



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 28TH JUNE 2021 AT 7.00PM

Documents pertaining to the meeting are available to download from the HPC website.

Members are summoned to attend

Members are summoned to attend: Cllr P. Beck (Chairman), Mrs E. Tickell (Vice Chairman), Mrs I Weeks, Mrs L Evans, R Veitch, D Prosser, P Little

A handwritten signature in black ink, appearing to read 'Carla Baverstock-Jones'.

Carla Baverstock-Jones, GCILEx, PSLC
Chief Officer,

22nd June 2021

AGENDA

1. To receive apologies for absence.
2. Declaration of interest: Members are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. You must withdraw from the room or chamber when the meeting discusses and votes on the matter.
3. To receive and approve the minutes of the Planning Committee meeting held on 7TH June 2021.
4. To open the meeting to members of the public to enable them to address questions to Parish Councillors. *Public questions will be permitted for each application as it arises, subject to there being a limit of 3 minutes for any member of the public. A question asked by a member of public during public participation session at a meeting shall not require a response or debate.*
5. To discuss and note any planning appeals.
6. To consider planning applications and note decisions as per attached schedule. *Public questions will be permitted for each application as it arises, subject to there being a limit of 3 minutes for any member of the public.*
7. To note and discuss useful planning phrases.
8. To discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meeting on 8th July 2021.
9. To note the date of the next meeting as Monday 19th July 2021.



HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY
7TH JUNE 2021 AT 7.00PM.**

PRESENT: Cllrs P Beck (Chairman), Mrs E Tickell, R Veitch, 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

P 018 21/22 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs L Evans.

P 019 21/22 TO RECEIVE ANY DECLARATIONS OF INTEREST

There were no declarations of interest.

**P 020 21/22 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 10TH MAY 2021.**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 10th May, 2021 were duly signed as a true record of the meeting.

P 021 21/22 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

There were no members of the public present.

**P022 21/22 TO ELECT A VICE CHAIRMAN FOR THE PLANNING & PUBLIC SERVICES
COMMITTEE FOR THE YEAR 2021/2022.**

Cllr P Beck asked for nominations. Cllr Mrs I Weeks nominated Cllr Mrs E Tickell, this was seconded by Cllr P Little. This was agreed.

P023 21/22 TO NOTE LICENSE APPLICATION BY ZAPP HORNDEAN.

This was duly noted.

There were no Planning Appeals.

59273

31 Merchistoun Road, Horndean, Waterlooville, PO8 9NA

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: Downs

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION

SDNP/21/02135/FUL Plot 1 West of Lovedean Lane Horndean Waterlooville Hampshire

Field entrance and boundary fencing

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & D Prosser

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

RECOMMENDATION: - OBJECTION for the following reasons:-

1. The terms of the Article 4 direction preclude the proposed development.
2. The proposals would have a detrimental impact on the character of this area and the street scene and would directly conflict with the purposes of the South Downs National Park. The impact of this development would be significantly detrimental to the visual amenities of the open rolling landscape in arable agricultural use in this locality.

22626/004 &
26126/005

1 Acacia Gardens, Horndean, Waterlooville, PO8 9EA

Single storey rear extension

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

1 Acacia Gardens, Horndean, Waterlooville, PO8 9EA

Lawful development certificate proposed - loft conversion with rear dormer

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr P Beck referred to the Lawful development certificate. This was a technical assessment based on the information and evidence supplied by the Applicant in support of the application. The decision is one to be made by the Case Officer.

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

RECOMMENDATION: NO OBJECTION

32676/002

123 Frogmore Lane, Horndean, Waterlooville, PO8 9RD

First floor dormer and Juliette balcony with two roof lights to the rear

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

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

RECOMMENDATION: NO OBJECTION, provided that the materials used complement the existing structure (CP29 Design). The Design complies with the Extensions and Householder development SPD.

SDNP/21/02001 &
SDNP/21/02002

Hinton Manor Hinton Manor Lane Horndean Waterlooville PO8 0QW

New outbuilding and creation of access driveway off Hinton Manor Lane

Hinton Manor Hinton Manor Lane Horndean Waterlooville PO8 0QW

Listed building consent - New outbuilding and creation of access driveway off Hinton Manor Lane.

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & D Prosser

Cllr D Prosser referred to his Report (please see attached Report Schedule). A discussion took place attention being drawn to the comments made by Hampshire Highways and Hampshire County Council. Further discussion took place, it was agreed to amend reference to CP19 to SDI.

RECOMMENDATION: OBJECTION,

- This is countryside in South Downs National Park and proposals conflict with the sustainable development aims of core policy SD1 – Sustainable Development. The rural benefit for this development is not clear.
- There is no real justification for the additional entrance. The existing entrance could be remodelled to serve the new outbuilding (Highways concur with this view and point out that there are already two entrances to the property).
- HCC state that ancient hedgerow will be removed for the new outbuilding and want additional

reports on wildlife impact.

- The detrimental impact on the street scene.
- It should be stated that the outbuilding is ancillary to the main house.

59255

25 Mapletree Avenue, Horndean, Waterlooville, PO8 9BN

Single storey side extension following demolition of existing rear conservatory

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Cllr Mrs I Weeks referred to her Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION provided that the flat roof meets the required regulations.

59248

33 Keydell Avenue, Horndean, Waterlooville, PO8 9TD

Two storey side, single storey rear extension and loft conversion with front and rear dormers following demolition of existing garage.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr P Beck referred to his Report (please see attached Report Schedule). The EHDC website was consulted. A discussion took place concerns were expressed about the increase in the size of the footprint. Further discussion took place regarding parking and attention was drawn to the size of the dormer windows and the effect on the street scene.

RECOMMENDATION: OBJECTION for the following reasons:

1. On the grounds of Overdevelopment
2. Inadequate parking for a 5 bedroom house.
3. Conflict with the provisions of the Residential Extensions and Householder Development SPD. In particular the dormer windows do not meet design guidance as their size is greater than windows on the first floor.

29687/003

292 Catherington Lane, Horndean, Waterlooville, PO8 0TD

1xBay-remove one trunk, leaving a crown width of approx 4m.

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & D Prosser

Cllr Prosser referred to his Report.

RECOMMENDATION: NO OBJECTION. The Catherington conservation area guidance states that Trees

and Ancient boundaries should be preserved. Therefore these works should be permitted provided the Flint wall is also repaired. The work should be carried out by an expert as major damage to the tree is possible if care is not taken.

59129/001

110 Hazleton Way, Horndean, Waterlooville, PO8 9DW

Single storey rear extension and new garage following demolition of existing conservatory & garage

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

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

RECOMMENDATION: NO OBJECTION, subject to the Case officer's agreement on the roof height.

32442/002

165 Greenfield Crescent, Horndean, Waterlooville, PO8 9EW

Single storey rear extension.

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Cllr I Weeks referred to her Report (Please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

54199/001

7 Yoells Lane, Lovedean, Waterlooville, PO8 9SG

Two storey rear and side extension

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & D Prosser

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

RECOMMENDATION: OBJECTION for the following reasons:

- Insufficient parking for 4 cars contravening the EHDC Vehicle Parking Standards SPD. Space for three would only be available through tandem parking which is discouraged by EHDC and could lead to street parking.
- CP27 Pollution – overlooking of neighbouring properties to the rear.
- This will create a dominating structure for the street scene and overshadowing the neighbours. The extension is not in keeping with the existing property (double the footprint) – Residential Extension and Householder Development SPD

58034

11 Wessex Road, Horndean, Waterlooville, PO8 0HS

Lawful development certificate proposed, single storey extension to rear of garage

Ward: Downs

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION

59280

5 Holdenhurst Close, Horndean, Waterlooville, PO8 0UT

First floor extension front/side

Ward: Downs

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION

56329/002

Stubbins Down rear of Milkwood Caravan, Down Road, Horndean, Waterlooville

10x Field Maple (T1-9&11)-Reduce crown height by 10m, leaving a crown height of 10m. Reduce branches to boundary of footpath, leaving 3m clearance to garden fence. Sycamore-T10-Fell.

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (please see attached Report Schedule), also advising that the people applying did not own the land. A short discussion took place.

RECOMMENDATION: OBJECTION for the following reasons:

1. The trees in question all seem to be reasonably healthy that the reason for this application is only for the amount of shading being provided.
2. The reasons given are insufficient for carrying out any work on the trees T1-9 & 11 and no justification has been given for felling T10.
3. 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).

59230

4 Stagshorn Road, Horndean, Waterloooville, PO8 9NS

Lawful development certificate for a proposed development - Demolition of existing conservatory and replacement with single storey extension on the existing footprint.

Ward: Murray

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION

51110/002

17 Hawthorn Road, Horndean, Waterloooville, PO8 0EG

Two storey side extension.

Ward: Downs

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION

The Decision List was duly noted.

P 026 21/22

TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON 8TH JULY 2021.

It was agreed that the Agenda from EHDC will be reviewed once published to see if there was any need for a member to attend.

P 027 21/22

TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 28th JUNE 2021

The date was duly noted.

Meeting ended 7:42pm

.....
Chairman

.....
Date

PLANNING REPORT SCHEDULE FOR MEETING MONDAY 28TH JUNE 2021

1.	53290	<p><u>5 St Giles Way, Horndean, Waterlooville, PO8 0EE</u></p> <p>Re: Proposal: New french doors, landing and steps onto garden</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: A very minor change to the building.</p> <p>Design, appearance and materials: In keeping with the existing building.</p> <p>Street Scene: No change to the street scene.</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No significant change</p> <p>Parking: No change to the number of available parking spaces.</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>RECOMMENDATION: NO OBJECTION</p> <p>Cllr R Veitch 21.06.2021</p>
2.	59326	<p><u>2a Whitehaven, Horndean, Waterlooville, PO8 0DN</u></p> <p>Prior notification for single storey development extending 4.05 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.43 metres and a maximum height of 4.85 metres</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr Mrs I Weeks</p> <p>Report:</p> <p>This property is a detached dwelling with enough space in the garden to accommodate this extension.</p> <p>Street scene: would not be affected</p>

		<p>Parking: No change.</p> <p>Highway: No change.</p> <p>Size and layout: Acceptable.</p> <p>Design and materials: Acceptable.</p> <p>Traffic generation: No change.</p> <p>Noise and disturbance: only from the erection of the extension if given permission.</p> <p>To date there has been 3 letters from neighbours of which seem to dwell on the Fact that the dormers were put in without planning permission, and that Retrospective planning was requested, but I cannot see any reference to this. But with reference to the above application there does not appear to be any objections.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr Mrs I Weeks 21.06.2021</p>
3.	21165/054	<p><u>Merchistoun Hall, 106 Portsmouth Road, Horndean, Waterlooville, PO8 9LJ</u></p> <p>T46 - Goat Willow - Raise low canopy to 2.0 metres. T110 - Sycamore - Reduce crown by 15%.</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Tree condition: The works are as recommended by the latest tree survey.</p> <p>RECOMMENDATION: NO OBJECTION, subject to the Tree Officer's agreement that the work is necessary, comprises routine tree management, will be for the long term benefit of the trees and the work is carried out by properly qualified personnel at the correct time of year.</p> <p>Cllr R Veitch 21.06.2021</p>
4.	21861/043	<p><u>Red Lion, 2 Havant Road, Horndean, Waterlooville, PO8 0DT</u></p> <p>1xAsh-Pollard to previous points.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr Mrs I Weeks</p> <p>Report:</p>

		<p>This tree is not subject to any TPO, but is in the conservation area. This application is to trim the tree to previous points (approx. 2 m)</p> <p>RECOMMENDATION: NO OBJECTION, provided that the tree officer does not have any objection, and that the work is carried out at the correct time of year and by a qualified professional.</p> <p>Cllr Mrs I Weeks 21.06.2021</p>
5.	58949	<p><u>Access to Land South of The Dairy, Catherington Lane, Horndean, Waterloooville</u></p> <p>Vehicular access and hardstanding to paddock land (as amplified by plans received 16 March 2021).</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllrs Mrs E. Tickell & D Prosser</p> <p>Report:</p> <p>OBSERVATIONS:- Additional paperwork has been supplied including amended plans and a explanation as to amendments. The gate will now be a wooden, five barred gate as pictured in one of the documents. There will be hedging planted either side of the actual accessway as opposed to the boundary. They make little difference to the objection that the proposals would have an adverse impact on the character of the area, would have a harmful impact on the adjacent Conservation Area and would have a detrimental impact on the green infrastructure.</p> <p>RECOMMENDATION:- OBJECTION for the following reasons:-</p> <ol style="list-style-type: none"> 1. The proposal to install a wooden five bar gate and remove the trees and hedging adjoining Catherington Lane over such a wide area to provide sight lines in an area outside the SPB and immediately adjacent to the Catherington Conservation Area will urbanise the area and detract from the landscape character and quality of the countryside contrary to CP19- Development in the Countryside and CP30- Historic Environment. 2. The gate, removal of the trees and hedging and the provision of the access way and turning circle in this location 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 form part of the natural and historic features of this area. It's proposed replacement by a post and wire fence plus five bar gate would have a detrimental impact on the street scene. 3. The proposal for a 3m wide gate, the installation of the 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 Preliminary Ecological Appraisal would appear to be still outstanding.

		<p>If planning permission is granted:-</p> <p>5. There should be a landscape condition that in addition to the proposed planting along either side of the accessway into the site, there should be a replacement mixed hedge along the boundary adjoining Catherington Lane to mitigate the adverse detrimental impact of the loss of the existing hedging and replacement by a post and wire fence. The initial planting should be of a size to have an immediate effect.</p> <p>6. There should be a use condition preventing the use of jumps and similar that would have an adverse impact on the character of the area and the adjacent Conservation Area.</p> <p>Cllr Mrs E Tickell</p> <p>22.06.2021</p>
6.	25398/002	<p><u>35 Winkfield Row, Horndean, Waterlooville, PO8 9TL</u></p> <p>Prior notification for single storey development extending 3.6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.9 metres and a maximum height of 3.6 metres</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout & density: The extension will increase the footprint size of the property but not excessively so relative to the overall size of the plot</p> <p>Design, appearance and materials: The design matches the rest of property.</p> <p>Street Scene: Not affected as the extension is to the rear</p> <p>Overall Highway safety: No significant change</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: No change as the extension is to the rear with no increase in number of bedrooms</p> <p>Overlooking and loss of privacy: No change.</p> <p>Traffic generation: No change.</p> <p>Ground contamination: No obvious sources.</p> <p>Conclusions: This is a relatively modest extension into a large rear garden to provide additional living space</p>

		<p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Beck 15.06.2021</p>
7.		<p><u>Hedgerows, Coldhill Lane, Horndean, Waterlooville, Horndean, PO8 9SB</u></p> <p>Detached dwelling and garage following demolition of existing dwelling</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllr Mrs E Tickell & D Prosser</p> <p>Report:</p> <p>Size Layout & density: The proposal is to create a new two storey house (with a separate garage) after demolition of the existing bungalow. The house will have 4 bedrooms instead of the existing three of the bungalow. The footprint of the house is approximately that of the bungalow but the floorspace is increased to 214sqm from 125sqm with the extra storey. The garage is an additional 22sqm. The size of the extended floorspace is not compliant to H16 of the housing policy for replacement dwellings outside of settlement boundaries (CP19). This property sits at the very end of the vehicular access of Coldhill Lane opposite a farm and equestrian centre. There is a large distance between Hedgerows and its neighbouring properties.</p> <p>Design, appearance and materials: The proposal is for a brick/flint construction to the house with a tiled roof and dormer style windows at one end. The garage is brick and tile construction with timber cladding.</p> <p>Street Scene: Coldhill lane is very rural and consists of large houses and a farm/stables. This would not significantly impact the scene. The plans show the new elevations superimposed over the existing house and while bigger in elevations it is not significantly dominant (albeit dimensions are not given).</p> <p>Overall Highway safety: Minor impact.</p> <p>Noise and Disturbance from completed development: Minor (neighbours are distant)</p> <p>Parking: Plenty of parking space available on the land</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: Little change.</p> <p>Environmental: None</p> <p>RECOMMENDATION: OBJECTION for the following reason:</p> <ul style="list-style-type: none"> An LDCP was granted to extend the bungalow to 178sqm in line with H16 of the housing policy 2005, this goes beyond this and now contravenes this policy <p>Cllr D Prosser 18.06.2021</p>

8.	49378/003	<p><u>22 Keydell Close, Horndean, Waterlooville, PO8 9TB</u></p> <p>Replacement of existing garage with a two-bedroom access annex designed for elderly occupants. Infilled to become part of main dwelling.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>Size Layout & density: Large footprint increase to rear of one side of property</p> <p>Design, appearance and materials: No change</p> <p>Street Scene: There will be a no change to street scene</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: More than adequate for three cars</p> <p>Overlooking and loss of privacy: The new development will create a much larger footprint but no loss of privacy for surrounding properties.</p> <p>Traffic generation: No change.</p> <p>Ground contamination: None</p> <p>Conclusions: If all materials used and trees and shrubs are substantially kept there is no objection.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Little 21.06.2021</p>
9.	59304	<p><u>55 Kings Mede, Horndean, Waterlooville, PO8 9TH</u></p> <p>Single storey extension to rear with pitched roof following demolition of conservatory</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Size Layout & density: A 3.6mtr full height extension to rear of property</p> <p>Design, appearance and materials: No change.</p> <p>Street Scene: There will be a no change to street scene</p>

	<p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: More than adequate for two cars</p> <p>Overlooking and loss of privacy: None on proviso of no window from roof based bedroom into vaulted area.</p> <p>Traffic generation: No change</p> <p>Ground contamination: None</p> <p>Conclusions: Raising the roof line at the rear of the property reduces light transmission to neighbour's property. Secondly no window to be installed with view into vaulted area as this will create privacy problems with surrounding properties</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>21.06.2021</p>
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DECISION LIST

08.06.2021 - 2021 – 22.06.2021

<p>Reference No: 25460/002 PARISH: Horndean Location: 157 Hazleton Way, Horndean, Waterlooville, PO8 9DR Proposal: First floor extension over existing garage, single storey extension to rear, cladding at first floor & render to front & rear elevations Decision: PERMISSION Decision Date: 9 June, 2021</p>
<p>Reference No: 32676/002 PARISH: Horndean Location: 123 Frogmore Lane, Horndean, Waterlooville, PO8 9RD Proposal: First floor dormer and Juliette balcony with two roof lights to the rear Decision: PERMISSION Decision Date: 10 June, 2021</p>
<p>Reference No: 26982/011 PARISH: Horndean Location: Yew Tree Cottage, Eastland Gate, Lovedean, Waterlooville, PO8 0SR Proposal: Installation of access gates with brick piers, resurfacing of hardstanding and installation of training mirrors along east side of manege (land adj to Yew Tree Cottage) Decision: REFUSAL Decision Date: 16 June, 2021</p>
<p>Reference No: 59273 PARISH: Horndean Location: 31 Merchistoun Road, Horndean, Waterlooville, PO8 9NA Proposal: 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 Decision: Gen Permitted Development Conditional Decision Date: 17 June, 2021</p>
<p>Reference No: 37123/005 PARISH: Horndean Location: Church House, 329 Catherington Lane, Horndean Waterlooville PO8 0TE Proposal: Change of use of existing outbuilding to holiday let and associated works (as amended by plans received 20 May 2021). Decision: PERMISSION Decision Date: 11 June, 2021</p>
<p>Reference No: 50186/002 PARISH: Horndean Location: 38 London Road, Horndean, Waterlooville, PO8 0BX Proposal: Retrospective application for entrance gates and intercom Decision: REFUSAL Decision Date: 15 June, 2021</p>

USEFUL PHRASES FOR REPORTS

1. TPO Application:-

NO OBJECTION - subject only to the Tree Officer's agreement that the work is necessary, comprises routine tree management, will be for the long term benefit of the trees and the work is carried out by properly qualified personnel at the correct time of year.

2. Parking:-

Objection as the parking spaces appear to be inadequate for this size of dwelling contrary to the Vehicle Parking standards SPD.

3. Application for Lawful Development Certificate:-

This is a technical assessment based on the information and evidence supplied by the Applicant in support of the application. The decision is one to be made by the case officer.

4. Retrospective applications relating to boundary fences, walls and/ or gates:-

OBJECTION for the following reasons:-

4.1 The detrimental impact on the street scene because of the height and design of the wall/ fence and the gates contrary to CP29-Design.

4.2. Failure to observe the guidelines set out in the Residential Extensions and Householder Development SPD in relation to front and/ or boundary fences and gates.

4.3. 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/ Horndean.

4.4. If a gate is permitted, it should it be set back within the property to allow vehicles to pull off the road before gaining access to the property? This should be considered by the Case Officer with reference to the HCC Standing Advice relating to requirements for the provision of any gated access points for vehicles.

5. Window privacy:-

The size and placement of the windows needs to be reviewed as they would appear to be contrary to CP27- Pollution with potential loss of privacy for the neighbouring property/ properties.

6. Boundary:-

OBJECTION as the proposed extension appears to impinge on, or overhang the neighbouring boundary.

7. Annex buildings:-

If permission is granted, then the annex should be conditioned so that it is both subservient to the main dwelling and it cannot be sold or let separately from it.

USEFUL PHRASES FOR REPORTS

8. Removal of hedges:-

Note: In an urban area a hedge can be removed unless it is protected by a TPO. In a semi-rural or rural area, it generally cannot be removed unless planning permission is obtained. A landscape appraisal will be required as part of the application and permission will be refused in the absence of such an appraisal.

OBJECTION as the removal of the hedge fails to conserve and enhance the special characteristics of this area's natural environment and is contrary to the following policies:-

(A) **CP20- Landscape.** The hedge substantially contributes to the local distinctive sense of place and tranquillity. Its removal would destroy the green corridor extending into the settlement. It is part of a valued landscape of major importance for wild flora and fauna.

(B) **CP21- Biodiversity.** It is part of a district wide network of local wildlife sites, wildlife corridors and stepping stones between designated sites and other areas of biodiversity value or natural green space. It helps prevent the fragmentation of existing habitats and enables habitat adaptation and species migration.

(C) **CP27- Pollution.** It would have an unacceptable effect on the amenity of the occupiers of the neighbouring property through loss of privacy.

(D) **CP28- Green Infrastructure.** The natural environment provides multiple benefits for the economy, wildlife, local people and communities.

(E) **CP29- Design.** The hedge is an important landscape feature and forms part of the character of the area and what makes the area a place where people want to live, work and visit.

(F) **CP30- Historic Environment.** The hedge makes an important positive contribution to the appearance of the area. It enhances the local scene and gives a sense of local distinctiveness. Green infrastructure is an important part of the heritage of an area.

(G) **Horndean Parish Village Design Statement** - non statutory planning guidance that has been the subject of public consultation and therefore is a material planning consideration.

9. Front boundary wall exceeding 1 meter in height.

OBJECTION as the proposals are contrary to the following policies:-

(A) Residential Extensions and Householder Development **SPD**.

(B) **Horndean Village Design Statement**.

(C) **CP27- Pollution**.

(D) **CP29- Design**.

(E) **CP30- Historic Environment**.

USEFUL PHRASES FOR REPORTS

9.1 The size would dominate the front curtilage of the property forming an incongruous feature in the street scene. It is out of character with the area and the appearance of the immediate area. It is thus visually harmful.

9.2 In this area, there is a predominance of hedging and trees along the individual frontages. The height and solidity of the wall would make a harsh boundary treatment at odds with the prevailing landscape character. It would have a significant and adverse impact on the character and appearance of the area.

9.3 The prevailing character of the domestic frontages in this area is of relatively low boundaries demarked by low walls, shrubbery or low fences. The proposed wall has a hard urban feel that would have a negative impact on the street scene particularly in this sensitive location immediately adjacent to/ within the Conservation Area. It would harm the views into and out of the Conservation Area.

9.4 Front gates are noticeably absent from the surrounding street scene.

9.5 It is a substantial alteration of a historic boundary treatment that would have a serious detrimental impact on the street scene and the character and appearance of the area.

9.6 Under the Residential Extensions and Householder Development Supplementary Policy Document, where residential areas have a distinctive open or sylvan character, the erection of walls or fences over 1 meter in height at the front of a property is unlikely to be acceptable.

9.7 It does not take account of the Horndean VDS which states on page 17 that "Boundary walling and fencing in terms of height, width and suitable blends of materials should be in keeping with the surrounding area"