



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 28TH MARCH 2022 PLANNING 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', is written over a faint circular stamp.

Carla Baverstock-Jones, GCILEx, PSLC
Chief Officer,

22nd March 2022

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 March 2022.
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 discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meeting on 31st March 2022.
8. To note the date of the next meeting as Monday 11th April 2022.



HORNDLEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY
7TH MARCH, 2022 AT 7.30PM.**

PRESENT: Councillors P Beck (Chairman), Mrs E Tickell (Vice Chairman), Mrs L Evans, P Little, D Prosser, R Veitch, Mrs I Weeks

IN ATTENDANCE: Carla Baverstock-Jones, Chief Officer
Sarah Guy, Office Manager (Minute Taker)

PUBLIC 1 member of the public was present

P 133 21/22 TO RECEIVE APOLOGIES FOR ABSENCE

No apologies were received.

P 134 21/22 TO RECEIVE ANY DECLARATIONS OF INTEREST

No declarations of pecuniary interest were received.

**P 135 21/22 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 14TH FEBRUARY 2022**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 14th February 2022 were duly signed as a true record of the meeting. This was proposed by Cllr Little and seconded by Cllr Prosser.

P 136 21/22 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

The meeting was duly opened to the public.

P 137 21/22 TO DISCUSS AND NOTE ANY PLANNING APPEALS

There were no Planning Appeals.

59616

52 First Avenue, Horndean, Waterloooville, PO8 0JR

Two storey infil extension.

Ward: Downs

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION

59618

28 Tarbery Crescent, Horndean, Waterloooville, PO8 9NP

Single storey rear extension with raised terrace and new dormer roof loft conversion

Ward: Murray

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION, subject to use of obscured glass as proposed.

59607

21 Keydell Close, Horndean, Waterloooville, PO8 9TB

Front extension

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr Beck referred to his report (please see attached Report Schedule) and the proposed elevations were viewed on the EHDC website.

RECOMMENDATION: NO OBJECTION

59626

26 Acorn Drive, Horndean, Waterloooville, PO8 0RF

Single storey rear extension

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

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

RECOMMENDATION: NO OBJECTION

57483/002

Land West of, Ashley Close, Lovedean, Waterloooville

1xBeech-Reduce crown height and spread by approx 2.5m, leaving a crown height of approx 6m and a crown spread of approx 4m.

1XHolly-Reduce crown height and spread by approx 2.5m, leaving a crown height of approx 6m and a crown spread of approx 4m.

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & D Prosser

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

RECOMMENDATION: 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.

7990/006

149 White Dirt Lane, Horndean, Waterloooville, PO8 0TL

Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8 metres and a maximum height of 3 metres

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & D Prosser

Technical Assessment noted by Members.

RECOMMENDATION: 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.

7428/004

41 South Road, Horndean, Waterloooville, PO8 0EW

Single storey front extension to replace existing porch structure

Ward: Downs

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION

59591/001

37 Wagtail Road, Horndean, Waterlooville, PO8 9YD

Single storey rear extension

Ward: Murray

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION

The decision list was duly noted.

P 139 21/22

TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT
FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON
10TH MARCH 2022

It was noted that HPC representation was not required.

P 140 21/22

TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY
28TH MARCH 2022.

The date was duly noted.

Meeting ended: 19.50pm

.....
Chairman

.....
Date



East Hampshire District Council | Penns Place | Petersfield | GU31 4EX
 Phone | 01730 266551 Email | info@easthants.gov.uk
www.easthants.gov.uk

Ms G Foster
 Horndean Parish Council
 Jubilee Hall
 Crouch Lane
 Catherington
 Hordean, Hants
 PO8 9SU

Case Officer: Susie Ralston
 Direct Dial: 01730 234242
 Our Ref: 22617/008
 Your ref:
 Date: 07 March 2022
 email: susie.ralston@easthants.gov.uk

NOTIFICATION OF RECEIPT OF A PLANNING APPEAL
TOWN AND COUNTRY PLANNING ACT, 1990
APPEAL UNDER S78 AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

Planning Inspectorate Reference: APP/M1710/D/22/3293437.

Appeal by: Mr Alex Cole

Location: 235 London Road, Horndean, Waterlooville, PO8 0HN

Proposal: Retention, reduction and completion of partly constructed boundary wall (as amended by plans received 11 November 2021).

Appeal start date: 03 March 2022

I refer to the above details. An appeal has been made to the Secretary of State against the council's Refusal of planning permission. The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by **31 March 2022**. You can do this online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can write quoting reference **APP/M1710/D/22/3293437** to **Zoe Day, The Planning Inspectorate, Room , Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN**.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, online at <https://acp.planninginspectorate.gov.uk>. Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal details can be inspected online at the Planning Portal at <https://acp.planninginspectorate.gov.uk> or can be viewed online at www.easthants.gov.uk - 'Planning' - 'Find and comment on planning applications online (EHDC)'. The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

PLANNING REPORT SCHEDULE FOR MEETING MONDAY 28TH MARCH 2022

1.	34088/024	<p><u>Open Space off, Loxwood Road, Horndean, Waterlooville</u></p> <p>T1 & T2-Ash-Reduce S branches to the fence line.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs E Tickell & D Prosser</p> <p>Report:</p> <p>Tree Condition: These trees are in Yoells copse behind No.104 Loxwood Road. Branches are overhanging the garden of No.104 at quite a low height. The trees are on the opposite side of the footpath that runs from the equestrian land into the rear of Yoells Copse. The trees are healthy. The overhanging branches do need tidying up. Taking them back to the fence line may be slightly excessive.</p> <p>RECOMMENDATION: NO OBJECTION, subject only to the Tree Office'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 the year.</p> <p>Cllr D Prosser 21.03.2021</p>
2.	59517	<p><u>76 Loxwood Road, Horndean, Waterlooville, PO8 9TY</u></p> <p>Single Storey Rear / Side Extension</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs E Tickell & D Prosser</p> <p>Report:</p> <p>General Observations: The plan is for a single storey extension to the rear of the property with a flat roof and an orangery style skylight. This is for the creation of a large Kitchen/Diner space. There are interior adaptations, a store to the rear of the garage becomes a utility room and an internal wall between the kitchen and the current dining room is removed. The extension is quite close to No.78 but the boundary is to the double garage wall of this property (No.78).</p> <p>Local Planning Policies:</p> <p>CP29-Design - The materials will complement the existing dwelling according to the application. It is a flat roof but to the rear of the property.</p> <p>Residential Extension and Householder Development SPD - There are no dimensions shown but reading the scale the estimated size is 3m long (into the garden) by 5-6m wide which is not excessive for a property of this size.</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: No change.</p> <p>Overlooking and loss of privacy: No change.</p> <p>Traffic generation: No change.</p> <p>Environmental: No Change?....it is not clear whether any drainage changes are required to facilitate the utility room.</p> <p>Conclusions: Design is in keeping with the existing property and the size is not excessive.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr D Prosser</p> <p>21.03.2022</p>
3.	59501/001	<p><u>Land at 38 Five Heads Road, Horndean, Waterlooville, PO8 9NU</u></p> <p>Proposed 3 Bedroom dwelling to the North of No. 38 Five Heads Road</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: The size of the proposed new dwelling has been considerably reduced from the previous application. This would still be a significant development of the site.</p> <p>Design, appearance and materials: In keeping with the local building style.</p> <p>Street Scene: A significant change to the street scene of a small cul-de-sac.</p> <p>Overall Highway safety: The access to the proposed garage would involve vehicles turning into the parking area from a very restricted width lane. Although the visibility splays data has been included to support the application and some hedging would be cut back to support this.</p> <p>Noise and Disturbance from completed development: Additional disturbance from a 3 bedroomed house in a very quiet area.</p> <p>Parking: Sufficient parking is outlined, but access to and from the parking area is likely to be problematic.</p> <p>Overlooking and loss of privacy: No obvious problem as long as the window on the first floor to the North-West is obscured glass.</p> <p>Traffic generation: A significant change for the narrow roads in this small community area.</p>

		<p>Ground contamination: No obvious source</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr R Veitch</p> <p>18.03.2022</p>
4.	33572	<p><u>32 Highcroft Lane, Horndean, Waterlooville, PO8 9NX</u></p> <p>single storey side and rear extensions</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: A significant increase to the footprint of the building. The proposal would represent a significant over-development of the existing dwelling contrary to Policy CP29.</p> <p>Design, appearance and materials: NOT in keeping with the existing building. The proposed development is not subservient to the existing dwelling. The extension is shown with a flat roof which is not sympathetic to the existing building or with the surrounding dwellings. These design points are contrary to Policy CP29 and the 'Residential Extensions & Householder Development' Supplementary Planning Document.</p> <p>Street Scene: A significant change to the street scene, but not overly intrusive.</p> <p>Overall Highway safety: No significant change</p> <p>Noise and Disturbance from completed development: No significant change</p> <p>Parking: No change to parking availability.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: No significant change.</p> <p>Ground contamination: No source identified.</p> <p>RECOMMENDATION: OBJECTION due to the plans non-compliance with Planning policy CP29 and the 'Residential Extensions & Householder Development' Supplementary Planning Document.</p> <p>Cllr R Veitch</p> <p>16.03.2022</p>

5.	59643	<p><u>26 Eskdale Close, Horndean, Waterloooville, PO8 0DJ</u></p> <p>Two storey side extension</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: A significant change to the footprint of the building. There is sufficient space for the extension and it is subservient to the existing dwelling.</p> <p>Design, appearance and materials: In keeping with the existing building.</p> <p>Street Scene: A significant change to the street scene but not overdevelopment. This is largely due to the fact that most of the building is below street level.</p> <p>Overall Highway safety: No significant change.</p> <p>Noise and Disturbance from completed development: No significant change.</p> <p>Parking: No change to parking availability. There is an increase in number of bedrooms, but parking availability is sufficient.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: No significant change.</p> <p>Ground contamination: No source identified.</p> <p>RECOMMENDATION: NO OBJECTION.</p> <p>Cllr R Veitch</p> <p>15.03.2022</p>
6.	22149/005	<p><u>239 London Road, Horndean, Waterloooville, PO8 0HN</u></p> <p>Construction of a second dropped kerb for access to hardstanding area for caravan storage.</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: No change.</p> <p>Design, appearance and materials: No change.</p> <p>Street Scene: No significant change to the street scene.</p> <p>Overall Highway safety: No significant change.</p>

		<p>Noise and Disturbance from completed development: No change.</p> <p>Parking: No change to parking availability.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: No change.</p> <p>Ground contamination: No source identified.</p> <p>RECOMMENDATION: NO OBJECTION.</p> <p>Cllr R Veitch</p> <p>15.03.2022</p>
7.	59387/001	<p><u>24 Keydell Avenue, Horndean, Waterlooville, PO8 9TA</u></p> <p>Single storey side/rear extension</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 source.</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</p> <p>14.03.2022</p>

8.	32356/003	<p><u>20 Keydell Close, Horndean, Waterlooville, PO8 9TB</u></p> <p>Dormer to side elevation</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr D Prosser</p> <p>Report:</p> <p>General Observations: The plan is for a large dormer to the side to replace the existing velux first floor windows in the bathroom and front bedroom facing No.22. A further dormer window will face in the direction of No 18 overlooking the driveway of this property. From the plans the bathroom window will be obscured glass. The Bedroom windows will not. They will however be 90cm tall and would appear to start at shoulder height. These are termed "means of escape windows". These developments allow extra headroom in the existing roof space rooms else the floor plan is the same.</p> <p>Local policies: CP29-Design - The materials will complement the existing dwelling according to the application. Residential Extension and Householder Development SPD - There is little guidance on side dormers. In this case window size complies but the rest of the guidance does not apply. CP27 - Pollution - Overlooking of neighbouring properties and loss of privacy.</p> <p>Street Scene: None of the other bungalows on this side of the street have side dormers (though two opposite do - which look like they were done some time ago). One dwelling further down on the same side has had a complete roof re-modelling and now is effectively a house. This looks like an alternate design option. Otherwise the street scene is uniform.</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: Despite the height (off the floor) of the dormer windows there will be overlooking of the driveway of No.22.</p> <p>Traffic generation: No change</p> <p>Environmental: No change.</p> <p>RECOMMENDATION: OBJECTION based on CP27. The key concern is overlooking of No.22 and although some mitigation is made in the design of the windows overlooking is still possible. The idea of "escape windows" being narrow and high seems impractical but therefore they must open and will overlook the neighbour. Perhaps all obscured glass will help.</p> <p>Cllr D Prosser</p> <p>21.03.2022</p>
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9.	59632/001	<p><u>48 Victory Avenue, Horndean, Waterlooville, PO8 9PJ</u></p> <p>Prior notification for single storey development extending 4 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.8 metres and a maximum height of 3.4 metres.</p> <p>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.</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>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.</p> <p>Cllr R Veitch</p> <p>18.03.2022</p>
10.	34256/001	<p><u>9 Winkfield Row, Horndean, Waterlooville, PO8 9TL</u></p> <p>Replacement of existing roof with a new roof with dormers</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>Size Layout & density: Large increase of living space, 2 bedrooms ensuite and bathroom, by utilizing the new roof space.</p> <p>Street Scene: There will be a change to street scene caused by the new height of the roof.</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: One side of the property (left from the front) overlooks into the similar dormer units of the next property. These will require privacy glass.</p> <p>Traffic generation: No change.</p> <p>Ground contamination: None identified.</p>

		<p>Conclusions: A replacement roof in line with neighbouring properties, but the raised pitch in height of the roof is against CP29 with other local properties.</p> <p>RECOMMENDATION: OBJECTION.</p> <p>Cllr P Little</p> <p>21.03.2022</p>
11.	<p>58038/003</p> <p>22/00447/FUL</p>	<p><u>Proposed Solar Farm and Battery Storage Facility - Area 1, Broadway Lane, Lovedean</u></p> <p>Installation of a solar farm and battery storage facility with associated infrastructure.</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllr P Little</p> <p>Report:</p> <p>Size Layout & density: Four areas of land originally held as part of Land North and East of Denmead Farm, Edneys Lane Denmead PO7 6JL. The Site comprises land, totalling approximately 92 ha and will be connected via an underground cable route to the point of connection at the National Grid Lovedean substation where the renewable energy generated will be exported to the electricity grid. The proposal is for the construction, operation, maintenance and decommissioning of a ground mounted solar farm which will generate electricity for distribution to the national grid. Provision is also made for a battery storage facility which would be utilised to reinforce the power generation of the solar farm. All associated plant and equipment, together with associated development (such as CCTV and fencing) is included within the proposals. The proposal would operate for a temporary time period of up to 40 years.</p> <p>Design, appearance and materials: The Site is mainly rural in character with some localised intrusion of man-made features, such as the electricity pylons which head towards the National Grid substation. The field network within the Site is characterised by a mixture of hedgerows, trees and copses. The surrounding area comprises a wider network of farmland in arable cultivation or for the grazing of livestock with fields divided by a regular framework of hedgerows and trees. There are a number of residential properties off Broadway Lane, Anmore Lane, Edneys Lane and Old Mill Lane. The settlements of Denmead is to the south west, Waterloo to the south and Lovedean to the east. There are four Public Rights of Way (PRoW) which intersect the Site with others PRoW nearby.</p> <p>Street Scene: No change</p> <p>Overall Highway safety: All materials and plant and equipment will be stored within the temporary construction compound prior to installation.</p> <p>Noise and Disturbance from completed development: The proposed development will be constructed within a single phase of works lasting approximately 7 months. Construction traffic will be managed to ensure that the construction route and access to the site off Broadway Lane, through Broadway Farm, are kept clean of dust, debris and mud during the works. Wheel cleaning of HGVs exiting the site will be undertaken when necessary. As an additional</p>

measure, as required, a road sweeper will be deployed by the site manager if necessary.

Parking: All materials and plant and equipment will be stored within the temporary construction compound prior to installation.

Overlooking and loss of privacy: To be discussed at planning meeting

Traffic generation: Delivery drivers, contractors and visitors will be advised of the route in advance of driving to the Site.

3.3 The designated route requires all construction vehicles to access the Site from the A3(M) Motorway via the B2149, A3, Lovedean Lane, Day Lane, and Broadway Lane. Temporary road signage will be implemented along the designated route to inform background traffic of the ongoing construction works and to direct construction traffic to and from the Site. The signs will be located at key points along the route, including junctions.

Table 5.1 sets out a summary of the HGV movements that could be associated with the construction phase of the solar farm. Table 5.1 Heavy Goods Vehicle Movements – Solar Farm Construction Phase Activity Type of Vehicle Total Number of Deliveries Solar Modules & Mounting Structures Max 16.5 Articulated 430 (860 two-way movements) Inverters/Transformers 10m Rigid 14 (28 two-way movements) Substation 10m Rigid and 16.5m Articulated 4 (8 two-way movements) Internal Access Tracks 10m Rigid 215 (430 two-way movements) General Front End JCB by low loader 5 (10 two-way movements if driven to Site) Other (sand, gravel, waste etc) Max 16.5 Articulated 315 (630 two-way movements) Total 983 deliveries (average of 7 deliveries per day or 14 two way movements per day)* 10% Buffer 1,081 deliveries (average of 8 deliveries per day or 16 two way movements per day)* * Deliveries taking place over a 30 week period (150 working days, excluding Saturdays).

Ground contamination or existing land deformities: A topographical survey was undertaken at the Application Site (see Figure 2: Appendix A). The lowest point within the Application Site of 47.5m AOD is located on the southern boundary of the site. The highest point at 112.5m AOD is located towards the northern boundary of the northern section. All fields generally have a gentle southern slope, however some of southern parts of the central section slope to the west.

The geological conditions of the Application Site were identified utilising the British Geological Society ("BGS") Spatial Resources online geological mapping system. It is underlain by Tarrant Chalk Member (Chalk). Tarrant Chalk Member formed approximately 72 to 84 million years ago in the Cretaceous Period. This is overlain by Head superficial deposit in sections of northern, central and southern sections of the Application Site and this seemingly follows the surface water channel which passes by the western boundary. Head formed up to 3 million years ago in the Quaternary Period. There are three ponds within the Application Site which were formed by previous quarry works onsite however there are no internal watercourses. There is a surface water flow route which will divert the majority of the surface water away from the Application Site and towards the Potwell Trib. There were a number of field drains throughout the Application Site along the field boundaries.

RECOMMENDATION: TO BE DISCUSSED AT THE PLANNING MEETING.

Cllr P Little, 25.03.2022

		<p><u>Denmead Farm Edneys Lane Denmead Waterlooville stallation of a solar farm and battery storage facility with associated infrastructure.</u></p> <p>Establishment of solar farm and battery storage facility with supporting development, on 4 separate parcels of agricultural land located to the north, south and west of the National Grid Lovedean substation and which also straddles the district boundary between Winchester City Council and East Hampshire District Council.</p> <p>Report: A verbal Report will be given at the meeting.</p>
12.	59623	<p><u>9 Laurel Road, Horndean, Waterlooville, PO8 9BW</u></p> <p>Prior notification for single storey development extending 3.5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3.5 metres and a maximum height of 3.5 metres</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>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.</p> <p>Cllr P Beck 18.03.2022</p>

Additional report and recommendation on:-

APPLICATION NUMBER:- 58038/003.

NATURE OF APPLICATION:- Installation of a solar farm and battery storage facility with associated infrastructure.

PROPERTY:- Proposed Solar Farm and Battery Storage Facility, Area 1, Broadway Lane, Lovedean.

OBSERVATIONS:- This is an additional report relating solely to the landscape and visual implications of the above application. The area of the proposed solar farm and battery storage facility lies to the east of the South Downs National Park and is then split between two planning authorities, Winchester City Council and East Hampshire District Council.

It is a 92.06 ha site spread over a large area that currently comprises open fields crossed by four public rights of way including the Monarchs Way and rural lanes with small settlements here and there. The detail can be seen in the plans, planning statement and design and access statement accompanying the application. The rights of way and rural lanes benefit from breaks in hedgerows and woodlands to give open views out over fields and open landscapes. Part of the proposed mitigation is to lay lengths of hedgerows alongside the rights of way to visually enclose them but this in itself degrades the rights of way that previously had open views. The gaps in the existing boundary vegetation and rural lanes is part of the experience of using the rights of way and walking, cycling and riding in the lanes. It would be a total change from what would have been a predominantly agricultural landscape and is not simply a case of providing what the applicant terms a zero zone of visual influence.

On the eastern section of the central parcel, the agricultural land is classified as class 3a. Use of such land should be avoided.

The context and setting of the South Downs National Park which lies to the west is also a consideration. We have not been consulted on this. The application number for the SDNP is SDNP/22/00447/FUL. The effect on the context and setting of the landscape of the SDNP will need to be considered by the case officers for each planning authority bearing in mind the landscape points that have been made above.

The solar farm and battery storage facility will have implications insofar as noise, glint and glare and lighting are concerned. It will be for the relevant experts and the case officers to ensure that these are properly dealt with.

There will be a number of dominant features on site such as:-

1. Weather station at 3m in height.
2. Storage containers of 2.9m in height.
3. Inverter transformer stations at 2.9m in height.
4. The battery fences at 2.4m.
5. CCTV cameras at frequent intervals on top of fencing at 3m in height.
6. Auxiliary transformer at 2.2m in height.

RECOMMENDATION:-

1. Objection to the use of grade 3a agricultural land as part of the site. Food security is also of importance to the country.
2. Objection to the proposed landscape and visual mitigation unless the relevant consultees and the case officer are satisfied that the same is adequate and can be effectively controlled and enforced by condition in any planning permission that is granted. The proposals will mean a total change in this predominantly agricultural

landscape with open fields and landscapes. Some of the hard features to be installed on site will be very high.

3. The condition relating to the return of the site to its former agricultural use should apply on the earlier of 40 years or the solar farm and battery storage facility ceasing to operate on site.

Horndean Parish Council

Case No: 22/00447/FUL
Telephone 01962 848 177

21 March 2022

Please quote 22/00447/FUL on all
correspondence

Dear Sir/Madam,

CONSULTATION ON PROPOSED DEVELOPMENT

Applicant:	Lovedean Green Limited
Location:	Denmead Farm Edneys Lane Denmead Waterlooville Hampshire PO7 6JN
Proposal:	Establishment of solar farm and battery storage facility with supporting development, on 4 separate parcels of agricultural land located to the north, south and west of the National Grid Lovedean substation and which also straddles the district boundary between Winchester City Council and East Hampshire District Council (EIA Development)

I am consulting you on the planning application referred to above, the details of which together with accompanying plans, drawings and other documents, can be found by following this link;

[Planning Search on Winchester City Council Website](#)

Please enter the case reference **22/00447/FUL** in the search field. Once the case is retrieved click on 'Associated Documents' to see the information provided with the application.

Please give your comments including your recommendation on any decision, where applicable, and return them marked for the attention of the Case Officer dealing with this application, Mr Stephen Cornwell (01962 848 485). Please email all consultation responses to planning@winchester.gov.uk.

In order to meet the Government's targets for the time taken to determining applications, we need your comments within 14 days of the date of this letter. Unfortunately, if your comments are received after this deadline, the decision will usually be determined without taking them into account.

Applications are determined in the context of the information provided. The need to determine applications quickly means that we can no longer pause the process, while we request further information from the applicant. If you consider that an application should be refused without further information, please make this clear in your response, by objecting and indicating the inadequacy or unacceptability of the details provided. This may be used as a reason for refusal and you should be prepared to support the council in defending such a decision at any subsequent appeal. If appropriate, we may request that an application be withdrawn and resubmitted with the necessary information.

By tightening our procedures, we hope not only to improve our performance and so avoid potential penalties, but also to provide a more consistent and transparent service which is fair to all.

Thank you for your assistance

Yours faithfully

Mr Stephen Cornwell

Case Officer

01962 848 485

scornwell@winchester.gov.uk



SUPPLEMENTARY NOTE

3 March 2022

Establishment of solar farm and battery storage facility with supporting development, on 4 separate parcels of agricultural land located to the north, south and west of the National Grid Lovedean substation and which also straddles the district boundary between Winchester City Council and East Hampshire District Council.

Winchester City Council Planning Reference Number 22/00447/FUL

In addition to sending you the standard planning consultation letter which sets out the way to access the application details and identifies the deadline for you to submit any comments, I am taking this opportunity to send you this note to explain some of the specific characteristics that are associated with this application.

This planning application is unusual as it includes land that straddles the district boundary between Winchester City Council (WCC) and East Hampshire District Council (EHDC). This brings with it certain implications on how the Councils respond to the application. Each of the Councils has been sent an application and it will be their individual responsibility to process and determine that part of the scheme, which is located within their respective areas. It is possible that you may receive consultation letters from one or both Councils. The two Councils are working together to ensure a consistency in the approaches being taken but at the end of the day, they will each make their own decision.

The application documents set out the nature of the proposal and from the details submitted, it is possible to identify where the various elements of the proposed scheme are to be located. For example, the main vehicle access is off Day Lane. That lies within the East Hampshire area whilst the compound that will contain the battery storage facility lies within the Winchester City Council area. The implication of this is you will need to direct your comments on any specific matter to the relevant Council, which will eventually determine that part of the scheme. Please do not assume any comments will be passed from one Council to the other. In addition to the comments on specific elements of the proposal, WCC will accept general comments on the overall scheme.

The neighbour consultation letter is one part of the consultation exercise that the Council is undertaking to engage with the local community. Again, this is being tailored to reflect the specific nature of the application. Notices will appear in the press and you may see site notices displayed at various locations in the area. Again, it is likely there will be some duplication between the actions of WCC and EHDC. WCC notices are likely to appear in the EHDC area and vice versa. However, for the reasons outlined above and for various technical reasons it has not been possible to combine the publicity exercises of both Councils.

If you have any questions, please do not hesitate to submit them to the case officer using the following email address: scornwell@winchester.gov.uk or by using the contact details on the consultation letter.

Thank you.

DECISION LIST
01.03.2022- 22.03.2022

<p>Reference No: 24931/003 PARISH: Horndean Location: Hill Cottage, 282 Lovedean Lane, Horndean, Waterlooville, PO8 9RY Proposal: Two storey rear extension. Decision: PERMISSION Decision Date: 25 February, 2022</p>
<p>Reference No: 59604 PARISH: Horndean Location: 22 Kings Mede, Horndean, Waterlooville, PO8 9TN Proposal: Proposed new garage, following the demolition of existing garage Decision: PERMISSION Decision Date: 28 February, 2022</p>
<p>Reference No: 59632 PARISH: Horndean Location: 48 Victory Avenue, Horndean, Waterlooville, PO8 9PJ 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 3.5 metres. Decision: REFUSAL Decision Date: 1 March, 2022</p>
<p>Reference No: 59616 PARISH: Horndean Location: 52 First Avenue, Horndean, Waterlooville, PO8 0JR Proposal: Two storey infil extension. Decision: PERMISSION Decision Date: 9 March, 2022</p>
<p>Reference No: 57160 PARISH: Horndean Location: 42 Derwent Close, Horndean, Waterlooville, PO8 0DH Proposal: First floor side extension Decision: PERMISSION Decision Date: 15 March, 2022</p>
<p>Reference No: 57483/002 PARISH: Horndean Location: Land West of, Ashley Close, Lovedean, Waterlooville Proposal: 1xBeech-Reduce crown height and spread by approx 2.5m, leaving a crown height of approx 6m and a crown spread of approx 4m. 1xHolly-Reduce crown height and spread by approx 2.5m, leaving a crown height of approx 6m and a crown spread of approx 4m. Decision: CONSENT Decision Date: 14 March, 2022</p>
<p>Reference No: 28683/032 PARISH: Horndean Location: Crookley Park House, Blendworth Lane, Horndean, Waterlooville, PO8 0AD Proposal: Proposed works to trees (See tree report.) Decision: CONSENT Decision Date: 17 March, 2022</p>
<p>Reference No: 59607 PARISH: Horndean Location: 21 Keydell Close, Horndean, Waterlooville, PO8 9TB Proposal: Retention of single storey front extension (as amended by plans received 11 March 2022). Decision: PERMISSION Decision Date: 17 March, 2022</p>
<p>Reference No: 59607 PARISH: Horndean Location: 21 Keydell Close, Horndean, Waterlooville, PO8 9TB Proposal: Retention of single storey front extension (as amended by plans received 11 March 2022). Decision: PERMISSION Decision Date: 17 March, 2022</p>