



## **HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE**

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES  
COMMITTEE VIRTUAL MEETING HELD ON MONDAY  
15<sup>TH</sup> FEBRUARY 2021 AT 7.00PM.**

**PRESENT:** Cllrs P Beck (Chairman), Mrs E Tickell (Vice Chairman), Mrs L Evans,  
Mrs I Weeks, P Little, D Prosser, Mrs I Weeks

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

**PUBLIC  
ATTENDANCE:** There were no members of the public present.

**P20/21 044      TO RECEIVE APOLOGIES FOR ABSENCE**

All members were present.

**P20/21 045      TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were no declarations of interest.

**P20/21 046      TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE  
HELD ON 11<sup>TH</sup> JANUARY 2021.**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 11<sup>th</sup> January 2021 be duly signed as a true record of the meeting.

**P20/21 047      TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

There were no members of the public present.

**P20/21 048      TO DISCUSS AND NOTE ANY PLANNING APPEALS**

**APP/M1710/W/20/3252140**

**Shrover Lodge, Anmore Lane, Horndean, Waterloooville, PO7 6HN**

Cllr P Beck asked for comments. There were none and this Appeal was duly noted.

**P 20/21 049      AQUIND UPDATE FROM CLLR P LITTLE.**

Cllr P Little advised he listened into a phone meeting which took place on 12<sup>th</sup> February 2021 between Winchester City Council and Denmead Parish Council. He also advised that there was another phone meeting due to take place between EHDC, Hampshire Highways and Winchester County Council on Thursday 18<sup>th</sup> February 2021 at which he will represent Horndean Parish Council.

He had ascertained that Winchester and Denmead Parish Council had both objected to the initial route proposed in the Aquind Report and advised that it is now proposed that all heavy vehicles should go through Horndean to Day Lane. New traffic figures will be required.

A discussion took place. Particular concerns were raised about the amount of proposed HGV traffic that could be going through Horndean and Lovedean by several members. Cllr Mrs L Evans referred to page 4 of the Report to the section entitled 'Revised HGV Construction Management Strategy for Day Lane'. Cllr Mrs L Evans asked if Cllr P Little could ascertain how this would be managed, monitored and enforced. Further discussion took place. Cllr P Little advised two additional items that needed to be taken into consideration were the possibility of this contract being sold on to a third party and also the figures quoted do not include vehicles such as transit vans. All members agreed that Day Lane would not be able to cope with the proposed amount of heavy traffic and the Lane is too narrow for the proposed passing bays

After further discussion it was agreed to ask Cllr P Little to put HPC's concerns forward, to investigate further and report back to the next meeting.

**P 20/21 050      TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**

**25923/008      37 Southdown Road, Horndean, Waterlooville, PO8 0ET**

2 additional roof dormer windows and entrance lobby to south elevation, small balcony to west elevation.

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (please see attached Report Schedule). Cllr Mrs E Tickell advised that there could be a problem with this Application given the conditions imposed in an earlier permission. After a short discussion it was agreed to change the original recommendation to objection, based on the unacceptable effect on the amenity of the neighbour to the south through loss of privacy from the new windows unless the Case Officer is satisfied that there is no breach of conditions 4 and 5 of planning permission 25923/003.

**RECOMMENDATION: OBJECTION** based on the unacceptable effect on the amenity of the neighbour to the south through loss of privacy from the new windows unless the Case Officer is satisfied that there is no breach of conditions 4 and 5 of planning permission 25923/003.

**55985      206 Portsmouth Road, Horndean, Waterlooville, PO8 9HR**

Detached garage / carport to front

Ward: Kings and Blendworth

Cllr Rep: Cllr P Beck

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

advised permission had already been granted on Friday 12<sup>th</sup> February 2021. A short discussion took place. It was agreed to send the Ward Councillor's Report to the Case Officer for information.

**28126                    53 Portsmouth Road, Horndean, Waterloooville, PO8 9LN**

Proposed Roof Alterations to Include raised ridge height, front and rear dormers (as amended plans received by the Local Planning Authority 14 December 2020).

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Unable to obtain extension Recommendation has been agreed and forwarded to Case Officer prior to meeting. Therefore this is to be NOTED.

This was duly noted.

**26398/025            'Sunnyview' to be incorporated as a C3 use under single planning unit of 'Sunrise'**

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllr R Veitch submitted a Report but it was advised that this Application was subsequently withdrawn. This was duly noted.

**20686/002            31 Highcroft Lane, Horndean, Waterloooville, PO8 9NX**  
**Replacement dwelling following demolition of existing dwelling.**

**31 Highcroft Lane, Horndean, Waterloooville, PO8 9NX**  
**Replacement dwelling following demolition of existing dwelling (as amended by plans received 25 January 2021).**

Ward: Murray

Cllr Rep: Cllr P Little

Unable to obtain extension Recommendation has been agreed and forwarded to Case Officer prior to meeting, therefore this is to be NOTED.

This was duly noted.

**29362/004            154 White Dirt Lane, Horndean, Waterloooville, PO8 0TT**

Increase roof height to provide a loft conversion with dormer windows to front and rear.

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

Cllr D Prosser referred to his Report (please see attached Report Schedule). A short discussion

took place regarding the plans not showing any accurate dimensions. Cllr Mrs E Tickell suggested this be added to our Recommendation.

**RECOMMENDATION: NO OBJECTION**, subject to the Case Officer obtaining and being satisfied with the provision of additional documents showing accurate dimensions.

Cllr Mrs L Evans left the meeting.

35461/012      **The Farmhouse, 240 Catherington Lane, Horndean, Waterloooville, PO8 0TA**

Replacement of window with double doors on the west elevation, closure of pedestrian access from Catherington Lane and widening of vehicular access to Five Heads Road.

35461/013      **The Farmhouse, 240 Catherington Lane, Horndean, Waterloooville, PO8 0TA**

Listed Building consent - External alterations including replacement of window with double doors on the west elevation, widening of window to annexe, closure of pedestrian access from Catherington Lane and widening of vehicular access to Five Heads Road. Internal alterations including removal of partition wall within the annexe, blocking up doorway on landing to bathroom, blocking up window from landing to family bathroom at first floor level and the installation of partition walls at second floor level

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & D Prosser

Cllr Mrs E Tickell referred to her Report for both Applications.

**RECOMMENDATION:-**

1. **NO OBJECTION** in relation to the planning application under 35461/012.
2. **NO OBJECTION** to the listed building application under 35461/013 and the comments and recommendation of the Conservation Officer are noted.

Cllr Mrs L Evans re-joined the meeting.

30083/009      **Nyewood, Lith Avenue, Horndean, Waterloooville, PO8 0BS**

Oak tree - crown lift new growth by approx 5 metres. Crown thin by 10% and reduce crown by 1 metre to leave a finished height of approx 13 metres and a finished crown spread of approx 12 metres.

Ward: Murray

Cllr Rep: Cllr R Veitch

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

**RECOMMENDATION: NO OBJECTION**

**31194/003      Jubilee Hall, Crouch Lane, Horndean, Waterlooville, PO8 9SU**

To clad the exterior apex of the existing community hall (North elevation) to match the newly completed extension  
TO BE NOTED.

This was duly noted.

**59068      45 Winkfield Row, Horndean PO8 9TL**

Single storey extension.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

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

**RECOMMENDATION: NO OBJECTION**

**39682/001      18 Heath Close, Horndean, PO8 9PS**

Single storey rear and side extension. Change of roof design to existing front facing first floor dormer. Following demolition of existing conservatory.

Ward: Murray

Cllr Rep: Cllr R Veitch

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

**RECOMMENDATION: NO OBJECTION**

**58949      Access to land South of the Dairy, Catherington Lane, Horndean**

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & Cllr D Prosser

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule). Cllr Tickell advised that we had seen this Application before and unfortunately the plans available were poor, so that the committee had no option but to reiterate the previous recommendation of objection and also address the concerns about the paddock and the fact that The Preliminary Ecological Appraisal was still outstanding. A short discussion took place.

**RECOMMENDATION: OBJECTION** for the reasons already put forward at the meeting of the 16th November 2020 and filed on the 17th November together with additional comments numbered 5 and 6:-

1. The proposal in relation to the laying of hard-core is of an inappropriate type and scale of development is not the type of development envisaged by the policy. Further, it would detract from the landscape character and quality of the countryside contrary to CP19- Development in the Countryside.

2. A 4m wide gate would seem excessive and would have a detrimental impact on the street scene. This combined with the proposed hard-core would be contrary to CP20- Landscape in that the proposals do not protect and enhance the settlement of Catherington on its urban edge. The existing hedge and tree line forms part of the natural and historic features of this area. Its proposed replacement by a post and wire fence would have a detrimental impact on the street scene.
3. The proposal for such a wide access way and the removal of the hedge and tree line with the latter being replaced by a post and wire fence would conflict with CP21- Biodiversity that seeks to maintain existing networks of wildlife corridors and habitat.
4. The proposed gate is not set back from Catherington Lane and would interfere and obstruct the traffic flow on it. (Additional note from meeting of 15th February 2021- the plan is unclear as to location of the gate).
5. The additional plan does not show the hard standing in relation to the proposed paddock area and would appear to indicate that the bulk of the field would comprise hard standing rendering the remainder of the field unsuitable as a paddock.
6. The Preliminary Ecological Appraisal is outstanding.

**27558/005      Anchor House, 70 London Road, Horndean, Waterlooville, PO8 0BX**

1.8m high boundary wall to front

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks.

Cllr Mrs I Weeks referred to her Report (please see Report Schedule). A short discussion took place, Cllr Mrs E Tickell proposed that the recommendation should be changed to objection and referred to the Horndean Design Statement and failure to observe the guidelines set out in the Residential Extensions and Householder Development SPD in relation to front boundary fences. It was agreed to change the recommendation to Objection referring to several reasons why as discussed.

**RECOMMENDATION:- OBJECTION** for the following reasons:-

1. The detrimental impact on the street scene by the height and design of the fence and the gates contrary to CP29-Design.
2. Failure to observe the guidelines set out in the Residential Extensions and Householder Development SPD in relation to front boundary fences.
3. Failure to note the design issues and recommendations set out in the Horndean Village Design Statement relating to maintaining the distinctive character of Horndean Village.
4. If a gate is permitted, should it be set back within the property to allow vehicles to pull off the busy London Rd before gaining access to the property? 6m is often required.



23293/015      **11 London Road, Horndean PO8 0BN**

Conversion/internal reconfiguration of current shop, new entrance/ramp and alterations to pathway

Ward: Kings & Blendworth

Cllrs Rep: Cllr Mrs I Weeks

Cllr Mrs I Weeks referred to her Report (please see attached Report Schedule). A short discussion took place.

**RECOMMENDATION: NO OBJECTION**

The Decision List was duly noted.

**P20/21 051      TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S VIRTUAL PLANNING COMMITTEE MEETING ON 11<sup>TH</sup> MARCH 2021.**

A short discussion took place and it was agreed to make a decision nearer the time once the Agenda has been published by EHDC.

**P20/21 052      TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 8<sup>TH</sup> MARCH 2020**

The date was duly noted.

Meeting ended 7.54pm

.....  
PBeck  
Chairman

.....  
9/3/21  
Date

**PLANNING REPORT SCHEDULE FOR MEETING MONDAY 15<sup>th</sup> FEBRUARY 2021**

1.	25923/008	<p><b><u>37 Southdown Road, Horndean, Waterlooville, PO8 0ET</u></b></p> <p>2 additional roof dormer windows and entrance lobby to south elevation, small balcony to west elevation.</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout &amp; density: No significant change to the size of the dwelling.</p> <p>Design, appearance and materials: Generally in keeping with the existing building.</p> <p>Street Scene: No significant change.</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No significant change</p> <p>Parking: No change to parking.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: Not a significant change.</p> <p>Ground contamination: No obvious source.</p> <p><b>RECOMMENDATION: NO OBJECTION.</b></p> <p>Cllr R Veitch 16.01.2021</p>
2.	55985	<p><b><u>206 Portsmouth Road, Horndean, Waterlooville, PO8 9HR</u></b></p> <p>Detached garage / carport to front</p> <p>Ward: Kings and Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout &amp; density: The proposal is the construction of an open fronted carport within the front garden area of the property.</p> <p>Design, appearance and materials: Traditional materials and construction</p> <p>Street Scene: There will be a significant change to the street scene as the proposed carport will be 5m high at the apex of the roof. No neighbouring properties have detached garages in the manner of the proposal.</p> <p>Overall Highway safety: No objection from Highways</p> <p>Noise and Disturbance from completed development: No obvious change.</p> <p>Parking: No change</p>



		<p>Overlooking and loss of privacy: None</p> <p>Traffic generation: None</p> <p>Ground contamination: No obvious change.</p> <p>Conclusions: Although this is a simple, straightforward application I am concerned that the height of the proposed unit will have a detrimental effect on the nature and character of the road.</p> <p><b>RECOMMENDATION: OBJECTION</b>, on the grounds of adverse effect on the street scene contrary to CP29 – Design</p> <p>If permission is granted I would request that the case officer is satisfied with the street scene change, that the development does not establish an unfavourable precedent, and that the construction will not have any detrimental effect on the mature tree within the garden grounds</p> <p>Cllr P Beck 02.02.2021</p>
3.	28126/002	<p><b><u>53 Portsmouth Road, Horndean, Waterlooville, PO8 9LN</u></b></p> <p>Proposed Roof Alterations to Include raised ridge height, front and rear dormers (as amended plans received by the Local Planning Authority 14 December 2020).</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Unable to obtain extension Recommendation has been agreed and forwarded to Case Officer prior to meeting. Therefore this is to be <b>NOTED</b>.</p>
4.	26398/025	<p><b><u>Sunrise, Lith Avenue, Horndean, Waterlooville, PO8 0HA</u></b></p> <p>'Sunnyview' to be incorporated as a C3 use under single planning unit of 'Sunrise'.</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr R Veitch</p> <p><b>THIS APPLICATION HAS BEEN WITHDRAWN.</b></p>
5.	20686/002	<p><b><u>31 Highcroft Lane, Horndean, Waterlooville, PO8 9NX</u></b></p> <p>Replacement dwelling following demolition of existing dwelling.</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr P Little</p> <p>Unable to obtain extension Recommendation has been agreed and forwarded to Case Officer prior to meeting, therefore this is to be <b>NOTED</b>.</p>

	20686/002	<p><b><u>31 Highcroft Lane, Horndean, Waterlooville, PO8 9NX</u></b></p> <p>Replacement dwelling following demolition of existing dwelling (<b><u>as amended by plans received 25 January 2021</u></b>).</p> <p>Again unable to obtain extension Recommendation has been agreed and forwarded to Case Officer prior to meeting, therefore this is also to be <b>NOTED</b>.</p>
6.	29362/004	<p><b><u>154 White Dirt Lane, Horndean, Waterlooville, PO8 0TT</u></b></p> <p>Increase roof height to provide a loft conversion with dormer windows to front and rear.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllrs Mrs E Tickell &amp; D Prosser</p> <p>Report:</p> <p>Size Layout &amp; density: This property is on the corner of White Dirt Lane and Catherington Lane. The property has been extended in the past and currently has a two pitch roof arrangement but the property is on one floor. The proposal is to create a single roof with space for 4 dormer rooms (3 labeled as bedrooms and one as a nursery) There is a further bedroom on the ground floor. The ground floor will be remodeled allowing large living space and the main entrance hall will be moved to the Catherington Lane side. No. 154 is within the settlement boundary but is at the edge.</p> <p>Design, appearance and materials: The dormer roof design and appearance complies with planning guidelines in the Residential Extensions and Householder Development SPD. The plans provided have no dimensions on them (eg roof height).</p> <p>Street Scene: Buildings in the area are not uniform in design. The new design will clearly be more visible from the road than the existing dwelling. CP29 applies but there is no obvious non-compliance.</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: Assuming the Nursery is a bedroom, the property then has 5 and requires 4 parking spaces. There is a garage and space for 3/4 cars additionally.</p> <p>Overlooking and loss of privacy: There are no properties to the front or rear. Plans show bathrooms at the sides. These should have frosted glass.</p> <p>Traffic generation: No change.</p> <p>Environmental: None</p>

		<p><b>RECOMMENDATION: NO OBJECTION</b> for the following reason:</p> <ul style="list-style-type: none"> <li>The design is within the boundaries of the current building and will provide a more conventional roof style than that currently in place. The finished building will not dominate the neighbourhood as the previous denied application 29362/003 would have done.</li> </ul> <p>Cllr D Prosser 11.02.2021</p>
7.	35461/012	<p><b><u>The Farmhouse, 240 Catherington Lane, Horndean, Waterlooville, PO8 0TA</u></b></p> <p>Replacement of window with double doors on the west elevation, closure of pedestrian access from Catherington Lane and widening of vehicular access to Five Heads Road.</p>
8.	35461/013	<p><b><u>The Farmhouse, 240 Catherington Lane, Horndean, Waterlooville, PO8 0TA</u></b></p> <p>Listed Building consent - External alterations including replacement of window with double doors on the west elevation, widening of window to annexe, closure of pedestrian access from Catherington Lane and widening of vehicular access to Five Heads Road. Internal alterations including removal of partition wall within the annexe, blocking up doorway on landing to bathroom, blocking up window from landing to family bathroom at first floor level and the installation of partition walls at second floor level</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllrs Mrs E Tickell &amp; D Prosser</p> <p>Report:</p> <p>Planning Application Number: - 35461/012 and 35461/013. .</p> <p>Observations: - The property is a Grade II listed building of mid eighteenth century origin with changes made in the early nineteenth and twentieth centuries. It is located in the Catherington Conservation Area. The existing main entrance from Five Heads Rd is to be made wider and the pedestrian access from Catherington Lane closed. Internal alterations are to be made to the dwelling. A west facing side window is to be replaced by patio doors. An existing rear window is to be enlarged.</p> <p>Size Layout &amp; density: - N/A.</p> <p>Street Scene: - The pedestrian access from Catherington Lane is to be closed off and the brickwork will match the existing wall.</p> <p>Local Planning Policies: - CP30- Historic Environment. Councillors are not qualified to assess the proposals against policy. The Conservation Officer has considered the application and has no objections subject to three suggested conditions.</p> <p>Overall Highway safety: - The widened gate onto Five Heads Rd should improve highway safety.</p> <p>Noise and Disturbance from completed development: - None- see nature of alterations.</p> <p>Parking: - Not affected.</p> <p>Overlooking and loss of privacy: - N/A.</p>

		<p>Traffic generation: - None.</p> <p>Ground contamination: - N/A.</p> <p>2. 35461/013.</p> <p>NATURE OF APPLICATION: Listed Building consent - External alterations including replacement of window with double doors on the west elevation, widening of window to annexe, closure of pedestrian access from Catherington Lane and widening of vehicular access to Five Heads Road. Internal alterations including removal of partition wall within the annexe, blocking up doorway on landing to bathroom, blocking up window from landing to family bathroom at first floor level and the installation of partition walls at second floor level.</p> <p>OBSERVATIONS:- The Conservation Officer has no objections to the proposals but has suggested three conditions.</p> <p><b>RECOMMENDATION:-</b></p> <ol style="list-style-type: none"> <li><b>NO OBJECTION</b> in relation to the planning application under 35461/012.</li> <li><b>NO OBJECTION</b> to the listed building application under 35461/013 and the comments and recommendation of the Conservation Officer are noted.</li> </ol> <p>Cllr Mrs E Tickell - 09.02.2021</p>
9.	30083/009	<p><b><u>Nyewood, Lith Avenue, Horndean, Waterlooville, PO8 0BS</u></b></p> <p>Oak tree - crown lift new growth by approx 5 metres. Crown thin by 10% and reduce crown by 1 metre to leave a finished height of approx 13 metres and a finished crown spread of approx 12 metres.</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Tree Condition: The tree looks to be in good health but is dominating the house.</p> <p><b>RECOMMENDATION: NO OBJECTION</b>, if permission is granted for the works then the usual provisos should be put in place (i.e. that the Tree officer gives consent for the works, that the works are carried out at an appropriate time of year and by suitably qualified operatives).</p> <p>Cllr R Veitch – 16.01.2021</p>
10.	31194/003	<p><b><u>Jubilee Hall, Crouch Lane, Horndean, Waterlooville, PO8 9SU</u></b></p> <p>To clad the exterior apex of the existing community hall (North elevation) to match the newly completed extension</p> <p><b><u>TO BE NOTED</u></b></p>

11.	59068	<p><b><u>45 Winkfield Row, Horndean PO8 9TL</u></b></p> <p>Single storey extension.</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout &amp; density: A realistic increase in the size of the dwelling.</p> <p>Design, appearance and materials: This should be in keeping with the existing design.</p> <p>Street Scene: No change apart from the removal of a single garage located to the rear of the property.</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No 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 no change in accommodation size</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr P Beck</p> <p>02.02.2021</p>
12.	39682/001	<p><b><u>18 Heath Close, Horndean, PO8 9PS</u></b></p> <p>Single storey rear and side extension. Change of roof design to existing front facing first floor dormer. Following demolition of existing conservatory.</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout &amp; density: No significant change to the size of the dwelling.</p>

		<p>Design, appearance and materials: Generally in keeping with the existing building.</p> <p>Street Scene: No significant change.</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No significant change.</p> <p>Parking: No change to parking.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: Not a significant change.</p> <p>Ground contamination: No obvious source.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p><b>Cllr R Veitch</b></p> <p>01.02.2021</p>
13.	58949	<p><b><u>Access to land South of the Dairy, Catherington Lane, Horndean</u></b></p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllrs Mrs E Tickell &amp; Cllr D Prosser</p> <p>Report:</p> <p>OBSERVATIONS:- Councillors looked at this application at the meeting held on 16th November 2020 and made the following resolution reproduced below.</p> <p><b>OBJECTION</b> for the following reasons:-</p> <ol style="list-style-type: none"> <li><i>1. The proposal in relation to the laying of hard-core is of an inappropriate type and scale of development is not the type of development envisaged by the policy. Further, it would detract from the landscape character and quality of the countryside contrary to CP19- Development in the Countryside.</i></li> <li><i>2. A 4m wide gate would seem excessive and would have a detrimental impact on the street scene. This combined with the proposed hard-core would be contrary to CP20- Landscape in that the proposals do not protect and enhance the settlement of Catherington on its urban edge. The existing hedge and tree line forms part of the natural and historic features of this area. Its proposed replacement by a post and wire fence would have a detrimental impact on the street scene.</i></li> <li><i>3. The proposal for such a wide access way and the removal of the hedge and tree line with the latter being replaced by a post and wire fence would conflict with CP21- Biodiversity that seeks to maintain existing networks of wildlife corridors and habitat.</i></li> <li><i>4. The proposed gate is not set back from Catherington Lane and would interfere and obstruct the traffic flow on it.</i></li> </ol>



*A further plan has been filed showing measurements but it is very poor and does not show the proposed hard standing in relation to the field so that it would appear to indicate that the bulk of the field proposed as paddock would be taken up by hard standing.*

*It is also noted that the Preliminary Ecological Appraisal is outstanding.*

**RECOMMENDATION:- OBJECTION** for the reasons already put forward at the meeting of the 16th November 2020 and filed on the 17th November together with additional comments numbered 5 and 6:-

1. The proposal in relation to the laying of hard-core is of an inappropriate type and scale of development is not the type of development envisaged by the policy. Further, it would detract from the landscape character and quality of the countryside contrary to CP19- Development in the Countryside.

2. A 4m wide gate would seem excessive and would have a detrimental impact on the street scene. This combined with the proposed hard-core would be contrary to CP20- Landscape in that the proposals do not protect and enhance the settlement of Catherington on its urban edge. The existing hedge and tree line forms part of the natural and historic features of this area. Its proposed replacement by a post and wire fence would have a detrimental impact on the street scene.

3. The proposal for such a wide access way and the removal of the hedge and tree line with the latter being replaced by a post and wire fence would conflict with CP21- Biodiversity that seeks to maintain existing networks of wildlife corridors and habitat.

4. The proposed gate is not set back from Catherington Lane and would interfere and obstruct the traffic flow on it. (Additional note from meeting of 15th February 2021- the plan is unclear as to location of the gate).

5. The additional plan does not show the hard standing in relation to the proposed paddock area and would appear to indicate that the bulk of the field would comprise hard standing rendering the remainder of the field unsuitable as a paddock.

6. The Preliminary Ecological Appraisal is outstanding.

Cllr Mrs E Tickell

04.02.2021

14. 27558/005

**Anchor House, 70 London Road, Horndean, Waterlooville, PO8 0BX**

1.8m high boundary wall to front

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks.

Report:

This Application is for a 1.8m high boundary wall to front.

		<p>This wall would replace an old fence, it will be made from reclaimed bricks where possible, and would be approx. 1.8m in height.</p> <p>To enable this wall to be built there would be a need to remove a Yew tree that is along the boundary to enable the wall to be built along the full length of the property.</p> <p>The removal of the tree would also enable vehicles to turn on the property and therefore enter and leave without the need to reverse onto to or off of the property.</p> <p>There would be a main electric sliding gate and also a manual pedestrian gat.</p> <p>There would not be any change in access or required parking on the property.</p> <p>They had taken pre-application advice ref 27558/999 on the 20/07/2020 which states that the principle is acceptable, subject to detailed design and impact on neighbouring development.</p> <p>The design seems to be in keeping with neighbouring properties and would not have any impact on neighbouring properties.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr Mrs I Weeks 10.02.2021</p>
15.	23293/015	<p><b><u>11 London Road, Horndean PO8 0BN</u></b></p> <p>Conversion/internal reconfiguration of current shop, new entrance/ramp and alterations to pathway</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllrs Rep: Cllr Mrs I Weeks</p> <p>Report:</p> <p>This application is for a material change of use by formally separating the Post Office and Pharmacy from that of the previous convenience store.</p> <p>The proposal is to enlarge the level entrance area in front of the store and replace it with a glazed frontage with a second set of sliding doors and would match exactly with the existing doors.</p> <p>There would not be any increase in floor space.</p> <p>Opening hours would stay the same.</p> <p>The applicant has stated that there should not be any increase or decrease of staff, but this would obviously change if the unit was rented out separately, and this would provide much needed employment to the area.</p> <p>A secondary goods entrance access to the rear is proposed in the existing section following removal of the former refrigeration units, along with an internal bin store.</p>

		<p>The former shared bin store to be rationalised with the redundant space used for staff facilities.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr Mrs I Weeks</p> <p>10.02.2021</p>
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------