



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 24TH APRIL, 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,

18TH April 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 27th March 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 17th May 2023.
8. To note the date of the next meeting as Monday 22nd May 2023.



HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE
MEETING HELD AT JUBILEE HALL ON
MONDAY 27TH MARCH, 2023 AT 7.00PM.**

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

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

PUBLIC: There were 2 members of the public present.

P 113 22/23 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Teresa Attlee, Mrs I. Weeks.

P 114 22/23 TO RECEIVE ANY DECLARATIONS OF INTEREST

There were none.

**P 115 22/23 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 6TH MARCH 2023**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 6TH March 2023 were duly signed as a true record of the meeting.

P 116 22/23 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

The meeting was duly opened.

P 117 22/23 TO DISCUSS AND NOTE ANY PLANNING APPEALS

There were none.

24522/004

7 Bulls Copse Lane, Horndean, Waterlooville, PO8 9QX

Detached dwelling & garage with associated access following demolition of existing garage (as amended by plans rec. 10.01.23)

Ward: Kings & Blendworth

The Ward Councillors Report was referred to (please see attached Report Schedule). Advising that there had been previous Applications and amendments have been made. Attention was drawn to highway safety and the trees on the site. A short discussion took place.

RECOMMENDATION: OBJECTION because concerns exist as follows:

- 1)The area is already subject to flooding and the removal of absorbent ground and trees will increase this problem.
- 2)The increased traffic exiting near to a busy junction and a blind corner.
- 3) Significant loss of privacy and increased disturbance to neighbouring properties.
- 4) Although the existing oak tree is being retained, I feel it likely that there will be attempts in the future to request its removal possibly citing issues with the foundations of the new property.

Contrary to CP27-Pollution and CP29 – Design.

60011

6 Barrel Mews, Horndean, Waterlooville, PO8 0UQ

Single storey front extension, loft conversion including two dormer windows and a new gable end.

Ward: Kings & Blendworth

The Ward Councillors Report was referred (please see attached Report Schedule). EHDC's website was consulted. Concerns were expressed about the size of the windows. A short discussion took place.

RECOMMENDATION: OBJECTION because the third floor dormer is not subservient to the existing dwelling and the windows are far larger than those below contrary to the Residential Extensions Householder Development SPD.

60003

5 Victory Avenue, Horndean, Waterlooville, PO8 9PH

Single storey front and rear extension

Ward: Kings & Blendworth

The Ward Councillors Report was referred to (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

SDNP/23/00063/FUL **Land East of New Barn Farm Lane Blendworth Waterlooville Hampshire PO8 0QG**
Change of use from equestrian to a mixed use, of equestrian and residential, to
allow for the creation of 2 Gypsy/Traveller Pitches comprising the siting of 2 mobile
homes.

Ward: Kings & Blendworth

A discussion took place.

RECOMMENDATION OBJECTION for the following reasons: -

1. The site is outside the Settlement Policy Boundary and is not allocated for development. It is unsuitable for the proposed development having regard to its location and the development plan.
2. By its very nature, the siting of 2 mobile homes in this location would be an urbanising feature that would not conserve or enhance the landscape character of the National Park. It would have an adverse effect on the landscape character and appearance of the area.
3. The site is some distance from any services and in particular, schools and would result in a heavy reliance on vehicles.
4. There is no identified need for additional pitches in East Hampshire areas of the South Downs National Park.

All contrary to SD1- Sustainable Development, SD4- Landscape Character, SD5- Design and SD25- Development Strategy.

60039 **35 New Road, Lovedean, Waterlooville, PO8 9RU**

Prior notification for single storey development extending 8 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3.5 metres

Ward: Catherington

It was advised that this Application had been withdrawn.

58034/002 **11 Wessex Road, Horndean, Waterlooville, PO8 0HS**

Increase in roof height to provide accommodation at first floor level

Ward: Downs

The Ward Councillors Report was referred to (please see attached Report Schedule). EHDC's website was consulted.

RECOMMENDATION: NO OBJECTION, This is a significant alteration through the addition of a new storey to a bungalow. However, due to its design, layout, and density it will be in keeping with many of the neighbouring properties. There will be no overlooking into neighbouring properties but, inevitably, there will be a more extensive view into their gardens (but not into their properties) due to the additional height. The relevant provisions of CP 27, CP 29 and Residential Extensions & Householder Development SPD have been considered in reaching this recommendation.

60012

16 Nightjar Close, Horndean, Waterlooville, PO8 9YU

Lawful development certificate proposed - single storey extension to rear

Ward: Catherington

This application was duly noted.

RECOMMENDATION: This will be a technical assessment by the Case Officer based on the relevant legislation.

26398/026

Sunrise, Lith Avenue, Horndean, Waterlooville, PO8 0HA

'Sunnyview' to be incorporated as a C3 use under single planning unit of 'Sunrise' (Re-submission of 26398/025)

Ward: Catherington

A discussion took place (please see attached Report Schedule). The Chairman asked for any members comments, followed by any public comments. The residents attending agreed with the Parish Council recommendation.

RECOMMENDATION: OBJECTION, for the following reasons: -

The proposal would create material harm to the character of the area contrary to the following policies:-

1. CP19- Development in the Countryside. Sunrise and Sunnyview are both outside the Settlement Policy Boundary and are subject to the planning rules relating to development in the countryside. There is no genuine need in accordance with the policy for any of the unauthorised development that has taken place.
2. CP20- Landscape. The whole site lies on the urban edge. Prior to the removal of the trees protected by the woodland TPO, it formed an integral and important part of the distinctive wooded character of this area.
3. CP21- Biodiversity. The green infrastructure and habitat was totally removed by the felling of the woodland and its replacement by hard landscaping and unauthorised structures such as the large glass structure erected on the south side of the property
4. CP23- Gaps between Settlements. The extent and nature of the unauthorised development undermined the local gap by creating a very urban, industrial like site on the side of the hill with high and very bright arc lights and other lighting switched on at night.
5. CP27- Pollution. The height and brightness of the arc lights and other lighting on site has a detrimental impact on the area and particularly on the local residents. It further eliminates appreciation of the night sky particularly on a site so close to the SDNP that has a Dark Skies Policy.
6. CP28- Green Infrastructure. The removal of the woodland and associated foliage and its replacement by a hard, industrial like urban landscape destroyed the green infrastructure on site.

7. CP29- Design. The unauthorised development that has taken place takes no account of the location of the site and is inappropriate in terms of its scale, height and massing and its relationship to the adjoining landscape.

8. Development on the central part of the site is contrary to the Article 4 direction which is intended to protect the nature and character of the wider area.

24264/001 167 Portsmouth Road, Horndean, Waterlooville, PO8 9LG

Single storey rear extension with raised patio, extension to side dormer to form en-suite and front extension to garage (amended plan rec. 02.02.23, amended description 13.03.23)

Ward: Kings & Blendworth

The Ward Councillor referred to his Report (please see attached Report Schedule), and advised that this was an amendment to a previous Application. A short discussion took place.

RECOMMENDATION: NO OBJECTION

SDNP/22/05887/LDE New Barn Farm New Barn Farm Lane Blendworth Waterlooville Hampshire PO8 0QG

Lawful Development Certificate for an Existing Use - Retention of north dwelling (Class C3) and amenity area.

This Application was noted.

RECOMMENDATION: This will be a technical assessment by the Case Officer based on the relevant legislation.

The Decision List was duly noted

P 119 22/23 TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON 5TH APRIL 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 120 22/23 TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 24TH APRIL 2023.

The date was duly noted.

Meeting ended: 19.40

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Chairman

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Date

REPORT SCHEDULE FOR MEETING MONDAY 24th APRIL 2023

1.	60016	<p><u>29 Claire Gardens, Horndean, Waterlooville, PO8 0JH</u></p> <p>First floor extension over garage</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr Teresa Atlee</p> <p>Report:</p> <p>General Observations: This is a detached corner plot property positioned alongside an identically designed property. Properties further along to the right are set further forward. When viewing this property from the front, the road wraps around the left-hand side of the property in a horseshoe shape leading to the end of the cul de sac. To the left of the property and set back from the building line of the current property is a gabled roof covering a garage to the front and a utility room to the rear. These are set back from the building line and finished off with an overhang, sheltering the front door to the right. The proposed development will afford more living accommodation.</p> <p>Size Layout & density: This is a new single storey with gabled roof on top of an existing single storey structure with gabled roof. The new roof line will increase in height by 32% but it will still be 16% lower than the roof line of the principal accommodation. It is utilising the same footprint of the existing single storey structure so will be set back from the principal accommodation when viewed from the street at the front. The layout is sympathetic to its setting in terms of scale, height, massing and density and the spaces around nearby buildings. The proposed materials are all in keeping with what is already in place.</p> <p>The guidance in CP29 Design paragraphs a), d) and e) is met.</p> <p>Street Scene: Due to the location of the property as a corner plot on a bend, there are two streetscapes to consider. When viewed from the front the new single storey extension will be set back from the line of the existing property in keeping with the building line and the new gable roof will be lower. When viewed from the street to the left of the property the left side elevation is simply one storey higher. There are no windows on the left-hand side elevation which matches the fenestration of the existing left hand side elevation. The windows will be at the front and to the rear. A tall hedge on left hand side largely blocks out the view of the left-hand side elevation.</p> <p>The guidance in the Residential Extensions and Householder Development SPD paras 2.17-2.18 and 2.26-2.28 is met.</p> <p>Local Planning Policies: CP 27 Pollution, CP 29 Design and Residential Extensions and Householder Development SPD paras 2.27-2.18 and 2.26-2.28.</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: In accordance with CP 27 Pollution, the new storey will not cause overlooking or loss of privacy to neighbouring properties. The property to the front is some distance away across the street with front</p>
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		<p>gardens further separating each property. To the rear, the new storey will overlook the rear garden and some public parking spaces to the left. Overshadowing or an overbearing impact on a neighbouring property does not appear to be an issue.</p> <p>The guidance in CP27 Pollution (introductory third and fourth paragraphs) is met.</p> <p>Traffic generation: No change</p> <p>Ground contamination: None identified</p> <p>RECOMMENDATION:- NO OBJECTION This new single storey extension fits in with the street scene, being set back from the building line of the main dwelling and with a lower roof line keeping it subservient to the existing building. Overlooking and loss of privacy, overshadowing or an overbearing impact on neighbouring properties do not appear to be an issue.</p> <p>Policies and guidance considered; CP 27 Pollution, CP 29 Design paragraphs a), d) and e) and Residential Extensions and Householder Development SPD paras 2.27-2.18 and 2.26-2.28.</p> <p>Cllr T Attlee 10.04.2023</p>
2.	SDNP/23/01082 /FUL	<p><u>Land Near Wick Farm, West of South Lane Finchdean Waterlooville, Hampshire</u></p> <p>Change of use of land to form seasonal camping and campervan site with associated parking and landscaping. Erection of multipurpose barn with washroom facilities.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>SDNP Local Planning Policies: APPLICABLE PLANNING POLICIES: - South Downs National Park Local Plan: -</p> <p>SD1 Sustainable Development</p> <p>SD3 Major Development</p> <p>SD4 Landscape Character SD5 Design</p> <p>SD7 Relative Tranquillity SD8 Dark Night Skies</p> <p>SD19 Transport and Accessibility SD25 Development Strategy</p> <p>General Observations: The changing of this space to a mobile campsite would introduce human habitation and its associated artificial lighting plus the usual domestic hubbub of everyday camp life to a fallow field. Such a development proposal in this location cannot be landscape led</p>

		<p>and by its very nature would present an urbanising feature that would neither conserve nor enhance the landscape character of the National Park and in particular, this area.</p> <p>RECOMMENDATION: OBJECTION for the following reasons:-</p> <ol style="list-style-type: none"> 1.The site is outside the Settlement Policy Boundary and is not allocated for development. It is unsuitable for the proposed development having regard to its location and the development plan. 2. By its very nature, the siting of a camp / motor home campsite in this location would be an urbanising feature that would not conserve or enhance the landscape character of the National Park. It would have an adverse effect on the landscape character and appearance of the area. 3.The site is some distance from any services and would result in a heavy reliance on vehicles. They would be using rural lanes unsuitable for an increase in traffic and particularly campervans. 4.The light emanating from the site would significantly interfere with the Dark Skies Policy. 5.The increase in road and foot traffic would make the surrounding lanes more dangerous than existing. 6.The proposed barn is large and out of character with the area. It would have a significant, adverse impact on the landscape. <p>All contrary to SD1- Sustainable Development, SD3 Major Development</p> <p>SD4- Landscape Character, SD5- Design</p> <p>SD7 Relaxation of Tranquillity SD8 Dark Night Skies</p> <p>SD19 Transport and Accessibility SD25- Development Strategy.</p> <p>Cllr P Little 14.04.2023</p>
3.	29843/033	<p><u>White Dirt Farm Mews, White Dirt Lane, Horndean, Waterlooville</u></p> <p>Retrospective application for the change of use of agricultural land to residential garden and erection of fence at 1 White dirt Mews, White Dirt Lane, Horndean, PO8 0TN.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllrs Mrs E Tickell & D Prosser</p> <p>Report:</p> <p>General Observations: It is quite difficult to ascertain exactly the scope of this planning application. The site/block plans shows the fence is in line with the wall of the building (no.1), the Location and Site plan shows the fence is approx</p>

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

Report:

General Observations: Hinton Manor is a Listed Building and therefore requires planning permission for changes made to outbuildings. This change involves the demolition of an existing summer house 3.7m x 2.9m and replacement by a new summer house 23m x 6m. This new building will contain a lounge area, dining area, entertainment area, washroom facilities and storage. It is a predominantly glass structure three metres high.

Size Layout & density: The new summer house vastly bigger at 120sqm than the original 12sqm metres. It is to the rear of the property alongside a large established pond. It is a very modern design and not in keeping with the rest of the building on the site. From the plans it is difficult to see what lighting there will be other than a reference to minimal exterior lighting. Given this is a glass structure obviously the interior light will also contribute to overall light pollution in the area to the surrounding land bordering the property. The provision of washroom services arguable enables this to be an independent annex/dwelling with reconfiguration.

Street Scene: The new summer house will not be visible from the road.

Local Planning Policies:

SD1 Sustainable Development – This outbuilding's modern design is not in keeping with the site overall

SD4 Landscape Character – The size of the summer house and it's proximity to an established pond in a countryside setting may have an ecological impact

SD5 Design – This large glass structure will dominate its setting

SD7 Relative Tranquillity – This is clearly designed to support gatherings and entertainment

SD8 Dark Night Skies – It is unlikely that any lighting design could mask light pollution from such a large glass building from internal or external lighting.

Overall Highway safety: Minor change in very rural setting

Noise and Disturbance from completed development: Could impact wildlife and overall tranquillity of the area both during construction and when in use.

Parking: Not applicable

Overlooking and loss of privacy: None.

Traffic Generation:- Unclear – if only used by the residents then no change.

Ground contamination: None stated

		<p>RECOMMENDATION: OBJECTION for the following reasons:-</p> <p>The purpose of the South Downs National Park is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. The Local Plan is landscape led and that will always take priority.</p> <p>This style and size of this building seems to contravene all of the above policies</p> <p>Cllr D Prosser 16.04.2023</p>
5.	60021	<p><u>15 Thornfield Close, Horndean, Waterlooville, PO8 0EX</u></p> <p>Single storey front extension</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr Teresa Attlee</p> <p>Report:</p> <p>General Observations: This detached property is on a corner plot in a spacious close with other detached properties, at the top of a small slope leading off Hawthorn Road which forms a cul de sac at the bottom.</p> <p>There is a shared drive with the neighbour to the left (as one faces the property from the street) where the neighbour enters the property through a side door as its main entrance, facing the side door of the applicant's property. 15). Under the proposals there would be a new front entrance, the removal of the existing side door and a new side door repositioned as part of the new glazed porch on the north elevation.</p> <p>Size Layout & density: The fenestration and building materials are all sympathetic to the original dwelling but its scale massing and density may be an issue contrary to the guidance in CP29 Design paragraph (e). This is a large, hipped roof, single storey extension spanning the entire frontage of the property (some 5.75m), almost 5m in depth and 4m in height. This scale appears to be contrary to the guidance in the Residential Extensions & Householder Development SPD at paragraphs 2.22 to 2.25 that requires front extensions to be subservient to the original dwelling and not protrude significantly beyond the main wall of the original building.</p> <p>Street Scene: This corner plot property is set back a little from the street by a small front garden with an open frontage. The property is also set further back from the neighbouring property to its left by about 2m which creates a staggered building line. The dwellings in this part of the Close (that all have open frontages) do not conform to a uniform building line which may help to soften the impact of this extension. However, the new front extension will bring this property further forward than both the neighbouring property (as well as the property to the left of that one) and it will be visually prominent from the street as there is no screening at the front. This appears to be contrary to the guidance in the Residential Extensions & Householder Development SPD at paragraphs 2.22 to 2.25.</p>

		<p>The new glazed side porch on the north elevation does not give rise to any concerns.</p> <p>Local Planning Policies: Residential Extensions & Householder Development SPD at paragraphs 2.22 to 2.25. CP29 Design.</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: The distance of this property from the neighbouring property on the left is some 7m, so overlooking, excessive overshadowing or loss of privacy is not likely to be an issue.</p> <p>Traffic generation: No change.</p> <p>Ground contamination: None identified</p> <p>RECOMMENDATION: OBJECTION for the following reasons:- Although the style of this single storey front extension is sympathetic in appearance to the host dwelling (using the same materials and fenestration) it is not subservient to the original dwelling, as it will project significantly beyond the front main wall of the original building and be visually prominent from the street contrary to the guidance in the Residential Extensions & Householder Development SPD at paragraphs 2.22 to 2.25 and CP29 Design paragraph (d).</p> <p>Cllr Teresa Attlee 16.04.2023</p>
6.	24780/009	<p><u>8 Downhouse Road, Catherington, Waterloooville, PO8 0TX</u></p> <p>Retention of outbuilding as a hobby room</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllrs Mrs E Tickell & D Prosser</p> <p>Report:</p> <p>General Observations: It would appear that three outbuildings on the site are requiring planning permission following a letter from planning enforcement. This application deals with one of the outbuilding which the owner wants to retain as a hobby room.</p> <p>Size Layout & density: The building in question has a gross internal floor area of 33.91sqm and an external footprint of 38.68sqm, it is finished in dark timber cladding and has a black pitched roof. The current usage on the plans is stated</p>

		<p>to be a garage. This is the same as two of the other larger outbuildings. It appears that the hobby is car racing.</p> <p>Street Scene: This outbuilding is not visible from the road</p> <p>Local Planning Policies: Residential Extension and householder development SPD – The building in question is the size of a large “man cave”. It is unlikely to have a major impact on the amenity of the neighbouring properties structurally</p> <p>Overall Highway safety: No impact</p> <p>Noise and Disturbance from completed development: A large number of vehicles would appear to be present on the site for hobby purposes. This is likely to create resultant noise.</p> <p>Parking: There is plenty of parking space on the land</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: There would appear to be a number of vehicles on site</p> <p>Ground contamination: None stated</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr D Prosser</p> <p>16.04.2023</p>
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DECISION LIST
22.03.2023 – 18.04.2023

Reference No: 60039 PARISH: Horndean Location: 35 New Road, Lovedean, Waterlooville, PO8 9RU Proposal: Prior notification for single storey development extending 8 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: WITHDRAWN Decision Date: 22 March, 2023
Reference No: 24264/001 PARISH: Horndean Location: 167 Portsmouth Road, Horndean, Waterlooville, PO8 9LG Proposal: Single storey rear extension with raised patio, extension to side dormer to form en-suite and front extension to garage (amended plan rec. 02.02.23, amended description 13.03.23) Decision: PERMISSION Decision Date: 31 March, 2023
Reference No: 60012 PARISH: Horndean Location: 16 Nightjar Close, Horndean, Waterlooville, PO8 9YU Proposal: Lawful development certificate proposed - single storey extension to rear Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED Decision Date: 31 March, 2023
Reference No: 50913 PARISH: Horndean Location: 94 Catherington Lane, Horndean, Waterlooville, PO8 9PB Proposal: Single storey front extension. (Description amended 03.04.2023) Decision: PERMISSION Decision Date: 6 April, 2023
Reference No: 58034/002 PARISH: Horndean Location: 11 Wessex Road, Horndean, Waterlooville, PO8 0HS Proposal: Increase in roof height to provide accommodation at first floor level (additional information received 03/04/2023) Decision: PERMISSION Decision Date: 6 April, 2023