



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 13TH FEBRUARY, 2023 AT 7.00PM

Members are summoned to attend

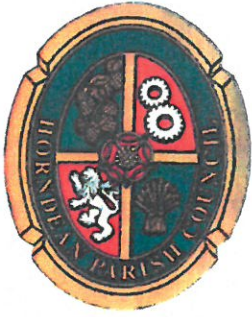
Members are summoned to attend: Cllrs P. Beck (Chairman), Mrs E. Tickell (Vice Chairman), Mrs I Weeks, R Veitch, D Prosser, P Little, Teresa Attlee.

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

7th February 2023 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 16th January 2023.
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 15th March 2023.
8. To note the date of the next meeting as Monday 6th March, 2023.



HORNDEAN PARISH COUNCIL

PLANNING AND PUBLIC SERVICES COMMITTEE

ITEM 3

THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY 16TH JANUARY, 2022 AT 7.00PM.

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

IN ATTENDANCE: Carla Baverstock-Jones (Chief Officer)
Gill Foster Administrative Assistant (Minute Taker)

PUBLIC: 1 member of the public was present.

P 087 22/23 **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Mrs Irene Weeks.

P 088 22/23 **TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were none.

P 089 22/23 **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 16TH JANUARY 2023**

Cllr Teresa Attlee asked if her interest could be added on to the Planning Report Schedule for 7, Whitehaven and it should be noted that she took no part in any discussion. This was duly noted and added.

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 16th January 2023 were duly signed as a true record of the meeting.

P 090 22/23 **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

The meeting was duly opened.

P 091 22/23 **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

There were no Appeals.

P 092 22/23

TO NOTE RECOMMENDATIONS THAT HAVE BEEN MADE BY DELEGATED POWERS DURING DECEMBER 2022.

This was duly noted.

P093 22/23

TO RECEIVE AND CONSIDER THE RESPONSE TO APPLICATION 55562/005 – DISCHARGE OF CONDITION 33.

Cllr Teresa Attlee updated the Committee following the Teams meeting with EHDC. EHDC will be putting together a Report which will be put on their website. HPC have been asked if it is acceptable for our comments to be displayed to the public. It was decided that this should be agreed by Delegated Powers and EHDC advised accordingly.

Cllr P Little thanked Cllr Teresa Attlee for all her hard work in relation to this Application, all members agreed.

P 094 22/23

TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST

38999/001

45 North Road, Horndean, Waterlooville, PO8 0EH

Single storey dwellinghouse west of 45 North Road with new vehicular access off St Giles Way.

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report, attention was drawn to the particularly narrow road. Cllr Mrs E Tickell suggested that we add CP27 Scale & massing and the SPD should be removed from the recommendation. This was agreed.

RECOMMENDATION: OBJECTION for the following reasons:-

1. Significant overdevelopment of the property contrary to CP29- Design.
2. Unacceptable impact on the amenities of the neighbours contrary to CP27- Pollution.

33759/003

35 Portsmouth Road, Horndean, Waterlooville, PO8 9LN

Single storey extension to front

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

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

RECOMMENDATION: NO OBJECTION.

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

Installation of a solar farm and battery storage facility with associated infrastructure (additional information and revised Environment Statement received 15/12/22).

Ward: Catherington

Cllr Rep: Cllr P Little

Cllr P Little referred to his Report (please see attached Report Schedule), also referring to the additional document that was circulated. Cllr P Little drew attention to the fact that the land was arable land which is not supposed to be built on, several planning policies were referred to and possible traffic issues were also highlighted.

Cllr P Beck invited the resident present for comments and advised he was representing 45 residents who were as a group putting forward their objections to EHDC individually. A discussion took place.

RECOMMENDATION: OBJECTION for the following reasons: -

1. Loss of good agricultural/ arable land.
2. Non-compliance with CP20- Landscape due to the following: -
 - 2.1. Complete destruction of a rural landscape covering several hectares of land.
 - 2.2. The detrimental impact on the use and enjoyment of the public rights of way in this area including the enjoyment of the views from the same.
3. The detrimental impact on wildlife over such a large area including problems with migrating birds mistaking the panels for natural features eg lakes.
4. Clarification is required as to the location of and the times at which the noise surveys were taken. Ambient noise varies at different times of the day and night. It is understood that this location will operate day and night. There are a large number of residents that could be adversely affected by noise emanating from the site.
5. Potential contamination of the site due to runoff from the panels including contamination of the wells and springs in the area.

28683/033

Crookley Park House, Blendworth Lane, Horndean, Waterlooville, PO8 0AD

T144-Lime-Reduce crown height by 6m, leaving a crown height of 16m. Reduce crown width by 2m, leaving a crown width of 3m. T13-Beech-Pollard, leaving 8m.

Ward: Kings & Blendworth

Cllr Re: Cllr P Little

Cllr P Little referred to his Report (please see attached Report Schedule). Cllr P Little advised that one of the trees had already been dealt with as an emergency as was advised by EHDC.

RECOMMENDATION: NO OBJECTION

29178/008

127 White Dirt Lane, Horndean, Waterlooville PO8 0TL

Detached single storey oak framed ancillary annex

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & D Prosser

Cllr D Prosser referred to his Report (please see attached Report Schedule). Cllr D Prosser advised that this part of the garden was outside the Settlement Policy boundary.

RECOMMENDATION: OBJECTION, on the basis of CP19 development in the countryside, CP27 Light pollution and H14 as the building should nearer to the main dwelling. This is also the guidance in the Residential Extension and Householder development SPD. In short if this was closer to the main house it would be inside the settlement policy boundary and would follow the guidance on annexes. However, the impact on neighbours then might come into play.

The Decision List was duly noted.

P 095 22/23

**TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT
FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON
1ST FEBRUARY 2023**

It was agreed that a decision would be made nearer the date once the Agenda had been published to see if there were any HPC Applications.

P 087 22/23

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY
13th FEBRUARY 2023.**

The date was duly noted.

Meeting ended: 19.46

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Chairman

.....
Date

PLANNING SCHEDULE FOR MEETING MONDAY 13TH FEBRUARY 2023

1.	SDNP/22/05614 /FUL	<p><u>Keepers Cottage Lone Barn Lane Horndean Waterlooville Hampshire PO8 0WD</u></p> <p>Proposal: Detached essential rural worker's dwelling and retention of ancillary outbuilding, access and track</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllrs Mrs E Tickell & D. Prosser</p> <p><u>REPORT AGREED BY DELEGATED POWERS</u></p> <p>Report:</p> <p>General Observations: This plan creates a new two bedroom dwelling for the Keeper of Hinton Daubney pheasant shoot. A previous application has allowed a mobile dwelling for the worker of some 75sqm on the same site. That dwelling will be retained as an outbuilding with the new cottage added closer to Lone Barn Lane. The total internal area of the cottage is 132SqM and has quite a prominent position in the landscape.</p> <p>Size Layout & density: The Cottage has a fairly large open plan living space Lounge/Kitchen/Diner with two bedrooms, two bathrooms and a small farmer office. It is oriented within the plot to make the most of the views from the high ground. The existing outbuilding is quite large given it is now not to be used as a living space. Given the prominence of the cottage in the landscape light pollution could be an issue in the very rural setting and in a dark skies area. Not much is said about the energy efficiency of the building or any ecological features.</p> <p>Street Scene: The street scene is very rural with very few properties located nearby.</p> <p>Local Planning Policies:</p> <p>SD32 – New Agricultural and Forestry Workers Dwellings – This proposal seems to fit with this policy from the “need” perspective but the property exceeds the stipulated 120SqM. There would also be a condition on occupancy and subsequent sale (section 7D of the SDNP local plan)</p> <p>SD7 – Safeguarding views – The property should be properly screened with planting due to its position in the landscape (SD5 - Design also refers to this screening).</p> <p>Overall Highway safety: Little 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>
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		<p>Ground contamination: None state.</p> <p>RECOMMENDATION: OBJECTION for the following reasons:-</p> <p>The documents focus on the case for a dwelling and not really the detail of the plot design. The property exceeds the size stated by SD32 and there is little information about screening and planting in the documents raising concerns about policies SD7 and SD5. This property should not be separated from the shoot land or sold separately at a later date as it's purpose is to house the Keeper of the shoot.</p> <p>Cllr D Prosser 03.02.2023</p>
2.	54480/017	<p><u>11 Bridget Close, Horndean, Waterlooville, PO8 9NR</u></p> <p>Change of use from a C3 (Dwellinghouse) Garage to Class E (commercial, business and services) Office including fenestration and external works.</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>A verbal discussion will take place at the meeting.</p>
3.	29919/003	<p><u>Horndean Health Centre, Blendworth Lane, Horndean, Waterlooville, PO8 0AA</u></p> <p>Variation of condition number 12 of application 29919/002. For the amendment and relocation of bin store and addition of solar panels (amended description and plans received 22.11.2022) Horndean Health Centre, Blendworth Lane, Horndean, Waterlooville, PO8 0AA</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>Size Layout & density: No change</p> <p>Street Scene: No change.</p> <p>Local Planning Policies: No change.</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: None</p> <p>Parking: No change, space for up for several vehicles.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No increase.</p> <p>Ground contamination: None reported.</p>

		<p>Conclusions: This application needs to be verified by EHDC as it appears the work has already been carried out.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Little 06.02.2023</p>
4.	58791	<p><u>17 Lychgate Drive, Horndean, Waterloooville, PO8 9QE</u></p> <p>Two storey side extension and drop kerb extension.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllrs Mrs E Tickell & D Prosser</p> <p>Report:</p> <p>General Observations: 17 Lychgate is one of a number of similarly designed properties in the road. The garage at the rear of the plot has been converted to habitable accommodation and the driveway which ran alongside the house has been fenced off. The proposal is a two storey extension to be built covering this driveway/garden. The extension takes the property to the boundary with the neighbour which is currently fenced. The neighbour's drive is on the adjoining side of the property. There is a lean-to shed on the opposite side of the building meaning this accessway is also blocked to the rear. There is a gate out on to the bridle path at the rear.</p> <p>Size Layout & density: The proposed extension is not set back from the line of the front of the property nor is the ridge height different from the rest of the building. The property has 4 bedrooms currently and only two parking spaces. The new plans create bigger bedrooms with suite bathrooms. A third parking space will be created by concreting over the grass to the front and adding a drop kerb. The closeness of the extension being right at the border with the neighbour would affect the amenity of the neighbouring property and the light through their side windows. The materials are in line with rest of the building.</p> <p>Street Scene: None of the other properties of this design have had this type of work done. The effect would be to create a terracing effect.</p> <p>Local Planning Policies: Residential Extension and Householder Development SPD – The two storey extension does not comply as it is not set back from the front and the ridge height matches the existing property. There does not appear to be any space between the extension and the neighbour's land</p> <p>CP27 Light – The proximity of the extension to the neighbour will affect the light to the side windows of #15</p> <p>Vehicle parking Standards SPD – New space provided is too small for a large car.</p>

		<p>Overall Highway safety: Minor Change.</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: There will be parking in theory for three cars once the grass is covered and the drop kerb in place. However as the diagram shows the new space will be short due to the bay window and a large car would overhang the pavement or need to park diagonally.</p> <p>Overlooking and loss of privacy: Both properties have side windows but these are of obscured glass.</p> <p>Traffic generation: No change.</p> <p>Ground contamination: None stated.</p> <p>RECOMMENDATION: OBJECTION, on the basis that this extension does not comply with the Residential Extension and Householder development SPD for a two storey side extension (ridge height and terracing). This extension is so close to the neighbour that it will dominate their property. The additional parking space is of insufficient size.</p> <p>Cllr D Prosser 01.02.2023</p>
5.	59941	<p><u>Blendthorpe, Blendworth Lane, Horndean, Waterlooville, PO8 0AA</u></p> <p>Change of use of old hotel annexe into a house in multiple occupation.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>General Observations: Internal conversion and exterior improvement to existing brewery annexe.</p> <p>Size Layout & density: No change.</p> <p>Street Scene: No change.</p> <p>Local Planning Policies: Dependent of use of property.</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: None</p> <p>Parking: Parking and cycle bays are designed in and adequate.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No increase.</p>

		<p>Ground contamination: None reported.</p> <p>Conclusions: Change of a poorly maintained property into something less unsightly.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Little 06.02.2023</p>
6.	SDNP/22/05676 /LDE	<p><u>New Barn Farm New Barn Farm Lane Blendworth Waterlooville Hampshire PO8 0QG</u></p> <p>Proposal: Lawful development certificate for an existing use - Retention of south dwelling (Class C3) and amenity area</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</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 P Little 06.02.2023</p>
7.	20847/003	<p><u>33 Havant Road, Horndean, Waterlooville, PO8 0D</u></p> <p>Single storey side extension</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>General Observations: A single storey side extension to a property with excess land.</p> <p>Size Layout & density: 7mtr x 8mtr extension with garden area to spare.</p> <p>Street Scene: No change due to nature of properties landscaping.</p> <p>Local Planning Policies: No infringement</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: None</p> <p>Parking: No change space for up to five vehicles already exists.</p> <p>Overlooking and loss of privacy: None.</p>

		<p>Traffic generation: No increase.</p> <p>Ground contamination: None reported.</p> <p>Conclusions: A well-designed single storey extension.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Little</p> <p>06.02.2023</p>
8.		<p><u>Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville</u></p> <p>Reserved matters application pursuant to Outline Planning Permission 55562/005. - consent for the approval of appearance, landscaping, layout, and scale for 318 dwellings, associated and ancillary infrastructure, landscaping, and Sustainable Drainage Systems This Reserved Matters Application also seeks the partial discharge of Conditions 4, 7, 8, 10, 11, 12, 13, 15, 16, and 17 of Outline Planning Permission 55562/005</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr Teresa Attlee</p> <p>Report:</p> <p>General Observations:</p> <ol style="list-style-type: none"> 1. This is the first application for approval of matters reserved by the outline planning consent granted by EHDC on 23 December 2022 and subject to a range of pre commencement conditions. The development will be delivered over a number of phases, and this is Residential Phase A relating to the application site south of the B2149 only. Improvements to the B2149 which will include three new points of access to the site will be delivered by HCC through a s278 agreement. 2. Conditions of relevance to HPC as consultee principally include condition 4 (appearance, landscaping, layout and scale). Condition 4 also includes the need for a survey detailing the plans concerning all the trees on the site, the completed height of the development and the provision made for parking, turning, loading and unloading of vehicles. 3. Other conditions include storage provision, measures to provide at least 10% of energy demand from renewable or low carbon energy resources, ecological management, arboricultural impact assessment, relevant acoustic mitigation for the future residential environment in accordance with CP 27 and a lighting strategy to ensure a quality development in accordance with CP27 (Pollution) and CP29 (Design). 4. Condition 33 (the submission of a Design Code document for approval in writing by EHDC) has already been commented on by HPC in January 2023 and fed into the review that is currently with EHDC. Written approval has not yet been given as far as we know, so the comments made by HPC, EHDC and Cllr D Evans are still extant which makes this report provisional. Those comments can be viewed on the EHDC portal (under

the application 55562/005). As noted further below, however, the RMA deals with some of the comments.

5. Of relevance to this RMA, HPC commented a) it was unhappy with the aesthetics of the planned steep gradient of some of the roofs, b) where dwellings back on to roads there should be attractive rear boundaries to avoid the continuous brick wall tunnel effect seen in Downwood Way; c) on street parking should be avoided as it can lead to an overcrowded and congested street scene; and d) care is taken to ensure new pathways in the development are connected to existing public rights of way including taking account of HPC's Green Loop project.

Size Layout & density:

General

1. The 318 homes provide a range of 1–4-bedroom units including affordable homes and open market homes, supported by landscaping and added open spaces provision, hedgerow and tree planting. Further residential phases (to the south west and north), the Local Centre, Employment area, Primary School and Community Facilities (including Community Hall and Sports Pitches) will be dealt with under separate RMAs.

Scale

2. The RMA sets out elevations and floor plans for each property type as well as plans of the site layout. There are at least 26 house types (e.g. alphabetically named from Arrowsmith to Wyatt) ranging from detached and semi-detached homes (some with a second floor in the eaves) to terraced homes and some three storey blocks of apartments.

3. The height of the dwellings is generally around 8.5m with some towards 10m and the three storey blocks 11.7m. The steeper looking roofs (rather than the taller apartment blocks) are those with additional bedrooms (and hence windows) in the roof space.

Appearance

4. The Dwellings Materials Layout plan shows details of the spread of materials used such as red, brown and multi coloured bricks, some bricks with tile hanging, some with diamond patterns and quoins and some with buff brick quoining. The aim is to give a sense of place through differentiation in appearance.

5. The dwellings with flint detail on the facades are limited to "gateway" properties that are more public facing where it appears there are eight only such properties with flint. This does not appear to be sufficient to match the comments already made on the Design Code that this development needs better to reflect the importance of flint features that identify the local character and distinctiveness on properties in the Horndean area.

6. The case officer may wish to consider if CP 29 Design paragraphs a), c) d) and e) are met.

7. For noise abatement purposes some of the dwellings that border the B2149 have boundary walls rather than hedges. However, the Plans show how there are no continuous brick walls. Instead, the brick walls are

1.8m in height and interrupted with walkway gaps and tree/shrub planting. The existing hedgerows along the Havant Road will be maintained and enhanced to create an avenue of planting either side of the public footpath.

Landscaping

8. The proposed planting is set out in detail within the plans and appears to be uppermost in the design rather than an afterthought.

Layout

9. The RMA includes details of street hierarchies and transport routes through the site including swept path analyses confirming there is turning room for fire tenders and large refuse vehicles. Provision has been made for waste and recycling bin storage and collection in fulfilment of CP29 Design paragraph f). The bin collection points minimise excessive carrying distances for residents or refuse personnel.

10. A wildlife corridor borders the site on the sides away from the Havant Road with a Linear Park green link going through the spine of the development with wildflower areas. A sustainable drainage system will be located at the southwest of the site of enhance the existing habitats and biodiversity.

Means of access

11. The Transport Statement in the RMA pack states that the B2149 through the site has a 4.5m combined footway and cycleway on one side of the road and a 2m footway on the other side. A network of 2m hoggan paths will be laid around the perimeter for extra connections for pedestrians and segregated from motor traffic. The statement sets out that the paths network will connect the Public Rights of Way to the west and east to maximise connectivity to Horndean, Cowplain and Horndean.

12. The high level of paths and cycleways that flank the streets within the development and the footpaths around the perimeter should help to give a good level of walking and cycling connectivity to the surrounding local area. As noted above, connectivity with the Green Loop project and to Havant Thicket have been requested in the HPC comments on the Design Code.

Lighting Scheme

13. The RMA includes detailed plans setting out the lighting scheme. The lighting ranges from lux 10 (normal for street lighting) to 0.6 in areas that cross the wildlife corridor, reducing both the height of the lamps and the glare spilling from them. A balance is to be struck between ensuring security with excessive light spillage. The aims of CP 27 Pollution relating to lighting appear to have been met.

New technologies (Energy)

14. As noted in the General Observations above, one of the conditions of granting outline planning permission is that the site must provide at least 10% of energy demand from renewable or low carbon energy resources. The RMA includes an Energy Strategy Statement dated July 2022. Of relevance, and amongst other things, it sets out how Photovoltaic panels and air source heat pumps have been

recommended in addition to more normal efficiencies embedded into the fabric of the build.

15. In his comments on the Design Code submitted on to the EHDC portal, Cllr D Evans raised concerns about the air source heat pumps in the context of the impact on the visual appearance or other utility of the dwellings. It is recommended that the case officer looks further at this to ensure there is no breach of CP29 Design paragraph a).

Street Scene:

1. As expected, there will be a major change both to the street and to the street scene. However, the location of the new dwellings under this Phase A will not impinge on neighbouring properties and this new development will create its own street scene.

2. The appearance and scale of the properties has been commented above as well as further below the street scene arising from the parking layout.

Local Planning Policies: CP27 Pollution, CP 29 Design, Vehicle Parking Standards SPD.

Overall Highway safety:

1. The street network in this phase 1 connect with the B2149 Havant Road via a new four arm roundabout as well as at priority junctions 200m to the north and 315m to the south of the roundabout.

2. The main roundabout will lead into the future Local Centre and on down towards the new Community Building.

Noise and Disturbance from completed development: Consistent with what one would expect from a new development of this scale.

Parking:

1. As noted above, HPC has commented on parking at the Design Code stage (in discharge of condition 33) that HPC would wish to see strict adherence to the Vehicle Parking Standards SPD. HPC's principal concern to avoid on-street parking appears to have been addressed. Fuller details are included in the Transport Statement (produced 8 September 2022).

2. The Parking Strategy Layout plan shows provision for 256 allocated parking spaces for residents and 27 visitor parking spaces. The allocated (non-driveway or garage) parking and the visitor parking are shown in a mix of perpendicular and parallel on street parking bays adjacent to the dwellings that do not interfere with the street. Secure bicycle storage is provided within the curtilage of many of the dwellings or else some storage locations serve many dwellings such as apartment blocks. The high level of car and bicycle ownership in this rural location appears to have been adequately provided for.

3. The Transport Statement says that the parking layout is integrated into the development to complement, not dominate the street scene.

		<p>Overlooking and loss of privacy: As this is a new development, overlooking and loss of privacy relating to existing properties is not in point.</p> <p>Traffic generation: Significant but being addressed by HCC through new road layout on the B2149</p> <p>Ground contamination: Outside the remit of this report.</p> <p>Conclusions:</p> <ol style="list-style-type: none"> 1. The conditions of CP27 Pollution and the Vehicle Parking Standards SPD appear to have been met. 2. This report is provisional because written approval for the Design Code is still outstanding and any changes required could affect the comments in this report. 3. The case officer may wish to examine further the apparent paucity of flint facades as these are important in identifying the local character and distinctiveness of properties in the Horndean area and would potentially be in breach of CP29 Design paragraphs a), c) d) and e). 4. The case officer may wish to look further at the impact on the visual appearance, or other utility of the dwellings, resulting from the installation of air source heat pumps to ensure there is no breach of CP29 Design paragraph a). <p>RECOMMENDATION: OBJECTION</p> <ol style="list-style-type: none"> 1. This report is provisional because written approval for the Design Code is still outstanding and any changes required could affect the comments in this report. 2. The case officer may wish to examine further the apparent paucity of flint facades as these are important in identifying the local character and distinctiveness of properties in the Horndean area and would potentially be in breach of CP29 Design paragraphs a), c) d) and e). 3. The case officer may wish to look further at the impact on the visual appearance, or other utility of the dwellings, resulting from the installation of air source heat pumps to ensure there is no breach of CP29 Design paragraph a). <p>Cllr Teresa Attlee</p> <p>09.02.2023</p>
9.	51873/002	<p><u>Quercus House, Bridle Path, Horndean, Waterlooville, PO8 9PA</u></p> <p>T1-Oak -Reduce crown height by 2m, leaving a crown height of 16m. Reduce North, East and West facing branches by 1.5m in width toward house leaving 7.5m branch lengths. Reduce South facing branches over path by 2.5m to leave branch length of 7.5m. T2-Oak- Reduce North, East and West facing branches by 1.5m in width toward house leaving 7.5m branch lengths. Reduce South facing branches over path by 2.5m to leave branch length of 7.5m. T3-Hawthorn-Crown lift to 4m, to allow better access for the removal of the Ivy.</p> <p>Ward: Catherington</p>

		<p>Cllr Rep: Cllr D.Posser</p> <p>Report:</p> <p>Tree Condition: The two large Oak trees are located at the front of the property on either side of the entrance. They are large healthy trees. The proposed pruning is acceptable tree maintenance for the benefit of the property and for bridle path itself. The Hawthorn tree is at the rear of the garden and is totally covered with the Ivy that is referred to in the proposal. It is difficult to see where the crown of the tree actually is. However the tree is severely in need of maintenance and this proposal seems acceptable.</p> <p>RECOMMENDATION: NO OBJECTION, subject 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 that the work is carried out by properly qualified personnel at the correct time of the year.</p> <p>Cllr D Prosser</p> <p>01.02.2023</p>
10.	54199/002	<p><u>7 Yoells Lane, Lovedean, Waterlooville, PO8 9SG</u></p> <p>Single storey rear extension, two front dormers following removal of existing, extension to front bay window (amended plans and description rec. 31.01.23)</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr D Prosser</p> <p>Report:</p> <p>General Observations: This plan has a single storey rear extension to create a large kitchen diner. The work on the first floor is to create more space in the bedrooms and en-suite bathrooms. The ground floor change at the front provides additional space for the third bedroom which is on the ground floor and scope for an en-suite.</p> <p>Size Layout & density: The single storey extension is 7.4m by 3.3m. The ridge height of the sloping roof reaches nearly 4m in the centre but is only 2.1m high at the boundary with No.5 – this is unchanged in the new plans. In the amended plans there are now two pitched roof dormers at the front instead of the one long block. The extension of the bay window at the front ground floor is relatively minor.</p> <p>Street Scene: The street scene of Yoells Lane is not uniform. These plans do not have a detrimental impact on the street scene.</p> <p>Local Planning Policies: CP29 - Design - The materials to be used are in keeping with the rest of the property. The ridge height the rear extension seems excessive at 4m</p> <p>Residential Extension and Householder Development SPD – The front dormers in the amended plans now comply with the guidelines.</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 significant change.</p> <p>Traffic generation: No change.</p> <p>Ground contamination: None stated.</p> <p>RECOMMENDATION: OBJECTION, for the following reasons:- CP29 Design and Residential Extensions and Householder Development SPD -the rear extension ridge height (4m) is excessive and may dominate No.5 which is situated lower than No.7</p> <p>Cllr D Prosser</p> <p>01.02.2023</p>
11.	55562/013	<p><u>Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville</u></p> <p>Residential development of 82 dwellings, associated parking, access, bin and cycle stores, electricity substation, pump station, public open space, landscaping, suds/drainage and other works following demolition of existing structures.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>Size Layout & density: Quite an intense modern development alongside the new retirement home site on Rowlands Castle Road.</p> <p>Street Scene: Large change due to roof pitch heights of properties.</p> <p>Local Planning Policies: CP29 Design and CP31 all need clarifying.</p> <p>Overall Highway safety: There will now be a further entry exit on Rowlands Castle Road which will need some form of traffic control measures.</p> <p>Noise and Disturbance from completed development: A traffic and pedestrian increase along with associated developments.</p> <p>Parking: Adequate parking provided on site in accordance with the local regulations.</p> <p>Overlooking and loss of privacy: Landscaping design suggests this will not be of consequence although the taller buildings in the centre of the development will have aerial views into other properties.</p> <p>Traffic generation: There will be an increase with up to potentially an extra 170 vehicles.</p> <p>Ground contamination: None reported.</p>

		<p>RECOMMENDATION: OBJECTION for the following reasons: There are some archaeological concerns covered in S6 of the local officer's report, these will be required to be met before construction / development is started.</p> <p>Roof design has a remarkably high pitch and will block out light also Solar panel collection and design will be affected. No transport link catered for.</p> <p>Cllr P Little</p> <p>08.02.2023</p>
12.	50913	<p><u>94 Catherington Lane, Horndean, Waterlooville, PO8 9PB</u></p> <p>Single storey side and front extension.</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Size Layout & density: The application, as proposed, is a substantial over-development of the site. The proposal would increase the footprint of the building by over 50% (i.e. from 84 m2 to 143 m2). And the northern wall of the extension would almost impinge on the boundary of the property. Contrary to Policy CP-29 and the Residential Extensions and Householder Development SPD.</p> <p>Design, appearance and materials: The proposed design is in-keeping with the existing building.</p> <p>Street Scene: The proposed design significantly affects the street scene and would result in the wall of the extension overshadowing the pavement along Barton Cross. Contrary to Policy CP-29 and the Residential Extensions and Householder Development SPD.</p> <p>Overall Highway safety: No significant change.</p> <p>Noise and Disturbance from completed development: No obvious change</p> <p>Parking: Sufficient parking would be provided (the number of bedrooms remains at 3).</p> <p>Overlooking and loss of privacy: No obvious change.</p> <p>Traffic generation: No significant change (parking is accessed off Barton Cross).</p> <p>Ground contamination: No obvious source.</p> <p>RECOMMENDATION: OBJECTION be raised regarding this proposal for contravention of Policy CP-29 and the Residential Extensions and Householder Development SPD.</p> <p>Cllr R Veitch</p> <p>05.02.2023</p>

13.	58173/001	<p data-bbox="491 91 1201 129"><u>45 Murray Road, Horndean, Waterlooville, PO8 9JQ</u></p> <p data-bbox="491 163 946 197">Single storey front open/rain porch.</p> <p data-bbox="491 230 675 264">Ward: Murray</p> <p data-bbox="491 297 783 331">Cllr Rep: Cllr R Veitch</p> <p data-bbox="491 365 584 398">Report:</p> <p data-bbox="491 432 1484 510">Size Layout & density: The application, as proposed, is a minimal change to the building.</p> <p data-bbox="491 544 1445 622">Design, appearance and materials: The proposed design shows a simple open roofed extension with a pitched roof.</p> <p data-bbox="491 656 1449 723">Street Scene: The proposed design does not significantly affect the street scene.</p> <p data-bbox="491 757 1086 790">Overall Highway safety: No significant change.</p> <p data-bbox="491 824 1442 869">Noise and Disturbance from completed development: No obvious change.</p> <p data-bbox="491 902 1401 936">Parking: No significant change (the number of bedrooms remains at 4).</p> <p data-bbox="491 969 1169 1003">Overlooking and loss of privacy: No obvious change.</p> <p data-bbox="491 1037 1010 1070">Traffic generation: No significant change.</p> <p data-bbox="491 1104 1034 1137">Ground contamination: No obvious source.</p> <p data-bbox="491 1171 1010 1205">RECOMMENDATION: NO OBJECTION.</p> <p data-bbox="491 1238 635 1272">Cllr R Veitch</p> <p data-bbox="491 1305 619 1339">05.02.2023</p>
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DECISION LIST
14.01.2023 - 07.02.2023

<p>Reference No: 58922/001 PARISH: Horndean Location: Meadow End, 42 St Vincent Crescent, Horndean, Waterlooville, PO8 9JD Proposal: Single storey side extension following the demolition of an existing garage structure. Decision: PERMISSION Decision Date: 11 January, 2023</p>
<p>Reference No: 59937 PARISH: Horndean Location: 202 Portsmouth Road, Horndean, Waterlooville, PO8 9HR Proposal: Part single storey, part two storey extension to side/rear including balcony (as amended by plans rec. 20.12.22) Decision: PERMISSION Decision Date: 9 January, 2023</p>
<p>Reference No: 21808/003 PARISH: Horndean Location: 50 Viking Way, Horndean, Waterlooville, PO8 0HR Proposal: Single storey side extension and replacement roof to existing rear extension. Decision: PERMISSION Decision Date: 9 January, 2023</p>
<p>Reference No: 52275/011 PARISH: Horndean Location: TPO number, EH940, Catherington Lith (2), Lith Avenue, Horndean, Waterlooville Proposal: Two years ago HPC replanted the wood with a mix of spp including Hornbeam, Hazel, Beech, Oak, Yew, Rowan, Cherry etc after ash dieback clearance works. We planted approx 1000 trees across the site. These trees were planted in agreement with the Forestry Commission. Now a couple of years have passed we have noted a lot of sycamore saplings coming through and these are competing/dominating the area and overshadowing the trees we have planted. I would like to remove all young sycamore in the areas we have restocked to give the newly planted trees a better chance of survival without competition from sycamore. The attached map shows the main areas where we have restocked across the Lith. Decision: CONSENT Decision Date: 6 January, 2023</p>
<p>Reference No: 54890 PARISH: Horndean Location: 7 Whitehaven, Horndean, Waterlooville, PO8 0DN Proposal: Conversion of roof space to habitable accommodation with dormer windows, porch to front, single storey rear and side extension following demolition of existing garage. Decision: PERMISSION Decision Date: 12 January, 2023</p>
<p>Reference No: 33759/003 PARISH: Horndean Location: 35 Portsmouth Road, Horndean, Waterlooville, PO8 9LN Proposal: Single storey extension to front Decision: PERMISSION Decision Date: 19 January, 2023</p>
<p>Reference No: 29320/004 PARISH: Horndean Location: 41 Winkfield Row, Horndean, Waterlooville, PO8 9TL Proposal: Adding to loft conversion with increased side dormers Decision: REFUSAL Decision Date: 20 January, 2023</p>