



# Horndean Parish Council

## NOTICE OF MEETING

**A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 14<sup>TH</sup> NOVEMBER 2022 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: Cllrs P. Beck (Chairman), Mrs E. Tickell (Vice Chairman), Mrs I Weeks, R Veitch, D Prosser, P Little, Teresa Attlee.

Carla Baverstock-Jones, GCILEx, FSLCC, MCMI  
Chief Officer,

8<sup>TH</sup> November 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 31<sup>st</sup> October 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 meetings on 30<sup>th</sup> November 2022
8. To note the date of the next meeting as Monday 5<sup>th</sup> December 2022.



## HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES  
COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY  
31<sup>ST</sup> OCTOBER, 2022 AT 7.00PM.**

**PRESENT:** Cllrs P Beck (Chairman), Mrs E Tickell (Vice Chairman), P Little, Teresa Attlee, D Prosser, R Veitch

**IN ATTENDANCE:** Gill Foster Administrative Assistant (Minute Taker)

**PUBLIC:** There were no public present.

**P 063 22/23                    TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Mrs Irene Weeks.

**P 064 22/23                    TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were none.

**P 065 22/23                    TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE  
HELD ON 10<sup>TH</sup> OCTOBER 2022**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 10<sup>th</sup> October 2022 were duly signed as a true record of the meeting.

**P 066 22/23                    TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

There were no members of the public present.

**P 067 22/23                    TO DISCUSS AND NOTE ANY PLANNING APPEALS**

There were no Appeals.

SDNP/22/04275

**Agricultural Land (lot 2), Near Wick Farm South Lane Finchdean Waterlooville Hampshire**

Detached multipurpose barn.

Ward: Clanfield & Finchingfield

Cllr P Beck referred to the Application, this was duly noted.

20239/008

**7 Drift Road, Clanfield, Waterlooville, PO8 0JJ**

Lawful development certificate proposed - detached outbuilding following demolition of existing garage

Ward: Clanfield & Finchingfield

Cllr P Beck referred to the Application, this was duly noted.

24264/001

**167 Portsmouth Road, Horndean, Waterlooville, PO8 9LG**

Single storey rear extension with raised patio, extension to side dormer to form ensuite.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

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

**RECOMMENDATION: NO OBJECTION.**

59896

**26 Victory Avenue, Horndean, Waterlooville, PO8 9PH**

Alterations including 2 no. front dormers, gable build up and single storey rear/ side extension following demolition of garage

Ward: Murray

Cllr Rep: Cllr Teresa Attlee

Cllr Teresa Attlee referred to her Report (please see attached Report Schedule). A discussion took place and concerns were expressed regarding the scale of the box dormer and CP29-Design.

**RECOMMENDATION: OBJECTION** because of the following reasons: - The comment on the plans that the rear dormer is a permitted development is noted. However, as we are not able to comment on this, we feel the rear boxed dormer is over scaled and unsympathetic to the character of the host building. In view of the 4m projection from the roof, overlooking may also occur and the Case Officer should look at this contrary to CP29-Design.

TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY  
14<sup>TH</sup> NOVEMBER 2022.

The date was duly noted.

Meeting ended: 19.23

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Chairman

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Date

**PLANNING REPORT SCHEDULE FOR MEETING MONDAY****14<sup>TH</sup> NOVEMBER 2022**

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| 1. | 25352/005 | <p><b><u>5 Keydell Avenue, Horndean, Waterlooville, PO8 9TA</u></b></p> <p>Single storey side extension</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout &amp; 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 is in keeping with the rest of property.</p> <p>Street Scene: Very little effect and not detrimental to the surrounding properties.</p> <p>Overall Highway safety: No significant change.</p> <p>Noise and Disturbance from completed development: Little change.</p> <p>Parking: The extension will take up some of the driveway space, but there is no increase in the number of bedrooms so adequate parking remains.</p> <p>Overlooking and loss of privacy: No change. The side facing the neighbour's property only has two high level velux style windows.</p> <p>Traffic generation: No change.</p> <p>Conclusions: This is a relatively modest extension into a driveway area to provide additional living space o obvious source.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr P Beck</p> <p>09.11.2022</p> |
| 2. | 27103/010 | <p><b><u>Former site of The Colonial Bar, 54 Portsmouth Road, Horndean, Waterlooville, PO8 9NL</u></b></p> <p>7 dwelling houses and associated private gardens, car parking and landscaping.</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr Teresa Attlee</p> <p>Report:</p> <p>General Observations: This is a vacant brownfield site following the demolition of The Colonial Bar in December 2015. A subsequent planning application for nine dwellings was refused in November 2016. The refusal included that the</p>  |

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|    |                  | <p>Overlooking and loss of privacy: There do not appear to be any overlooking or loss of privacy issues that would affect the amenity of the occupiers of the neighbouring properties so CP27 Pollution does not apply.</p> <p>Traffic generation: Increased traffic will arise from seven new dwellings.</p> <p>Ground contamination: None identified. The drainage from the roofs of the houses will be connected to soakaways in the rear gardens.</p> <p>Conclusions: The scale and appearance of the proposed dwellings respects the historic footprint of the former use of the site as a public house and will use similar materials to the surrounding dwellings. It will make a positive contribution to the area.</p> <p><b>RECOMMENDATION: NO OBJECTION</b> because of the following reasons: - provided a further parking space is allocated to the four bedroomed dwelling as per the guidance in the Vehicle Parking Standards Supplementary Document (page 12)</p> <p>Cllr Teresa Attlee</p> <p>10.11.2022</p> |
| 3. | <b>59895</b>     | <p><b><u>Yew Court, 83 Catherington Lane, Horndean, Waterlooville</u></b></p> <p>T1 - Oak - Crown Lift north canopy to 8 metres in height. Tree encompasses entire garden creating an unreasonable amount of shade and is detrimental to reasonable enjoyment of garden.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr D Prosser</p> <p>Report:</p> <p>Tree Condition: This tree is a large healthy Oak that sits on the boundary of Yew Court and 83 Catherington Lane. It is true that it virtually covers the entire garden of No.83. However the crown is not that high and to raise it to 8 metres would remove more than 50%. Something more modest is necessary.</p> <p><b>RECOMMENDATION: OBJECTION</b>, because raising the crown by such a large amount will severely impact the Tree (removing more than 50%).</p> <p>Cllr D Prosser<br/>07.11.2022</p>  |
| 4. | <b>27042/003</b> | <p><b><u>221 Catherington Lane, Horndean, Waterlooville, PO8 0TB</u></b></p> <p>Detached dwelling with soft &amp; hard landscaping following demolition of existing dwelling.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr D Prosser</p>   |



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|    |           | <p>Size Layout &amp; density: No change.</p> <p>Street Scene: No change.</p> <p>Local Planning Policies: N/A</p> <p>Overall Highway safety: no change.</p> <p>Noise and Disturbance from completed development: None</p> <p>Parking: No change</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No increase</p> <p>Ground contamination: None report.</p> <p><b>RECOMMENDATION: NO OBJECTION</b>, subject to the Tree Officer's agreement and is necessary to the benefit of the tree and that the work is carried out by properly qualified personnel at the correct time of year.</p> <p>Cllr P Little</p> <p>07.11.2022</p>   |
| 6. | 54767/006 | <p><b><u>301 Catherington Lane, Horndean, Waterlooville, PO8 0TE</u></b></p> <p>The extension of existing garage to form a larger annex, along with erection of proposed store (as amended by plans rec. 19.10.22).</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr D Prosser</p> <p><b><u>TO BE NOTED AS AGREED BY DELEGATED POWERS.</u></b></p> <p><b>Report:</b></p> <p>General Observations: This is a very short description for what is essentially the creation of a self-contained 3 bedroom dwelling in the existing extended annex space. The Annex was created from outbuildings in 2013 and has a lounge, a bedroom and a large garage space. These proposals create two more bedrooms upstairs, a kitchen, office space and a bathroom, along with the addition of a store. In 2013 HPC asked that the property should remain as one dwelling (and not sold off separately in the future) The property is in the Catherington conservation area. The conservation officer has objected based on the impact to historic Catherington as a whole.</p> <p>Size Layout &amp; density: All of the development happens at the back of the property away from Catherington lane. It seems to be the intent that the materials and style will match the existing property (albeit covered in solar panels. There is plenty of space at the rear of the property for the development. Parking is to the rear of the property and is accessed to the side via an accessway shared with a public footpath on to Catherington down. The development seems to contravene the guidelines for the conservation area as it is now a large modern dwelling.</p> <p>Street Scene: No change.</p> |

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|    |           | <p>Noise and Disturbance from completed development: No information supplied but nine person / persons dwelling would provide a high level of disturbance</p> <p>Parking: Not adequate for number of potential residents.</p> <p>Overlooking and loss of privacy: No change.</p> <p>Traffic generation: Any building with nine residents would provide a substantial amount of traffic.</p> <p>Ground contamination: No information available.</p> <p>Conclusions: The application is for minor changes of windows and replacing a downstairs window with a patio door. I would still request that the case officer looks into the design of this property as there appears to be a permanent link to the neighbouring property creating a even larger development.</p> <p><b>RECOMMENDATION:</b> In support of the case officer.</p> <p>11.11.2022</p>   |
| 8. | 21974/009 | <p><b><u>Horndean Junior School, Five Heads Road, Horndean, Waterlooville, PO8 9NW</u></b></p> <p>An existing school footpath is to be widened by 2000mm and hard standing provided outside existing modular building as per footway type 1B as per drawing HCC11/C/04.</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout &amp; density: No significant change to the existing pathway.</p> <p>Design, appearance and materials: Materials are in keeping with the existing path.</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 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><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr R Veitch 11.11.2022</p> |



DECISION LIST  
29.10.2022 - 11.11.2022

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| <p>Reference No: 59539 PARISH: Horndean<br/> Location: 84 London Road, Horndean, Waterloooville, PO8 0BU<br/> Proposal: Detached new property to form nursing home following the demolition of existing dwelling, together with a change of use from C3 to C2<br/> Decision: PERMISSION Decision Date: 25 October, 2022</p>  |
| <p>Reference No: 34256/001 PARISH: Horndean<br/> Location: 9 Winkfield Row, Horndean, Waterloooville, PO8 9TL<br/> Proposal: Replacement of existing roof with a new roof with dormers<br/> Decision: REFUSAL Decision Date: 27 October, 2022</p>  |
| <p>Reference No: 59703 PARISH: Horndean<br/> Location: 65 Loxwood Road, Horndean, Waterloooville, PO8 9TY<br/> Proposal: Conversion of roof space with dormer to rear, two roof light windows to south-west side elevation and replace shingle tiles on front elevation to timber cladding (as amended by plans and amended description rec. 04.10.22)<br/> Decision: PERMISSION Decision Date: 24 October, 2022</p>   |
| <p>Reference No: 57483/003 PARISH: Horndean<br/> Location: Land West of, Ashley Close, Lovedean, Waterloooville<br/> Proposal: T1 Oak - Reduce height by 3 metres from 20 metres leaving a finished height 17 metres. Reduce width of the tree from 6 metres by 2 metres leaving a finish of 4 metres. T2 Oak - Reduce height 3 metres from 22 metres leaving a finished height of 19 metres. Reduce the width of the tree from 11 metres by 2.5 metres leaving a finish of 8.5 metres. T3 Oak - Reduce height by 3 metres from 11 metres leaving a finished height of 8 metres. Reduce width of tree from 6.5 metres by 3 metres leaving a finish of 3.5 metres.<br/> Decision: CONSENT Decision Date: 3 November, 2022</p> |