



HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE VIRTUAL MEETING HELD ON MONDAY 8TH MARCH 2021 AT 7.30PM.

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 3 members of the public present.

P20/21 053 **TO RECEIVE APOLOGIES FOR ABSENCE**

All members were present.

P20/21 054 **TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were no declarations of interest. Cllr Mrs E Tickell advised she would be leaving the meeting when item 10 was discussed on the planning schedule.

P20/21 055 **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 15TH FEBRUARY 2021.**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 15th February 2021 were duly signed as a true record of the meeting.

P20/21 056 **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

The meeting was duly opened.

P20/21 057 **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

There were no Planning Appeals.

P 20/21 058 **AQUIND UPDATE FROM CLLR P LITTLE.**

Cllr P Little advised members he had attended a further two telephone meetings. The new Traffic Layout regarding Day Lane had been submitted, Aquind were also being challenged as to whether they could afford the project and it was now going forward to the Inspectorate. Therefore it will be at least 6 month before any decision will be made.

P 20/21 059 **TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**

55679/001 **18 Victory Avenue, Horndean, Waterlooville, PO8 9PH**

T1 - Ash - We would like to remove the lower limbs at 5.5 metres from the ground growing out to the left and 7 metres from the ground growing over the garden

T2 - Oak - Remove the two lower limbs at 6 metres and 6.5 metres from the ground growing over the garden

T3 - Ash - Remove the lower limbs at 9 metres & 9.5 Metres from the ground over the garden, and reduce the limb at 7 metres on the right to the remaining growth shooting towards the rear

T4 - Remove the limb at 6 metres from the ground growing out to the right

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

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

RECOMMENDATION; NO OBJECTION

20049/008 **Shrover Cottage, Anmore Lane, Horndean, Waterlooville, PO7 6HN**

S52 Deed of Variation - to remove restriction on the occupation of the adjoining Coach House

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

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

RECOMMENDATION: OBJECTION unless the information available to the Case Officer indicates that the covenant no longer serves any useful purpose.

SDNP/21/05205 **Land Between Woodhouse Lane and Boyes Lane Blendworth Waterlooville**

Proposal: Retrospective application for the construction of hard surfacing to form a track between existing access and agricultural barn (barn approved under: SDNP/19/03310/APNB)

Ward: Rowlands Castle (next to one of HPC's foot paths & Kings & Blendworth Ward)

Cllr Rep: Cllr P Little

Cllr P Little referred to his Report (please see attached Report Schedule). A short discussion took place.

RECOMMENDATION: OBJECTION, this Application is a contravention of the objectives of SD4 - Landscape.

1. Request that the outstanding application SDNP/20/03124/FUL for the temporary permission for equestrian use is determined first.
2. If the track is authorised in connection with the temporary equestrian use, then it too should be temporary and should be removed on the expiry of the temporary permission with the ground being reinstated to agricultural use.

3. Conflicts with the purposes of the Park. Further it does not meet the criteria for development in SD4 as there is no need for the track in connection with an agricultural use and it would undermine the open and undeveloped land between settlements by not conserving or enhancing the landscape character in this area

57761/001 **10 Catkin Grove, Horndean, Waterlooville, PO8 0UW**

Prior notification for single storey development extending 4 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres.

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Cllr P Beck advised that this Application had now been withdrawn.

51873/001 **Quercus House, Bridle Path, Horndean, Waterlooville, PO8 9PA**

To fell Ash (T3) due to Ash dieback and is a health and safety hazard. Sheds a large amount of branches in heavy winds.

Tree Condition: The Ash is showing clear signs of Ash dieback as outlined in the expert's report. The lower branches represent a hazard and the whole tree could fall into the neighbouring property or into the field behind the property.

Ward: Catherington

Cllr Rep: Cllr D Prosser

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

RECOMMENDATION: NO OBJECTION

59102 **5 Farmers Way, Horndean, Waterlooville, PO8 9GY**

Lawful Development Certificate for a proposed use or development - construction of single storey rear extension]

Ward: Murray

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION

38429/004 **49A Glamorgan Road, Catherington, Waterloooville, PO8 0TS**

Two storey rear extension, first floor side extension and extension of existing decking to rear garden

Ward: Catherington

Cllr Rep: Cllr D Prosser

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

RECOMMENDATION; OBJECTION for the following reasons:-

- Parking space may be inadequate for this size of dwelling (Vehicle Parking standards SPD)
- Windows on the South Side may cause loss of privacy to neighbouring property (CP29/CP27)
- Detailed Planting and landscaping plan required in previous applications should also be provided here

37126/002 **73 Portsmouth Road, Horndean, Waterloooville, PO8 9LH**

Oak Framed Double Garage to front of house

Ward: Kings & Blendworth

Cllr 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

57046/005 **35 Keydell Avenue, Horndean, Waterloooville, PO8 9TD**

Single Storey rear extension linked to Garage

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

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

RECOMMENDATION: NO OBJECTION

Cllr Mrs E Tickell left the meeting at 7.54pm.

21864/019

The Dairy, Roads Hill, Horndean, Waterlooville, PO8 0TG

Outline application for redevelopment of existing commercial and equestrian site of 0.59ha with nine dwellings (3 single storey, 6 two storey) and two, single storey business units (240m²) together with revised and new vehicular accesses and car parking and single storey community building (scout hut) on 0.14ha

Ward: Catherington

Cllr Rep: Cllr D Prosser

Cllr D Prosser referred to his Report (please see attached Report Schedule). Cllr Mrs Evans expressed concerns about the traffic volume from the Scout Hut, it was suggested that an additional comment be added regarding both the traffic and parking, this was agreed. Discussion took place. The Applicant who was present provided several responses regarding issues raised also advising a considerable amount of consultation had been done within the community. Further discussion took place.

RECOMMENDATION: OBJECTION for the following reasons:-

- CP10 Spatial Strategy for Housing was raised on the previous 21864/018 still applies. This site is not allocated according to EHD Housing and Employment Allocation Local Plan and there is no real pressing need identified for the Scout Hut.
- CP 19 - There is no identified need for this housing to accommodate agricultural workers
- Road's Hill is very unsuitable for additional traffic at this potential level even with passing places
- The location of the Scout Hut on the plans is an issue for both traffic and drainage and the proposed parking space allocation does not meet Parking Standards (17 spaces required). Traffic congestion in Roads Hill seems to be unavoidable if only two spaces are provided.
- Paddock land between the housing and the scout hut is not explicitly protected from further development

The employment issues highlighted in 21864/018 could be assumed to be addressed by the Commercial units on the site but this is unclear

Cllr Mrs E Tickell rejoined the meeting at 8.15pm.

40031/002

2 Kings Mede, Horndean, Waterlooville, PO8 9TN

Retention of close boarded timber fence no higher than 2 metres that replaces conifer hedge.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr P Beck referred to his Report (please see attached Report Schedule), drawing particular attention to the street scene. A discussion took place.

The Applicant, who was attending, advised the reason for the action was because of subsidence caused to his property by the large hedge and on the instructions of his insurance company. No information was given to him with regard to requesting planning permission for this work. Further discussion took place, reference to the amount of traffic was also made and Councillors agreed it was a busy junction.

RECOMMENDATION: OBJECTION for the following reasons:-

1. The application contravenes the requirements of the JCS document CP20 ? Landscape clause d "protect and enhance natural .. features which contribute to the distinctive character of the district?s landscape, such as trees, ?hedgerows, ?
2. The application contravenes the requirements of the JCS document CP21 ? Biodiversity clause b "extend specific protection to, and encourage enhancement of, other sites and features which are of local value for wildlife, for example important hedgerows?
3. The application contravenes the requirements of the JCS document CP29- Design ?clause d "ensure that the layout and design of development ??and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;
4. The application contravenes the requirements of the EHDC document Residential Extensions & Householder Development? Supplementary Planning Document clause 3.10 Boundary treatments "Boundary treatments such as fences, walls and hedges, whether traditional or modern, contribute a great deal to the streetscape and character of an area. ??
5. The application contravenes the requirements of the EHDC document Residential Extensions & Householder Development? Supplementary Planning Document clause 3.11 Boundary treatments "Where new boundary treatments are proposed, care must be taken to ensure that the proposals (including the materials and detailing) are sympathetic to the surroundings4. Care should be taken to ensure that any proposed walls and fences do not harm the streetscene. Where residential areas have a distinctive, open or sylvan character, the erection of walls and fences over 1 metre at the front of the property is unlikely to be acceptable. The character of such estates is derived from the open, landscaped environment and physical, built barriers will significantly detract from that character. ?..

NOTE that the above clauses are not quoted fully, but the relevant sections are repeated verbatim

59016 **Unit, 16A Westfields Industrial Estate, Portsmouth Road, Horndean, Waterlooville, PO8 0JX**

Change of Use of Ground Floor of existing Warehouse Unit to Members Only Retail Warehouse (sui generis)

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

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

RECOMMENDATION: NO OBJECTION

59113 **92 Hazleton Way, Horndean, Waterlooville, PO8 9DW**

Lawful Development Certificate for Proposed Use or Development - Single storey extension to rear

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

Cllr P Little referred to his Report.

RECOMMENDATION: NO OBJECTION

55562/009 **Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville**

Reserved Matters application pursuant to outline planning permission 55562/007 for Phase 1: care home, associated parking, access, bin and cycle stores, electricity substation, landscaping, open space, suds/drainage and other associated works. Appearance, Scale, Layout, Landscaping to be considered

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs L Evans

Cllr Mrs L Evans gave a verbal Report, advising that all initial concerns raised in the past had been addressed in relation to this specific Application.

RECOMMENDATION: NO OBJECTION

35339/004 **Grace Cottage, Down Road, Horndean, Waterlooville, PO8 0EU**

Ash T1 – Fell

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (please see attached Report Schedule) advising there was no ash dieback evident and planning permission had been already been given for a garage to be built and the tree was in the way.

RECOMMENDATION: OBJECTION for the following reasons:-

- If the tree must be felled then some mitigating action should be in place (e.g. the planting of native tree(s) elsewhere on the property).
- 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).
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SDNP/21/00548 **Land East of New Barn Farm Lane Blendworth Waterlooville Hampshire**

Change of use from Equestrian to a mixed use, of equestrian and residential, to allow for the creation of 4 Gypsy/Traveller Pitches, comprising the siting of 1 mobile home, 1 touring caravan, and the erection of 1 dayroom, per pitch

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs E. Tickell

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

Cllr Mrs L Evans drew member's attention to a letter from Tim Slaney, Director of Planning at SDNP regarding this Application. A short discussion took place.

RECOMMENDATION: OBJECTION for the following reasons:-

1. The proposed development directly conflicts with the statutory purposes of the South Downs National Park Local Plan and also policy SD4- Landscape character. The site is an open, undeveloped site in the countryside lying between settlements. The proposals do not conserve or enhance the natural beauty of the local area and would have a detrimental impact on the same.
2. The site lies some distance from settled communities in Rowlands Castle and Horndean and is accessible only along narrow, rural lanes. There is no local infrastructure or services in this area. There are no nearby schools without a drive to the settled communities.
3. There is no identified need having regard to the Gypsy and Traveller Accommodation Assessments carried out in East Hampshire on an annual basis with the latest being published in September 2020

The Decision List was duly noted.

P20/21 060 TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S VIRTUAL PLANNING COMMITTEE MEETING ON 11TH MARCH 2021.

It was advised this meeting had now been cancelled.

P20/21 061 TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 29TH MARCH 2020

The date was duly noted.

Meeting ended 8.39pm

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RBeck
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Chairman

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30/3/21
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Date