIL or Affordable Housing liability.
The conclusion to the D&A statement suggests there will be economic benefit "as a result of new resident's spend". It is to be hoped that the residents will, in the main, be local and that "new" residents will occupy the houses thus vacated.
There has been no public consultation on this application
No supporting evidence has been provided for the particular mix of dwellings.
One access road is proposed
It is unclear as to how the western site connects to this site if indeed it does.
The gas pipeline has been accommodated i.e. no buildings within the exclusion zone.
A hedgerow running through the site has been protected and retained.

Size Layout & Density: Appears acceptable from the Masterplan

Street Scene: Will change but boundary hedges and trees are to remain.

Local Planning Policies: CP29, SA33

Overall Highway Safety: Provided visibility splays are correct for the access road and footpath connectivity is provided to enable pedestrians to walk to and from Horndean there should be no safety issues.

Noise and Disturbance from Completed Development: There will be increased traffic but the development itself proposes no "noisy" activity.

Parking: This is to be determined at reserve matters. However, adequate resident, visitor and staff parking must be provided as Rowlands Castle Rd could not safely accommodate on-road parking.

Overlooking and Loss of Privacy: The site is well screened.

Traffic Generation:
Walking times from the site to Horndean amenities is over-optimistic particularly for the demographic proposed.
It is likely that most traffic movement will be by car.
The TS states in 3.8 that "Additional bus services and infrastructure will be provided as part of the wider Horndean development....". Extra bus services are not a given and should not be relied upon.

Ground Contamination: None known

RECOMMENDATION: NO OBJECTION

Name: Cllr Lynn Evans **Date:** 3rd Feb 2020

Planning Application Number:	29919/002
Proposal:	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
Property Address:	Horndean Health Centre, Blendworth Lane, Horndean, Waterlooville, PO8 0AA

Observations:

Size Layout & density:	The proposal is for a 2.5 storey building although in reality it is 3 storey. I would ask the case officer to consider how the design suits the requirements of CP29 in terms of height, scale and massing
Design, appearance and materials:	The frontal elevation appears to be white render which is in contrast to the immediate neighbouring property which is almost entirely flint. Some flint cladding infill is proposed for the vertical brickwork at the edges of the elevations
Street Scene:	The appearance will change dramatically, but due to the varying nature of surrounding properties, this is unlikely to be a cause for concern, and the existing building hardly makes a positive contribution to the street scene
Overall Highway safety:	The highways officer has some concerns over this and has requested a holding objection pending results of a traffic survey.
Noise and Disturbance from completed development:	Probably reduced by virtue of the change from commercial to residential use
Parking:	There is not adequate parking in the proposal as there are 7 spaces allocated to 7 flats all of which have 2 bedrooms.
Overlooking and loss of privacy:	There does not appear to be any issue here
Traffic generation:	It would seem probable that replacement of a busy doctor's surgery with a residential development is likely to reduce traffic volume
Ground contamination:	No obvious sources.
Conclusions:	This proposal was first put forward in 2014. At that time, Highways posted an objection based on visibility, parking and access. Conservation objected as contrary to HE5 in terms of height, scale, and massing and HPC objected as the proposal was not in keeping with HE4 of the local plan in terms of height, scale, and massing. Notwithstanding these objections permission was granted. This proposal is now submitted as the first one has lapsed by exceeding the time limit. It would seem likely that permission will be given again, although Highways still have reservations. Conservation have posted objection for the same reasons as previously. There is one public comment which objects on grounds of inadequate parking, and I am concerned that parking is already

APPLICATION NUMBER:- 29520/004.

PROPERTY:- 78 London Rd, Horndean PO8 0BY.

NATURE OF APPLICATION:- Two storey side extension.OBSERVATIONS:- This property does not directly front onto the London Rd but is set behind 80 London Rd. It is currently a 3 bedroom property. The extension will provide a new living room on the ground floor. There will be a fourth bedroom and en suite on the first floor. The hedge on the eastern boundary will be lost which could have an impact on the character of the adjoining SDNP. The property adjoins the SDNP and looks out over fields. With the exception of the loss of the hedge on the boundary with the SDNP, the proposals are appropriate to the existing dwelling and in character with the area.

STREET SCENE:- This is not affected when viewed from Horndean due to the location of the property. It does however affect views from the SDNP.

APPLICABLE LOCAL PLAN POLICY:- CP29- Design. (JCS). SD4- Landscape Character and SD5- Design. (South Downs Local Plan).

RECOMMENDATION:- No Objection provided that there is a condition ensuring that there will be a soft landscape treatment on the boundary with the SDNP where the hedge will be lost in order to carry out the extension. The reason for this is that the extension is a very urban feature that does not respect or sympathetically enhance The landscape character of the SDNP when viewed from the Park. (SD4- Landscape Character and SD5- Design of the South Downs Local Plan.)