



Horndean Parish Council

NOTICE OF MEETING

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

28TH February 2023

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 13th February 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 27th March, 2023.



HORNDDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE
MEETING HELD AT JUBILEE HALL ON
MONDAY 13TH FEBRUARY, 2023 AT 7.00PM.**

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

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

PUBLIC: 2 members of the public were present.

P 097 22/23 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs P Beck & Mrs Irene Weeks.

P 098 22/23 TO RECEIVE ANY DECLARATIONS OF INTEREST

There were none.

**P 099 22/23 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 16TH JANUARY 2023**

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 100 22/23 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

The meeting was duly opened.

P 101 22/23 TO DISCUSS AND NOTE ANY PLANNING APPEALS

There were no Appeals.

SDNP/22/05614

Keepers Cottage Lone Barn Lane Horndean Waterlooville Hampshire PO8 0WD

Proposal: Detached essential rural worker's dwelling and retention of ancillary outbuilding, access and track

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & D. Prosser

Cllr Mrs E Tickell advised that this Application's recommendation had been agreed by Delegated Powers due to the expiry dates given by EHDC. This was duly noted. The Applicant was present at the meeting and was informed of the procedure.

RECOMMENDATION: OBJECTION for the following reasons: 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 its purpose is to house the Keeper of the shoot.

54480/017

11 Bridget Close, Horndean, Waterlooville, PO8 9NR

Change of use from a C3 (Dwellinghouse) Garage to Class E (commercial, business and services) Office including fenestration and external works.

Ward: Murray

Cllr Rep: Cllr R Veitch

Cllr Mrs E Tickell advised members that the garage which had planning permission had not been completed and there had been several previous Applications.

Cllr R Veitch referred to his Report. A discussion took place, reference was made to resident's comments. It was noted Highways had also raised an objection. Further discussion took place reference being made to CP29-Design and parking being a premium with no turning point. After more discussion took place Cllr R Veitch agreed to change his recommendation and all agreed.

RECOMMENDATION: OBJECTION for the following reasons: -

1. The reason that the building is unused is that the building works have never been completed.
2. Use of building as an office is out of character with this residential cul-de-sac and would have a detrimental impact on it. CP29-Design.
3. Parking is insufficient – Vehicle Parking Standards SPD. There should be no on street parking.

58791

17 Lychgate Drive, Horndean, Waterloooville, PO8 9QE

Two storey side extension and drop kerb extension.

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

Cllr D Prosser referred to his Report advised and also that the garage had been converted to use as habitable accommodation.

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.

29919/003

Horndean Health Centre, Blendworth Lane, Horndean, Waterloooville, PO8 0AA

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, Waterloooville, PO8 0AA

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

Cllr P Little referred to his Report (please see attached Report Schedule) advising that the work had already been done.

RECOMMENDATION: NO OBJECTION

59941

Blendthorpe, Blendworth Lane, Horndean, Waterloooville, PO8 0AA

Change of use of old hotel annexe into a house in multiple occupation.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

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

RECOMMENDATION NO OBJECTION

SDNP/22/05676/LDE New Barn Farm New Barn Farm Lane Blendworth Waterloooville Hampshire PO8 0QG

Proposal: Lawful development certificate for an existing use - Retention of south dwelling (Class C3) and amenity area

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

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.

20847/003 33 Havant Road, Horndean, Waterloooville, PO8 0D

Single storey side extension

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

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

RECOMMENDATION: NO OBJECTION

55562/012 Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterloooville

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.

Ward: Kings & Blendworth

Cllr Rep: Cllr Teresa Attlee

Cllr Teresa Attlee referred to her Report (please see attached Report Schedule). Discussion took place reference being made to the Design Code not yet being approved by EHDC. It was agreed that our recommendation should only be provisional in view of this, all agreed.

PROVISIONAL RECOMMENDATION: OBJECTION

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).

51873/002

Quercus House, Bridle Path, Horndean, Waterlooville, PO8 9PA

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.

Ward: Catherington

Cllr Rep: Cllr D.Prosser

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

RECOMMENDATION: NO OBJECTION subject to 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.

54199/002

7 Yoells Lane, Lovedean, Waterlooville, PO8 9SG

Single storey rear extension, two front dormers following removal of existing, extension to front bay window (amended plans and description rec. 31.01.23)

Ward: Catherington

Cllr Rep: Cllr D Prosser

Cllr D Prosser referred to his Report (please see attached Report Schedule). Reference was made to previous Applications to which HPC had objected to. The dormers had been changed but the building would still overlook the neighbours. A short discussion took place.

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.

55562/013

Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterloooville

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.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Little

Cllr P Little referred to his Report (please see attached Report Schedule). Reference was made to the height and pitch of the roofs. Discussion took place reference being made to CP29-Design and CP31 - Transport..

RECOMMENDATION: OBJECTION, can the steep pitch of the roofs be reduced CP29-Design.

50913

94 Catherington Lane, Horndean, Waterloooville, PO8 9PB

Single storey side and front extension.

Ward: Murray

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: OBJECTION be raised regarding this proposal for contravention of Policy CP-29- Design and the Residential Extensions and Householder Development SPD.

58173/001

45 Murray Road, Horndean, Waterloooville, PO8 9JQ

Single storey front open/rain porch.

Ward: Murray

Cllr Rep: Cllr R Veitch

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

RECOMMENDATION: NO OBJECTION

The Decision List was duly noted.

P 103 22/23

**TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT
FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON
15TH MARCH 2023**

Cllr Mrs E Tickell advised notification had been received from EHDC that this meeting had been cancelled.

Post meeting note:- Cllr E Tickell incorrectly referred to the planning meeting having been cancelled.
Representation will be considered when HPC receives the agenda for this meeting.

P 104 22/23

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY
15TH MARCH 2023.**

The date was duly noted.

Meeting ended: 19.55

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Chairman

.....
Date



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 Phone | 01730 266551 Email | info@easthants.gov.uk
easthants.gov.uk

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

Case Officer: Nick Upton
 Direct Dial: 01730 234232
 Our Ref: 59896
 Your ref:
 Date: 07 February 2023
 email: nick.upton@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/M1710/D/22/3313613.

Appeal by: Ms Angell & Mr Richardson

Location: 26 Victory Avenue, Horndean, Waterlooville, PO8 9PH

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

Appeal start date: 07 February 2023

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 **07 March 2023**. 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/M1710/D/22/3313613** to **Bridget Holden, 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>.

REPORT SCHEDULE FOR MEETING MONDAY 6TH MARCH 2023

1.	26982/015	<p><u>Yew Tree Cottage, Eastland Gate, Lovedean, Waterloooville, PO8 0SR</u></p> <p>Extension of the existing menage</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllrs Mrs E Tickell & D Prosser</p> <p><u>AGREED BY DELEGATED POWERS</u></p> <p>Report:</p> <p>General Observations: As a result of recent approved planning applications Yew Tree Cottage has an Equestrian Centre created on its land with a large Ménage with dressage mirrors, electronic gates and a hardstanding for vehicles and trailers. The application is to increase the size of the Menage by approximately half with associated fencing etc.</p> <p>Size Layout & density: The Land upon which the extension will sit is currently unused and has piles of waste from the rest of the site and according to the county ecologist is not significant ecologically. There is no impact on the surrounding properties nor the countryside.</p> <p>Street Scene: No significant change.</p> <p>Local Planning Policies: CP19 Development in the countryside – This is a relatively minor extension to what has already been done. CP29 Design – The fencing etc is in keeping with the rest of the property.</p> <p>Overall Highway safety: This might imply more use of the facility on a narrow country lane. We have made this point previously.</p> <p>Noise and Disturbance from completed development: Minor Change</p> <p>Parking: Not Applicable</p> <p>Overlooking and loss of privacy: None.</p> <p>Traffic generation: Minor change</p> <p>Ground contamination: None stated.</p> <p>Conclusions: This is a relatively minor change.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr D Prosser 28.02.2023</p>
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2.	27103/010	<p><u>Former site of The Colonial Bar, 54 Portsmouth Road, Horndean, Waterlooville, PO8 9NL</u></p> <p>7 dwelling houses and associated private gardens, car parking and landscaping</p> <p>Ward: Murray</p> <p>Cllr Reps: Cllrs Teresa Attlee & R Veitch</p> <p>A verbal report will be given at the meeting.</p>
3.	51352	<p><u>14 Highcroft Lane, Horndean, Waterlooville, PO8 9NX</u></p> <p>Single storey rear extension.</p> <p>Ward: Murray</p> <p>Cllr Reps: Cllr P Little</p> <p>Report:</p> <p>General Observations: This is an application for a large extension doubling the footprint at the rear of a bungalow. The applicable planning policies aim to ensure that an extension is in keeping with the character of the building, plot size and surroundings. In particular, a rear extension should not adversely affect nor have an impact on the scale and character of the original building or the character of the area. Whilst a very large extension, the proposal would appear to be sympathetic to the original building and the area.</p> <p>Size Layout & density: The bungalow will double in size.</p> <p>Street Scene: No change as the extension is to the rear of the property.</p> <p>Local Planning Policies: CP29- Design, HE2 of East Hampshire Local Plan Second Review 2016 and Residential Extensions and House holder Development SPD.</p> <p>Overall Highway safety: Believed negligible change as property only increases from a two to three bedroom dwelling.</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: No change as this is a single storey extension with few additional windows.</p> <p>Traffic generation: No increase.</p> <p>Ground contamination: None reported.</p>

		<p>Conclusions: A large footprint increase almost doubling the size of the property, but that would seem to be sympathetic to the original building and the character of the area.</p> <p>Cllr P Little 03.03.2023</p>
4.	33335/003	<p><u>153 Lovedean Lane, Horndean, Waterlooville, PO8 9RW</u></p> <p>Garage conversion and second storey built over. Single storey outbuilding.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllrs Mrs E Tickell & D Prosser</p> <p>Report:</p> <p>Size Layout & density: The proposed extension will use materials complimentary to the existing property and does not really impact the neighbouring properties. 153 will look even more different and larger than 151. The outbuilding has a pitched roof and will protrude above the boundary fence which forms part of the rear garden of a property in Honeywood Mews.</p> <p>Street Scene: Street scene of Lovedean Lane is not uniform. Given the surrounding developments I don't think this enhancement is detrimental to the street scene.</p> <p>Local Planning Policies: Residential Extension and Householder Development SPD – The two storey extension created does not create a terracing effect and is therefore within guidelines</p> <p>CP29 Design – The design modernises the property but is significantly different from it's neighbour.</p> <p>Overall Highway safety: Minor Change.</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: There is sufficient space for three cars.</p> <p>Overlooking and loss of privacy: The only new window to the rear is a bathroom window with obscured glass. There are no windows to the side.</p> <p>Traffic generation: No change.</p> <p>Ground contamination: None stated.</p>

		<p>Conclusions: NO OBJECTION to the two-storey extension. 153 is already different from it's neighbour 151 and this creates a modernised building that matches the surrounding new properties. I am a little concerned about the roof pitch of the outbuilding and the impact on the Honeywood Muse property to the rear, suggest this should be looked at.</p> <p>Cllr D Prosser 28.02.2023</p>
5.	60029	<p><u>Prior notification under Class Q for a proposed change of use of an agricultural building to three dwellings</u></p> <p>Street Record, Broadway Lane, Lovedean, Waterlooille</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllrs Mrs E Tickell & D Prosser</p> <p>Report:</p> <p>General Observations: Permitted Development under Class Q is allowed provided a particular set of conditions are satisfied. These range from the type of development being done, how much the agricultural building is being changed and whether time has passed since it's agricultural use and the termination of any agricultural tenancy. It is not clear whether the "desirability" of this development is also subject to CP6, CP19 and housing policy H14. If these do apply then no reference is made to the creation of the dwellings being for Tourism nor for Agricultural workers. Therefore under those circumstances this development does not comply.</p> <p>Size Layout & density: The plot consists of a large metal building on a concrete base approx 350Sqm and a smaller building which will be demolished. The structural report states that the large building is suitable for residential conversion but no assessment of the foundation was done. The development creates three two storey dwellings, two with 4 bedrooms and one with 3. There is landscaping and provision of parking. The dwellings use an existing access on to Broadway lane shared with Ludmore Cottages..</p> <p>Street Scene: The area is rural with only a few properties and farm yards. This development is not detrimental to the street scene.</p> <p>Local Planning Policies: CP19 Development in the countryside, CP6 – Rural Economy and Enterprise, H14 – Development outside of a settlement boundary - This development does not comply to the stated needs for development</p> <p>CP27 – Light Pollution – A development of this type would bring significant extra night time light to a rural setting</p> <p>Class Q Permitted Development – Although some conditions are satisfied the issue is whether this degree of development is permitted development under Class Q – As the existing barn appears to be a metal structure development</p>

		<p>would be effectively from scratch for residential purposes and therefore significant.</p> <p>Overall Highway safety: Increase in traffic on a very quiet very narrow country lane</p> <p>Noise and Disturbance from completed development: Significant to Ludmore Cottages</p> <p>Parking: Sufficient parking is planned for the dwellings</p> <p>Overlooking and loss of privacy: Impact on Ludmore Cottages which are very close. No evidence of screening or planting.</p> <p>Traffic generation: Increase is significant for such a narrow rural lane.</p> <p>Ground contamination: None stated</p> <p>RECOMMENDATION: OBJECTION for the following reasons:- This development is too significant to be carried out as permitted development under Class Q, therefore a full application is needed. If CP19, CP6 and H14 apply then there is no compelling reason for the development under those policies.</p> <p>Cllr D Prosser 02.03.2023</p>
6.	55622/001	<p><u>46 Blenheim Road, Horndean, Waterlooville, PO8 9TQ</u></p> <p>T1-Oak-Reduce crown height by 3m, leaving a crown height of 12m. Reduce crown spread by 3m, leaving a crown spread of 9m.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>General Observations: Tree is covered by a TPO but the work involved is good management of a large oak.</p> <p>RECOMMENDATION: NO OBJECTION subject to the Tree Officer's agreement that the work is necessary, comprises routine tree management will be for the long term benefit of the trees and the work is carried out by properly qualified personnel at the correct time of year.</p> <p>Cllr P Little 27.02.2023</p>

DECISION LIST
08.02.2023 - 28.02.2023

ITEM 6

Reference No: 39631/006 PARISH: Horndean Location: Claybank, Rose Hill, Horndean, Waterloooville, PO8 9QU Proposal: Proposed front linked extension to existing garage (amended plans received 31/10/2022 and 03/02/2023) Decision: PERMISSION Decision Date: 6 February, 2023
Reference No: 23909/007 PARISH: Horndean Location: 40 South Road, Horndean, Waterloooville, PO8 0ER Proposal: Detached oak framed garage/carport to the front. Decision: REFUSAL Decision Date: 6 February, 2023
Reference No: 59888 PARISH: Horndean Location: 11 Havant Road, Horndean, Waterloooville, PO8 0DB Proposal: Detached single garage. Decision: PERMISSION Decision Date: 9 February, 2023
Reference No: 55734/002 PARISH: Horndean Location: Hill View, Coldhill Lane, Horndean, Waterloooville, Horndean, PO8 9SB Proposal: Two storey extension to the side elevation with new dormer to existing roof (As amended by information received 26.01.2023) Decision: PERMISSION Decision Date: 8 February, 2023
Reference No: 28683/033 PARISH: Horndean Location: Crookley Park House, Blendworth Lane, Horndean, Waterloooville, PO8 0AD Proposal: 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-BeechPollard, leaving 8m. Decision: CONSENT Decision Date: 3 February, 2023