



## HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

THE MINUTES OF THE PLANNING AND PUBLIC SERVICES  
COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY  
24<sup>TH</sup> FEBRUARY 2020 AT 7.00PM.

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

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

**PUBLIC ATTENDANCE:** Cllr D Prosser was in attendance.

**P19/20 113      TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Mrs L Evans.

**P19/20 114      TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were no declarations of interest.

**P 19/20 115      TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING  
COMMITTEE MEETING HELD ON 3<sup>RD</sup> FEBRUARY 2020.**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 3<sup>rd</sup> February 2020 were duly signed as a true record of the meeting.

**P 19/20 116      TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

The meeting was duly open.

**P19/20 117      TO DISCUSS AND NOTE ANY PLANNING APPEALS**

There were no Planning Appeals.

SJS.

**P 19/20 118      TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**

**58399/001      55 Bulls Copse Lane, Horndean, Waterlooville, PO8 9RA**

Single storey rear extension.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

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

**RECOMMENDATION: NO OBJECTION**

**23720/002      29a Glamorgan Road, Catherington, Waterlooville, PO8 0TS**

Increase in roof height to form first floor accommodation with dormer windows to front and rear, single storey extension to front and alterations to side extension

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 several of the proposed plans were consulted.

**RECOMMENDATION: NO OBJECTION**

**26398/023      Sunrise, Lith Avenue, Horndean, Waterlooville, PO8 0HA**

T3 Common Beech - Fell, leaving high trunk. T4 Common Beech - Fell, replacement tree same species.

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

This Application had been withdrawn.

**58499      211 Greenfield Crescent, Horndean, Waterlooville, PO8 9ET**

Extend and refurbish existing conservatory to an orangery

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs L Evans



Cllr Mrs E Tickell referred to her Report (Please see attached Report Schedule). EHDC's website was consulted.

**RECOMMENDATION: NO OBJECTION**

**38655/001      25 Glamorgan Road, Catherington, Waterloo, PO8 0TS**

Prior notification for single storey development extending 4.51 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3.5 metres

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. Cllr Tickell advised that she felt it important that it was stated within our recommendation this was only based on the current plans to prevent any further increase in size of the current proposed plans.

**RECOMMENDATION: NO OBJECTION**, provided that the size of the proposed plans stays the same as stated on the current documentation (20.02.2020) and as agreed at HPC's Planning Committee meeting on 24.02.2020.

**54478/003      27 St Hilda Avenue, Horndean, Waterloo, PO8 0JF**

Two storey side extension

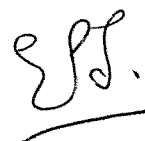
Ward: Downs

Cllr Rep: Cllr Dr C Jacobs

Cllr Dr C Jacobs referred to her Report (Please see attached Report Schedule). EHDC's website was consulted. Concerns was raised regarding highway issues including parking in the immediate area. A discussion took place regarding the actual size of the proposed property and the lack of information provided.

**RECOMMENDATION: OBJECTION** contrary to CP27 Pollution and CP 29 Design.

It is difficult to make comments on the impact of this development on the neighbourhood, on the street scene or potential parking issues as the diagrams are sketchy and do not include measurements or the proposed elevations. The Application forms are also minimal and do not include sufficient information. It is requested that the Case Officer asks for a more detailed Application and that is then returned to HPC Planning Committee for consideration.



54907/004

**New Dwelling Site, 2 Bridle Path, Horndean, Waterlooville, PO8 9PA**

Two detached dwellings, with integral garages. (Revisions to implemented planning permission ref: 54907/001).

Ward: Catherington

Cllr Rep: Cllr E Tickell

Cllr Mrs E Tickell referred to her Report (Please see attached Report Schedule). EHDC's website was referred to and several of the previous Applications were referred to. A short discussion took place.

**RECOMMENDATION: NO OBJECTION** provided that each integral garage meets required size standards and is usable as a garage.

Decision List

Cllr Mrs E Tickell drew attention to the decision made on 69, Rosemary Way regarding the Case Officers comments. Cllr Tickell had noted that it looked like our objection and comments were not taken in to consideration whilst making the overall decision, even though all the necessary information had been sent to EHDC. A short discussion took place.

The Decision List was duly noted.

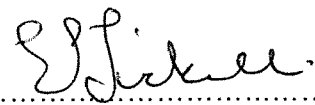
**P19/20 119** **TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON 12<sup>TH</sup> MARCH 2020.**

The date was duly noted.

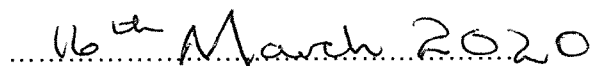
**P19/20 120** **TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 16<sup>TH</sup> MARCH 2020**

The date was duly noted.

Meeting closed at 7.30pm



Chairman



Date

**PLANNING REPORT SCHEDULE FOR MEETING MONDAY 24<sup>th</sup> FEBRUARY 2020**

<p>1.</p>	<p>58399/001</p>	<p><u>55 Bulls Copse Lane, Horndean, Waterlooville, PO8 9RA</u></p> <p>Single storey rear extension.</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout &amp; density: A relatively small increase in the size of the dwelling to provide a larger kitchen area.</p> <p>Design, appearance and materials: This should be in keeping with the existing design.</p> <p>Street Scene: No change as work is to the rear.</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><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr P Beck</p> <p>17.02.2020</p>
<p>2.</p>	<p>23720/002</p>	<p><u>29a Glamorgan Road, Catherington, Waterlooville, PO8 0TS</u></p> <p>Increase in roof height to form first floor accommodation with dormer windows to front and rear, single storey extension to front and alterations to side extension</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs E Tickell</p> <p>Report:</p> <p>OBSERVATIONS:- The existing property is a two bedroom bungalow. The proposals would see a day room built at the rear of the property, the bedroom next to the garage being increased in size so that the front wall lined up with the garage and the utility room being moved to the location of the existing store. The old utility room would form part of the new day room. Upstairs, there would be two bedrooms and a bathroom.</p>

		<p>STREET SCENE: - The property will gain a first floor with dormers to both the front and rear. The front of the building will look different due to the alignment of the bedroom with the garage. The proposals would not be out of character in this road which has dwellings of varying design and size.</p> <p>APPLICABLE PLANNING POLICIES: - CP27- Pollution and CP29- Design.</p> <p>NOISE FROM COMPLETED DEVELOPMENT: - That from a three bedroom as opposed to a two bedroom property.</p> <p><b>RECOMMENDATION: - NO OBJECTION</b></p> <p>Cllr Mrs E Tickell 20.02.2020</p>
3.	26398/023	<p><b><u>Sunrise, Lith Avenue, Horndean, Waterlooville, PO8 0HA</u></b></p> <p>T3 Common Beech - Fell, leaving high trunk. T4 Common Beech - Fell, replacement tree same species.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs E Tickell</p> <p>Report: WITHDRAWN</p>
4.	58499	<p><b><u>211 Greenfield Crescent, Horndean, Waterlooville, PO8 9ET</u></b></p> <p>Extend and refurbish existing conservatory to an orangery</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr Mrs L Evans</p> <p>Report:</p> <p>OBSERVATIONS: - This is a straightforward application that will see the existing conservatory refurbished and enlarged to form an orangery. The length from the house will be extended giving a floor area of 12sqm. It will not affect the neighbours.</p> <p>STREET SCENE: - Unaffected as this is at the rear of the property.</p> <p>APPLICABLE PLANNING POLICIES: - CP27- Pollution and CP29- Design.</p> <p><b>RECOMMENDATION:- NO OBJECTION</b></p> <p>Cllr Mrs E Tickell 21.02.2020.</p>
5.	38655/001	<p><b><u>25 Glamorgan Road, Catherington, Waterlooville, PO8 0TS</u></b></p> <p>Prior notification for single storey development extending 4.51 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3.5 metres</p>

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

Report:

**OBSERVATIONS:** - The application would see a kitchen/diner built at the rear of the property largely sited on the existing decking area. Additional lighting would be provided by roof lanterns.

**APPLICABLE PLANNING POLICIES:** - CP27- Pollution and CP29- Design.

**STREET SCENE:** - This would not be affected as the extension is to the rear of the property. The proposed size would be in keeping with the existing dwelling.

**RECOMMENDATION:** - **NO OBJECTION** provided that the proposed size is as per the application at the date of this report- (20th February 2020).

Cllr Mrs E Tickell  
20.02.2020

54478/003

**27 St Hilda Avenue, Horndean, Waterlooville, PO8 0JF**

Two storey side extension

Ward: Downs

Cllr Rep: Cllr Dr C Jacobs

Report:

**Size Layout & density:** It is very difficult to tell the size of the extension as dimensions are not included in the hand drawn diagrams.

**Design, appearance and materials:** There are some drawings of the existing elevations, etc. but there are no illustrations of the proposed elevations. The application form states that some of the materials will be the same as existing, but parts of this section in the application form do not describe the existing materials so it is difficult to ascertain if other materials will be in keeping.

**Street Scene:** Yes, significant change to the street scene, but difficult to ascertain the extent as proposed elevations, etc. are not included in the application.

**Overall Highway safety:** This could be an issue. A site revealed that the land around the house has been cleared. Currently, there are no path or driveway. As the application does not include any plans or provision for a garage or driveway, it is not possible to determine what provision for parking has been made. A neighbour is concerned about this issue – please see public comments.

**Noise and Disturbance from completed development:** Some noise and disturbance is likely.

**Parking:** See above

Overlooking and loss of privacy: See comments above

Traffic generation: Yes, traffic generation is likely and could be a problem as this property is on a corner.

Ground contamination: There is no evidence of ground contamination.

Conclusions: It is difficult to make comments on the impact of this development on the neighbourhood, its impact on the street scene or potential parking issues as the diagrams are sketchy and do not include measurements or the proposed elevations. The application forms also is minimal and does not include sufficient information.

**RECOMMENDATION:** It is recommended that the case officer asks for a more detailed application and that this is then returned to HPC Planning Committee for consideration.

Cllr Dr C Jacobs  
18.02.2020

7.

54907/004

**New Dwelling Site, 2 Bridle Path, Horndean, Waterlooville, PO8 9PA**

Two detached dwellings, with integral garages. (Revisions to implemented planning permission ref: 54907/001).

Ward: Catherington

Cllr Rep: Cllr E Tickell

Report:

**OBSERVATIONS:-** The existing planning permission relates to 2 semi detached properties each with three bedrooms. This is a revision to that implemented permission and seeks to separate the two properties giving two detached dwellings with integral garages. Both would retain the same layout and each have three bedrooms.  
**APPLICABLE PLANNING POLICIES:-** CP27- Pollution and CP29- Design.

**STREET SCENE:-** The properties in this road are varied and the proposals would not be out of character with the area.

**CAR PARKING:-** Provided the garage is large enough to be usable as such, then there is also a space for another car in front of the garage. The proposals would meet parking requirements.

**NOISE FROM COMPLETED DEVELOPMENT:-** There would be no difference from the implemented permission as the same number of bedrooms.

**RECOMMENDATION: - NO OBJECTION** provided that each integral garage meets required size standards and is usable as a garage.

Cllr Mrs E Tickell  
20.02.2020