



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 6TH SEPTEMBER 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

Carla Baverstock-Jones, GCILEx, PSLC
Chief Officer,

31st August 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 9th August 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. Aquind update by Cllr P Little.
6. To discuss and note any planning appeals.
7. To note the decision made on 59204/001 65 Highcroft Lane by Designated Powers.
8. To note the decision made on 59248/001 33 Keydell Avenue by Designated Powers.
9. To discuss the setting up of a Working Party regarding Land at Woodcroft Lane.
10. 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.
11. To discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meeting on 16th September 2021.
12. To note the date of the next meeting as Monday 4th October 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
9TH AUGUST 2021 AT 7.00PM.**

PRESENT: Cllrs P Beck (Chairman), Mrs E Tickell (Vice Chairman), Mrs L Evans, R Veitch, P Little, 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 045 21/22 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr D. Prosser

P 046 21/22 TO RECEIVE ANY DECLARATIONS OF INTEREST

Cllrs Mrs L Evans and Cllr Mrs E Tickell advised that they would leave the room when Item 4 on the Schedule was being discussed due to the Applicant being a neighbour.

**P 047 21/22 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 19TH JULY 2021.**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 19th July 2021 were duly signed as a true record of the meeting.

P 048 21/22 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

No members of the meeting were present.

P049 21/22 AQUIND UPDATE BY CLLR P LITTLE

Cllr P Little advised that the Minister had given Aquind 6 questions to answer by the end of this week. NGET had advised that they could now not have one piece of land and would have to move the site. This would then make the proposed site visible from the North of the National Park. There had also been no approval from any of the telecom companies for lines to be removed.

Cllr P Little advised that he had been invited to a meeting due to take place on 12th August 2021 which he would be attending and members will receive an updating email following this.

P 050 21/22 TO DISCUSS AND NOTE ANY PLANNING APPEALS

There were no Appeals.

P051 21/22 TO DISCUSS A WAY FORWARD REGARDING SDNP APPLICATION RECOMMENDATIONS.

Cllr Mrs E Tickell advised members of a situation that had arisen when the agreed recommendations were being reported to SDNP. A short discussion took place and it was agreed that when reporting the recommendations it would be a clear detailed statement and if an objection was raised the Ward Councillors Report would not be submitted to the Case Officer.

P 052 21/22 TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST

59170 3 Chalk Hill Road, Horndean, Waterlooville, PO8 9NY

Demolition of existing dwelling and erection of a new replacement 4 bedroom chalet bungalow

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (Please see attached Report Schedule). A short discussion took place.

RECOMMENDATION: NO OBJECTION

50255 15 and 16 St Hilda Avenue, Horndean, Waterlooville, PO8 0JF

Erection of triple garage block serving No.15 & 16 St. Hilda Avenue, following demolition of existing garages

Ward: Downs

Cllr Rep; Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION

29982/013

Yew Tree Cottage, Eastland Gate, Lovedean, Waterloooville, PO8 0SR

Variation of condition 4 relating to application 26982/007 (rear facing dormer window to provide additional headroom)

Size Layout & density: This application was originally from November 2020 and involved the demolition of a stable block and replacement with a two storey structure - stables below and home office above. Design, appearance and materials: The variation relates to a change of plans to include a rear dormer on the upper storey home office instead of Velux windows to allow additional headroom.

Ward: Catherington

Cllr Rep: Cllr D Prosser

Cllr P Beck referred to Cllr D Prosser's Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

30482/002

9 Southdown Road, Horndean, Waterloooville, PO8 0ET

Conversion and extension of existing double garage to provide annex

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllrs Mrs L Evans and Mrs E Tickell left the meeting at 7.15pm as the Application was a neighbour.

Cllr R Veitch referred to his Report (please see attached Report Schedule), drawing particular attention to overdevelopment of the site. A discussion took place.

Cllrs Mrs L Evans and Mrs E Tickell returned to the meeting at 7.25pm.

RECOMMENDATION: OBJECTION

The proposed changes are in contravention of Section 3 of the Residential Extensions and Householder Development Supplementary Policy Document.

59204/001

17 Jay Close, Horndean, Waterloooville, PO8 9DJ

Single storey side/rear extension

Ward: Murray

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION

59204/001

65 Highcroft Lane, Horndean, Waterlooville, PO8 9PU

Removal of Condition 6 relating to application 28496/005 to allow for the conversion of garage to habitable accommodation (retrospective application)

A short discussion took place regarding parking.

20718/006

344 Catherington Lane, Horndean, Waterlooville, PO8 0TH

T1 - Cypress - Reduce height by 4 metres from 12 metres leaving a finished height of 8 metres. T2 - Birch - Reduce height by 2 metres from 12 metres leaving a finished height of 10 metres. Reduce width from 9 metres by 2 metres leaving a finished width of 7 metres. T3 - Beech - Reduce height by 3 metres from 12 metres leaving a finished height of 9 metres, to the previous pruning points. T4 - Beech - Reduce height by 3 metres from 12 metres leaving a finished height of 9 metres. Reduce width of tree from 10 metres by 3 metres leaving a finished width of 7 metres.

Ward: Catherington

Cllr Rep: Cllr D Prosser

Cllr P Beck referred to Cllr D Prosser's Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION, provided the work is carried out by a qualified Tree Surgeon, and the traffic management issues are carefully dealt with.

23085/12

56 Rosemary Way, Horndean, Waterlooville, PO8 9DQ

Lawful Development Certificate for Existing Use or Development - The Property has been used as a 9 bedroom Sui Generis HMO with a maximum occupancy of 11 people since prior to 2006

Ward: Kings & Blendworth

Cllr Rep: Cllr P. Little

Cllr P Little referred to his Report (please see attached Report Schedule), particularly drawing attention to the potential noise issues and parking. Cllr Mrs E Tickell referred to Cllr P Little's comments and suggested that the recommendation should be amended to Objection. Cllr Mrs I Weeks also advised there were concerns that the property in question was breaching several of the multi occupancy rules. A discussion took place and it was agreed to forward HPC's concerns regarding the property to Kings & Blendworth Ward District Councillors for further investigation. Further discussion took place and EHDC's website was consulted and it was agreed by all members to change the recommendation to Objection.

RECOMMENDATION: OBJECTION for the following reasons:-

1. No evidence has been supplied in support of the Application.

2. Parking does not meet the requirements of the Vehicle Parking Standard Document.
3. Request that the Case Officer carefully checks the rules for the multiple occupation against what is happening as local knowledge suggests there are multiply breaches of the regulations.

The Decision List was duly noted.

P 053 21/22 **TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON 5TH AUGUST 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 054 21/22 **TO NOTE THE REPORTING PROCEDURE FOR ENFORCEMENT.**

Cllr P Beck referred to the prepared Report and a short discussion took place. It was agreed that any members reporting a planning breach would deal directly with EHDC and just notify the office that this has been done. Cllr Mrs L Evans advised that District Councillor D Evans was actively following up any issues of breaches in the area particularly to do with gate/fence height.

P 055 21/22 **TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 6TH SEPTEMBER 2021**

The date was duly noted.

Meeting ended 7.55pm

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Chairman

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Date

59204/001 CONR 65 Highcroft Lane, Horndean, Waterlooville, PO8 9PU

Re: Proposal: Removal of Condition 6 relating to application 28496/005 To allow for the conversion of garage to habitable accommodation (retrospective application)

OBJECTION for the following reasons:-

1. Despite the photographs submitted with the application, on site inspection shows parking in the driveway sufficient only for two vehicles. Parking in front of any such two vehicles would obstruct the public highway. The garage is necessary to park a third car. Parking is insufficient contrary to the Residential Extensions and Householder Development Supplementary Policy Document.
2. The installation of the bi-fold doors on the side of the building has an unacceptable effect on the amenity of the neighbouring properties through loss of privacy contrary to CP27- Pollution.
3. The side fence should be 1.8m high and the front fence reduced to 1m to accord with the Residential Extensions and Householder Development Supplementary Policy Document.

If planning permission is granted, then the following conditions should be imposed:-

1. The bi-fold doors in the side wall should be removed and the brick side wall reinstated.
2. Any windows should be at the front of the property in the position of the previous location of the garage doors.
3. The side fence should be 2m high with the fence on the front being reduced to 1m to accord with the Residential Extensions and Householder Development Supplementary Policy Document.

Agreed by Designated Powers

10.08.2021

Planning Application Number: 59248/001

Proposal: Two storey side and single storey rear extension, loft conversion and front and rear dormers, following the demolition of existing garage

Property Address: 33 Keydell Avenue, Horndean, Waterlooville, PO8 9TD

Observations:

Size Layout & density: The extension will increase the footprint size of the property hugely – from plans it would look to be 100%, contrary to CP29d – height, scale and massing

Design, appearance and materials: The design appears to utilise different materials and to change the appearance – again contrary to CP29d

Street Scene: A major change proposed which will leave the property looking hugely unbalanced as it is a semi-detached property – again contrary to CP29d

Overall Highway safety: The proposed parking scheme will almost certainly result in vehicles leaving the property onto the road in reverse

Noise and Disturbance from completed development: Probably very significant as the property is increasing from 3 bedrooms to 6

Parking: As the property is increasing from 3 bedrooms to 6 the minimum parking requirement is 3 vehicles. The plans show 3 vehicles parked parallel to the road. As the total available width is 6m, this is impossible, and the current access gateway would not allow the vehicle shown nearest to the road to enter unless the other bays were vacant

Overlooking and loss of privacy: There are high level dormer windows proposed to the rear which are as large or larger than those below, contrary to

Residential Extensions & Householder Development' Supplementary Planning Document clause 2-32

Traffic generation: Probably very significant as the property is increasing from 3 bedrooms to 6

Ground contamination: No obvious sources.

Conclusions: This is a huge overdevelopment of the property which conflicts with both CP27, CP29 and the relevant SPD. The plans submitted are clearly designed to mislead in respect to available parking availability

RECOMMENDATION: OBJECTION for the following reasons:-

1. The design appears to use different materials and to change the appearance of the building which is one half of a semi detached building -contravening CP29d.
2. The proposals will have an adverse impact on the street scene and on the character of the area as the whole building will look hugely unbalanced because it is a semi detached property -contravening CP29d.
3. There will be insufficient parking for a six bedroom property contrary to the Vehicle Parking Standards SPD. There is insufficient space to accommodate three spaces and the vehicles would have to exit the property by reversing onto the road.

4. The rear dormers are over scaled and dominate the roof, are unsympathetic to the character of the host building and are larger than the windows in the floors below- contravening the Residential Extensions and Householder Development Supplementary Policy. They would also have an unacceptable effect on the amenities of the neighbours on both sides through loss of privacy- contravening CP27.

5. The proposals would result in overdevelopment of the property contrary to CP27 and CP29. The extension would dominate and would not be subservient to the host building. The extension should be set back with a lower ridge line as per the Residential Extensions and Householder Development Supplementary Policy Document.

Cllr MRs E Tickell

24.08.2021

Agreed by Delegated Powers today and forwarded to Case Officer and put on EHDC's website.

PLANNING REPORT SCHEDULE FOR MEETING MONDAY 6TH SEPTEMBER 2021

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| 1. | 37666/003 | <p><u>122 Catherington Lane, Horndean, Waterlooville, PO8 9PB</u></p> <p>Retrospective application for front boundary wall</p> <p>Size Layout & density: This wall is at the front of the property on Catherington Lane. It is built with rough hewn pale stone slabs and is approximately 1.5m tall with turrets periodically along its length.</p> <p>Design, appearance and materials: The materials are different in colour and design to the main house and the neighbouring properties.</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: No change</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No change.</p> <p>Environmental: No change.</p> <p>RECOMMENDATION: OBJECTION for the following reasons:</p> <ul style="list-style-type: none"> • The detrimental impact on the street scene because of the height and design of the wall contrary to CP29-Design. • 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. <p>Cllr D Prosser 23.08.2021</p> |
| 2. | 24931/003 | <p><u>Hill Cottage, 282 Lovedean Lane, Horndean, Waterlooville, PO8 9RY</u></p> <p>Two storey rear extension.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr D Prosser</p> <p>Report:</p> <p>Size Layout & density: 282 Lovedean Lane stands alone on Lovedean Lane opposite Day Lane and next to the water treatment works. The existing building is an "L shaped" two storey building with a large paved area to the rear on the water treatment works side. It is this paved area that is the site of the two storey extension. The existing floor area of the property is 181sqm and the plan is to increase this to 264sqm. The development will not increase the number of bedrooms (which will still be 5) but focuses on larger rooms.</p> |

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| | | <p>Design, appearance and materials: The design and appearance of the extension will be complimentary to the existing structure.</p> <p>Street Scene: There is little change to the street scene.</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: No change.</p> <p>Overlooking and loss of privacy: None. The extension is on the water treatment plant side.</p> <p>Traffic generation: No change.</p> <p>Environmental: None.</p> <p>Conclusions: The recommendation is No Objection for the following reasons:</p> <ul style="list-style-type: none"> Although the property is in the countryside and CP19 applies, the increase in size is compliant with H16 of the housing policy as the increase is less than 50%. <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr D Prosser 23.08.2021</p> |
| 3. | 36109/005 | <p><u>16 Birdlip Close, Horndean, Waterlooville, PO8 9PW</u></p> <p>T1 Oak - Remove tree, replant with native species. T2 Oak - Remove tree, replant with native species. T3 Oak - Remove tree, replant with native species. T3 Oak - Remove tree, replant with native species. T4 Yew - Remove tree, replant with native species. T5 Oak - Reduce width from 8.5 metres by 3 metres leaving a finished width of 5.5 metres. Crown lift 6 metres from ground. Reason - to keep tree clear of house. T6 Oak - Reduce height by 3 metres from 18 metres leaving finished height of 15 metres. Reduce width of tree from 10 metres by 2 metres leaving a finished width of 8 metres. Crown lift 6 metres from ground. T7 Oak - Reduce height by 2.5 metres from 16 metres leaving a finished height of 13.5 metres. Reduce width of tree from 10 metres by 3 metres leaving a finished width of 7 metres. Crown lift 6 metres from ground. T8 Oak - Reduce height by 2.5 metres from 16 metres leaving a finished height of 13.5 metres. Reduce width of tree from 14 metres by 2 metres leaving a finished width of 12 metres. Crown lift tree to 6 metres from ground and remove epicormic growth.</p> <p>Size Layout & density: N/A</p> <p>Design, appearance and materials: N/A</p> <p>Street Scene: There will be a noticeable change with the removal of 4 trees, however the whole of the area is very crowded with several trees entangle together. T1 is in a very poor state and looks dead. Another tree has foliage touching a neighbouring property.</p> <p>Overall Highway safety: No change</p> |

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| | | <p>Noise and Disturbance from completed development: N/A</p> <p>Parking: N/A</p> <p>Overlooking and loss of privacy: N/A</p> <p>Traffic generation: N/A</p> <p>Ground contamination: N/A</p> <p>Conclusions: The trees are very large and this application seems to be one of simple tree management My recommendation is that No Objection be raised regarding this application, subject only to the Tree Officer's agreement that the work is necessary and will be for the long term benefit of the tress, and the work is carried out by qualified personnel.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Beck</p> <p>31.08.2021</p> |
| 4. | 50525/002 | <p><u>48 Loxwood Road, Horndean, Waterlooville, PO8 9TU</u></p> <p>Two storey side extension.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs E Tickell</p> <p>Report:</p> <p>OBSERVATIONS:- The single storey side extension being a proposed workshop is not referred to in the application description. The proposal is for a two storey side extension comprising a bedroom on the first floor with a garage underneath. The garage is stated to be to provide parking for the additional bedroom. There is an existing double garage and space to park at least three cars within the boundary without creating another garage. The single storey workshop is then added on to the side.</p> <p>Applicable planning policies:- CP27- Pollution, CP29- Design, Residential Extensions and Householder Development Supplementary Policy Document, Vehicle Parking Standards SPD and paragraph 7.66- Green Infrastructure of CP27- Pollution.</p> <p>Street scene:- The size and design of the proposed extension (two and single storey) results in a property that is very dominant in the street scene because of its scale height and massing contrary to CP29- Design. It is also very close to the building on the adjoining property at number 46. The Residential Extensions and Householder Development Supplementary Policy Document refers to side extensions being subservient to the host building, being set back and having a lower ridge line. The proposals do not comply with this.</p> <p>Green Infrastructure:- The property adjoins Yoells Copse which is a Local Nature Reserve, protected by a woodland TPO and home to a significant number of rare species. The 12 acre copse is a very important fragment of semi-natural ancient woodland. There has been permanent woodland on this site for over a thousand years. The proposed workshop is too close to the trees identified in the</p> |

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| | | <p>arboricultural report which are significant and should be retained. There is no ground condition survey provided with the application. This would show that there should be no building within or close to the root area and crown extent of the trees. There will inevitably be structural problems.</p> <p>Design, appearance and materials:- The proposed extension is not subservient to the host building and results in a bulky, dominant building within the street scene and out of character with the area.</p> <p>Traffic generation:- That from an extra bedroom.</p> <p>Parking:- There is sufficient parking on site from the existing double garage and also, three existing parking spaces within the boundary of the property.</p> <p>Overall highway safety:- Would appear to be satisfactory.</p> <p>Overlooking and loss of privacy:- The height and scale of the two storey extension with the additional dormer may result in an adverse effect on the amenity of number 46 through lack of privacy.</p> <p>Noise and disturbance from completed development:- That from an additional bedroom, another garage and a workshop.</p> <p>Ground contamination:- Unknown.</p> <p>RECOMMENDATION:- OBJECTION for the following reasons:-</p> <ol style="list-style-type: none"> 1. The height, scale and massing of the proposed two storey and single storey extension would have a detrimental impact on the street scene and character of the area contrary to CP29- Design d). 2. The new dormer could have an unacceptable effect on the privacy of the adjoining neighbour contrary to CP27- Pollution. 3. Both the two storey and single storey extension lie too close to the adjoining property contrary to the Residential Extensions and Householder Development Supplementary Policy Document. 4. The two storey extension is not subservient to the host building contrary to the Residential Extensions and Householder Development Supplementary Policy Document and should be set back and have a lower ridge height. <p>The workshop lies within the tree root area and is too close to the significant trees at Yoells Copse which should be managed to provide a natural environment benefitting local, wildlife, residents and visitors who all have access to Yoells Copse and local communities- paragraph 7.66 of CP27- Pollution. No ground condition survey has been carried out</p> <p>Cllr Mrs E Tickell 24.08.2021</p> |
| 5. | 59248/001 | <p><u>33 Keydell Avenue, Horndean, Waterlooville, PO8 9TD</u></p> <p>Two storey side, single storey rear extension and loft conversion with front and rear dormers following demolition of existing garage.</p> <p>Ward: Kings & Blendworth</p> |

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| | | <p>Cllr Rep: Cllr P Beck</p> <p>RECOMMENDATION PUT FORWARD TO EHDC BY DESIGNATED POWERS.</p> <p>24.08.2021</p> |
| 6. | 54130/004 | <p><u>74 Bulls Copse Lane, Horndean, Waterlooville, PO8 9RA</u></p> <p>T1 Ash - Fell. Replant with Red Maple T3 Holly - Tree is currently 7 metres tall with spreads to north 5 metres, east 2.5 metres, south 1 metre and west 2 metres. Prune to leave tree 6 metres tall with spreads north 2.5 metres, east 2.5 metres, south 1 metre and west 2 metres (see photo). T4 Hawthorn Fell. Replant Snowy Mespilus. T12 Oak - Prune to allow safe clearance above a new summer house beneath canopy. Tree branches down to the west side to within 2 metres of ground level. Prune to crown lift on the west side only, to provide a 4 metre ground clearance-making all final cuts adjacent to living growth points and not removing any branches over 75 mm in diameter.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>To be discussed at the meeting.</p> |
| 7. | 26982/014 | <p><u>Yew Tree Cottage, Eastland Gate, Lovedean, Waterlooville, PO8 0SR</u></p> <p>Proposed horse wash and solarium</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr D Prosser</p> <p>Report:</p> <p>Size Layout & density: Rear extension has a large footprint of 4.6mtrs (15.1ft) extending the footprint by approx. 60% of original dwelling.</p> <p>Design, appearance and materials: No change.</p> <p>Street Scene: No change.</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 with rear access as well.</p> |

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| | | <p>Overlooking and loss of privacy: The new development will create a much larger footprint so a light survey will be required for the attached neighbouring property.</p> <p>Traffic generation: No change.</p> <p>Ground contamination: No change.</p> <p>Conclusions: This large single storey extension will have a significant impact on its neighbouring attached property.</p> <p>RECOMMENDATION: OBJECTION, until a light survey and case officer's agreement on footprint increase.</p> <p>Cllr D Prosser 23.08.2021</p> |
| 8 | 59351 | <p><u>16 Oak Leaf Way, Horndean, Waterlooville, PO8 0FN</u></p> <p>Single storey rear extension</p> <p>Ward Kings & Blendworth</p> <p>Cllr Rep: Cllr Mrs I Weeks</p> <p>Report:</p> <p>This application is for a ground floor extension, which appears to be squaring off the rear off the property enabling them to have a dining room with bifolding doors to their garden.</p> <p>Size, design and layout are acceptable.</p> <p>Materials will match existing building.</p> <p>Street scene would be unaffected.</p> <p>Highway safety would be unaffected.</p> <p>Noise and disturbance would only be on the erection of the extension.</p> <p>There would not be any change in parking as there would not be any additional bedrooms.</p> <p>Overlooking should not be a problem.</p> <p>Traffic generation no change.</p> <p>Ground contamination none stated.</p> <p>To date there have not been any objections to the application.</p> <p>RECOMMENDATION; NO OBJECTION</p> |

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| | | <p>Cllr Mrs I Weeks</p> <p>19.08.2021</p> |
| 9. | 59397 | <p><u>11 Laurel Road, Horndean, Waterlooville, PO8 9BW</u></p> <p>Single storey rear extension & drop kerb to allow for 2no. off road parking spaces.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>Size Layout & density: Front hard standing requested for two cars to be discussed at planning meeting. Rear extension is of medium size and matches others in the vicinity.</p> <p>Design, appearance and materials: Design and materials in keeping with others in the local area.</p> <p>Street Scene: No change.</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: This property has a rear access garage and further space at the rear plus street parking</p> <p>Overlooking and loss of privacy: No change</p> <p>Traffic generation: No change</p> <p>Ground contamination: None.</p> <p>Conclusions: This development (Extension only) is in character with the surrounding developments.</p> <p>RECOMMENDATION: NO OBJECTION TO EXTENSION</p> <p>Off road parking to be discussed at planning meeting I refer committee to EHDC Parking Vehicle standards SPD document.</p> <p>Cllr P Little</p> <p>26.08.2021</p> |
| 10. | 59326/001 | <p><u>2a Whitehaven, Horndean, Waterlooville, PO8 0DN</u></p> <p>Proposed extension to existing loft</p> <p>Ward: Kings 7 Blendworth</p> |

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| | | <p>Cllr Rep: Cllr Mrs I Weeks</p> <p>Report:</p> <p>This application is for an extension to existing loft.</p> <p>The loft extension is 4.83m long and would be the same height as the existing loft, according to the plans.</p> <p>The size, design and layout are in keeping with the surrounding area.</p> <p>Street scene would not be adversely affected.</p> <p>Highway safety would not be affected as there would not be any change.</p> <p>Noise and disturbance would only occur from the erection of the extension.</p> <p>Parking no change</p> <p>Overlooking no problem as there does not appear to be any windows in the extension.</p> <p>Traffic generation no change.</p> <p>Ground contamination none stated</p> <p>There would not be any trees or hedges harmed in this application</p> <p>RECOMMENDATION; NO OBJECTION</p> <p>Cllr Mrs I Weeks</p> <p>19.08.2021</p> |
| 11. | 59450 | <p><u>26 Walden Gardens, Horndean, Waterlooville, PO8 9PP</u></p> <p>Single storey extension to rear following demolition of existing conservatory, conversion of garage to habitable accommodation with infilling of garage doors with bow windows/brickwork and new side door.</p> <p>Size Layout & density: Roughly in keeping with adjacent dwellings.</p> <p>Design, appearance and materials: In keeping with the existing building.</p> <p>Street Scene: Minimal 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: The plans state that there is sufficient parking for 4 vehicles on the driveway. This is misleading, there is only just space for 3 vehicles in parallel on the driveway (unless the fourth one is dropped in by a crane).</p> <p>Overlooking and loss of privacy: No problems identified.</p> |

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| | | <p>Traffic generation: No significant change.</p> <p>Ground contamination: No obvious change.</p> <p>RECOMMENDATION: NO OBJECTION.</p> <p>Cllr R Veitch</p> <p>26.08.2021</p> |
| 12. | 25760/002 | <p><u>25 Havant Road, Horndean, Waterlooville, PO8 0DB</u></p> <p>Increase in roof height to provide accommodation in roof space with 3 dormer windows and first floor side extension</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr Mrs I Weeks</p> <p>Report:</p> <p>This application is for an increase in height to provide accommodation in roof space with three dormer windows</p> <p>The design appearance and materials are in keeping with the area as there is a varied style of houses/bungalows.</p> <p>Street scene would not be adversely affected</p> <p>There would not be any change in safety regarding highways</p> <p>Noise and disturbance only from the construction if approved</p> <p>Although if erected this would turn the property into a five bedroom there is suitable parking facilities.</p> <p>The proposed dormer windows would be at the front of the property so there should not be any overlooking issues</p> <p>Traffic generation only potentially form the increase in bedrooms.</p> <p>Ground contamination. No change</p> <p>There would not be any trees or hedges harmed in the erection of this extension</p> <p>To date there has not been any objections to this application.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr Mrs I Weeks</p> <p>19.08.2021</p> |

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| 13. | 58038/002 | <p><u>Proposed Solar Farm and Battery Storage Facility - Area 1, Broadway Lane, Lovedean, Waterloooville</u></p> <p>Request for EIA scoping opinion - Solar farm and battery storage facility with associated infrastructure at Denmead Farm</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs E Tickell</p> <p>Report:</p> <p>OBSERVATIONS:- This application is a request to EHDC and Winchester City Council to confirm the extent of the information that needs to be included in the Environmental Impact Assessment that will need to be produced in support of a planning application on this site relating to the above proposals. Those two planning authorities are consulted because the proposals straddle the boundaries of the two authorities. The two authorities then consult with relevant stakeholders as to what should be included in the assessment.</p> <p>The proposals relate to an area named Area 1 comprising 87 hectares covering several fields that are spread out in the area.</p> <p>The subjects covered in the scoping report are wide ranging. It is a technical assessment. The contribution by HPC is to set out the environmental impact issues that will affect Horndean and Horndean residents.</p> <p>POINTS TO BE MADE:-</p> <p>Over development in this particular area. There is the existing Lovedean Electricity Substation in Broadway Lane. There is already a large solar farm in Day Lane. There is the proposed Aquind Interconnector.</p> <p>If the Aquind proposal is approved, there will be a substantial interference with and impact on the everyday life of Horndean residents from the development traffic and construction traffic. The proposed route is through Horndean. If this site were developed at the same time, the situation would be untenable in the Horndean area and in particular for those residents in the immediate area. The roads in Horndean and particularly adjacent to the proposed solar farm are unsuitable for the type of vehicle that would comprise construction traffic. The solar farm would be clearly visible from the Monarch's Way walk that rises toward Hinton Manor from the Bird in Hand Public House in Lovedean Lane. There would be the loss of a considerable area of arable land. There would be a detrimental impact on the views in and out of the SDNP. The purpose of the Park is to conserve and enhance the landscape and heritage of the South Downs National Park.</p> <p>There would be a tremendous loss of biodiversity in this area. There should be a full acoustic assessment to determine whether there would be an adverse impact on neighbouring dwellings arising from the operation of the site.</p> <p>There will be a discussion in the planning meeting as to what should be raised and is appropriate for the assessment. Councillors are asked to look at the proposals set out in the introduction to the scoping report and also the various appendices.</p> |
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| | | <p>Cllr Mrs E Tickell 31.08.202</p> |
| 14. | 59460 | <p><u>4 Dorset Close, Horndean, Waterloooville, PO8 9JG</u></p> <p>Proposed single storey extension to front</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: Roughly in keeping with adjacent dwellings.</p> <p>Design, appearance and materials: In keeping with the existing building.</p> <p>Street Scene: Minimal 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.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: No significant change.</p> <p>Ground contamination: No obvious source.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>26.08.2021</p> |
| 15. | 57462/003 | <p><u>9 South Road, Horndean, Waterloooville, PO8 0EN</u></p> <p>Variation of condition 57462/002 to allow the addition of 2 number windows at ground floor level , Building width reduced by 140mm , building length increased by 140mm</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllrs R Veitch</p> <p>Report:</p> <p>Size Layout & density: No significant change.</p> <p>Design, appearance and materials: In keeping with the existing building.</p> <p>Street Scene: Minimal change to the street scene.</p> |

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| | | <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: No significant change.</p> <p>Parking: No change from previously permitted application.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: No significant change.</p> <p>Ground contamination: No obvious source.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr R Veitch</p> <p>26.08.2021</p> |
| 16. | 59472 | <p><u>147 Hazleton Way, Horndean, Waterlooville, PO8 9DR</u></p> <p>Prior notification for single storey development extending 4.6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.75 metres and a maximum height of 2.9 metres</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>Size Layout & density: Rear extension has a large footprint of 4.6mtrs (15.1ft) extending the footprint by approx. 60% of original dwelling.</p> <p>Design, appearance and materials: No change.</p> <p>Street Scene: No change</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 with rear access as well.</p> <p>Overlooking and loss of privacy: The new development will create a much larger footprint so a light survey will be required for the attached neighbouring property.</p> <p>Traffic generation: No change</p> <p>Ground contamination: None</p> <p>Conclusions: This large single storey extension will have a significant impact on its neighbouring attached property.</p> <p>RECOMMENDATION: OBJECTION until a light survey and case officer's agreement on footprint increase.</p> |

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DECISION LIST

04.08.2021.2021 - 2021 – 31.08.2021

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| Reference No: 55170/001 PARISH: Horndean Location: 52 Wagtail Road, Horndean, Waterlooville, PO8 9YD Proposal: 1xSilver Birch-Reduce crown height by 2m, leaving a crown height of 9m. Reduce crown width by 2m, leaving a crown width of 5m. Crown lift to 4m. Decision: CONSENT Decision Date: 4 August, 2021 |
| Reference No: 37004/002 PARISH: Horndean Location: 61 Five Heads Road, Horndean, Waterlooville, PO8 9NZ Proposal: Flat roof dormer to west elevation following removal of existing two velux windows Decision: PERMISSION Decision Date: 30 July, 2021 |
| Reference No: 49378/003 PARISH: Horndean Location: 22 Keydell Close, Horndean, Waterlooville, PO8 9TB Proposal: Replacement of existing garage with a two-bedroom access annexe designed for elderly occupants. Infilled to become part of main dwelling. Decision: PERMISSION Decision Date: 4 August, 2021 |
| Reference No: 59304 PARISH: Horndean Location: 55 Kings Mede, Horndean, Waterlooville, PO8 9TH Proposal: Single storey extension to rear with pitched roof following demolition of conservatory Decision: PERMISSION Decision Date: 4 August, 2021 |
| Reference No: 59335 PARISH: Horndean Location: 9 North Road, Horndean, Waterlooville, PO8 0EL Proposal: Increase in roof height to provide accommodation at first floor level, single storey extension to rear, dormers to front & rear, velux window to side elevation, following demolition of existing conservatory Decision: REFUSAL Decision Date: 2 August, 2021 |
| Reference No: 26435/002 PARISH: Horndean Location: 133 Portsmouth Road, Horndean, Waterlooville, PO8 9LQ Proposal: Single storey front and rear extensions, raising of the roof and associated alterations (amended plans rec.27.05.21, preliminary bat assessment rec.11.06.21, bat emergence survey rec. 02.07.21) Decision: PERMISSION Decision Date: 3 August, 2021 |
| Reference No: 26435/002 PARISH: Horndean Location: 133 Portsmouth Road, Horndean, Waterlooville, PO8 9LQ Proposal: Single storey front and rear extensions, raising of the roof and associated alterations (amended plans rec.27.05.21, preliminary bat assessment rec.11.06.21, bat emergence survey rec. 02.07.21) Decision: PERMISSION Decision Date: 3 August, 2021 |
| Reference No: 53785/002 PARISH: Horndean Location: 234 Portsmouth Road, Horndean, Waterlooville, PO8 9SY Proposal: Single storey rear extension Decision: PERMISSION Decision Date: 17 August, 2021 |
| Reference No: 59349 PARISH: Horndean Location: 17 Jay Close, Horndean, Waterlooville, PO8 9DJ Proposal: Single storey side/rear extension Decision: PERMISSION Decision Date: 17 August, 2021 |
| Reference No: 59341 PARISH: Horndean Location: 9 Whitebeam Close, Horndean, Waterlooville, PO8 9HD Proposal: Single Storey front extension following the removal of existing porch Decision: PERMISSION Decision Date: 16 August, 2021 |
| Reference No: 59319 PARISH: Horndean Location: 18 Keydell Close, Horndean, Waterlooville, PO8 9TB Proposal: Lawful development certificate proposed - use of land to station a mobile home granny annexe for use incidental to the main dwelling Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED Decision Date: 13 August, 2021 |