



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 31ST OCTOBER 2022 AT 7.00PM

Documents pertaining to the meeting are available to download from the HPC website.

Members are summoned to attend

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

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

25th October 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 10th October 2022.
4. To open the meeting to members of the public to enable them to address questions to Parish Councillors. *Public questions will be permitted for each application as it arises, subject to there being a limit of 3 minutes for any member of the public. A question asked by a member of public during public participation session at a meeting shall not require a response or debate.*
5. To discuss and note any planning appeals.
6. To consider planning applications and note decisions as per attached schedule. *Public questions will be permitted for each application as it arises, subject to there being a limit of 3 minutes for any member of the public.*
7. To discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meetings on 9th November 2022
8. To note the date of the next meeting as Monday 14th November 2022.



HORNDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY
10TH OCTOBER, 2022 AT 7.00PM.**

PRESENT: Mrs E Tickell (Vice Chairman), Mrs I Weeks, P Little, Teresa Attlee, D Prosser

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

PUBLIC: There were no public present.

P 054 22/23 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs P Beck & R Veitch.

P 055 22/23 TO RECEIVE ANY DECLARATIONS OF INTEREST

There were none.

**P 056 22/23 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 22ND AUGUST, 2022**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 22nd August 2022 were duly signed as a true record of the meeting.

P 057 22/23 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

There were no members of the public present.

P 058 22/23 TO DISCUSS AND NOTE ANY PLANNING APPEALS

There were no Appeals.

The information was duly noted.

TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST

22823/031

**Coach House, Cadlington House Estate, Blendworth Lane, Horndean,
Waterlooville, PO8 0AA**

The Installation of a roof light to rear of pitched roof.

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

22823/032

**Coach House, Cadlington House Estate, Blendworth Lane, Horndean,
Waterlooville, PO8 0AA**

Listed Building consent for the Installation of a roof light to rear of pitched roof.

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Cllr Mrs I Weeks considered jointly with Application 22823/031 and referred to her Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION in relation to both Applications

58009/004

72 Downhouse Road, Catherington, Waterlooville, PO8 0TY

Variation of condition 8 of 58009/002 to allow the relocation of the garage from the southern boundary to the northern boundary to resolve the technical issues relating to the requirements of Southern Water.

Ward: Catherington

Cllr Rep: Cllr D. Prosser

Cllr D Prosser referred to his Report (please see attached Report Schedule), highlighting that the position of the garage had been moved following Southern Waters advice on a previous Application.

RECOMMENDATION: NO OBJECTION

23909/007

40 South Road, Horndean, Waterlooville, PO8 0ER

Detached oak framed garage/carport to the front.

Ward: Downs

Cllr Rep: Cllrs Teresa Attlee

Cllr Teresa Attlee referred to her Report (please see Report Schedule). EHDC's website was consulted and a discussion took place with particular reference to the street scene.

RECOMMENDATION: OBJECTION, because the siting at the front of the property of the proposed garage/car port and its size will be detrimental to the street scene contrary to the SPD and CP 29 Design (e). A lower height alone may be acceptable to the case officer.

28822/008

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

Replacement timber frame/clad dwelling & single storey flat roof annex building.

Ward: Downs

Cllr Rep: Cllr Teresa Attlee

Cllr Teresa Attlee referred to her Report (please see attached Report Schedule). EHDC's website was consulted and a discussion took place. Cllr Teresa Attlee explained the colour coding on the site plan. Further discussion took place.

RECOMMENDATION: A) NO OBJECTION to the new replacement main dwelling and garage.

B) OBJECTION to the annex as it looks to be an independent, separate dwelling house and does not comply with the general guidance about annexes in the Residential Extensions & Householder Development Supplementary Policy Document and it is not subservient to the proposed new main dwelling.

If planning permission is granted, we would ask that the following condition applies: - "The annex must remain subservient to the main dwelling and cannot be sold or sublet separately in the future."

36804/001

3 Pump Lane, Horndean, Waterlooville, PO8 9TS

Conversion of Garage to Garden Room/Office and extension of rear of the existing garage (Description amended and amended plans received 27/09/2022)

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr Mrs E Tickell referred to Cllr P Beck's Report (please see attached Report Schedule).

RECOMMENDATION: - NO OBJECTION

21500/003

Peel Cottage, Rose Hill, Horndean, Waterlooville, PO8 9QU

Increase in roof height to provide additional accommodation at first floor level, new porch, rear terrace deck & balcony, new boundary wall to front following demolition of existing garage.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr Mrs E Tickell referred Cllr P Beck's Report (please see attached Report Schedule). EHDC's website was consulted, concerns were expressed about the height of the front wall.

RECOMMENDATION: OBJECTION, because the proposed plans indicate a front wall more than the permitted 1 metre as set out in the planning guidance set out in paragraph 3.11 of the Residential Extensions and Householder Development Supplementary Policy Document. In this location the design and height of the wall would have an adverse impact on the street scene.

29919/003

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

Variation of condition number 12 of application 29919/002. For the amendment and relocation of bin store and addition of 2 Air Source Heat Pumps (amended plans received 26.07.2022).

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs E Tickell

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule). A short discussion took place.

RECOMMENDATION:

1. **OBJECTION** in relation to the block paving proposed at the front of the building pending clarification as to its purpose given that the property is in the Conservation area.

2. **OBJECTION** in relation to the proposed Air source heat pumps unless it can be shown that there will not be a noise nuisance to the neighbour.

The Decision List was duly noted.

P 061 22/23

**TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT
FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON
19TH OCTOBER 2022**

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

P 053 22/23

TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 31ST OCTOBER 2022.

The date was duly noted.

Meeting ended: 19.33

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Chairman

.....
Date

PLANNING REPORT SCHEDULE FOR MEETING MONDAY**31ST OCTOBER 2022**

1.	29555/065	<p><u>Morrisons, Lakesmere Road, Horndean, Waterlooville, PO8 9FB</u></p> <p>Application to determine if prior approval is required for the installation of solar photovoltaics (PV) equipment on the roof of a non-domestic building (supermarket).</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little.</p> <p>Report:</p> <p>General Observations: The installation of solar panels on non-domestic buildings and land may be 'permitted development' with no need to apply to the Local Planning Authority for planning permission according to the Planning Portal.</p> <p>Size Layout & density: All items will be upon the ridged roof and will only be visible from a distance generally but still unobtrusive.</p> <p>Street Scene: No change.</p> <p>Local Planning Policies: CP28 and CP29 could come into consideration but as this is considered retail property General Observations above come into place.</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: None</p> <p>Parking: Not applicable as there is access on three sides of the structure.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No increase.</p> <p>Ground contamination: None reported.</p> <p>Conclusions: Approval given at parish level as no permission is required.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Little</p> <p>17.10.2022</p>
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2.	59888	<p><u>11 Havant Road, Horndean, Waterlooville, PO8 0DB</u></p> <p>Detached single garage.</p> <p>Ward: Kings & Bloendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>General Observations: This is a request for an additional separate garage at the front of the property which is in addition to an existing integral large garage within the front of the property.</p> <p>Size Layout & density: A reasonable size in area but will be a very obvious visually due to its extreme height.</p> <p>Street Scene: 15ft pitch roof height will be obvious to the street scene</p> <p>Local Planning Policies: CP29 (design) not met.</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>RECOMMENDATION: OBJECTION, A normal garage in footprint but not in height which seems excessive.</p> <p>Cllr P Little</p> <p>24.10.2022</p>
3.	59703	<p><u>65 Loxwood Road, Horndean, Waterlooville, PO8 9TY</u></p> <p>Conversion of roof space with dormer to rear, two roof light windows to south-west side elevation and replace shingle tiles on front elevation to timber cladding (as amended by plans and amended description rec. 04.10.22).</p> <p>Ward: Catheirngton</p> <p>Cllr Rep: Cllr D Prosser</p> <p><u>THIS APPLICATION WAS AGREED BY DELEGATED POWERS AND SHOULD BE NOTED.</u></p> <p>Report:</p> <p>General Observations: 65 Loxwood road is a T shaped bungalow that is between to two private driveways lined with bigger houses. It backs onto another bungalow of similar size. The plan is a development of the roof space using two Velux</p>

		<p>windows to the side (only one shown on the elevations) and a large dormer to the rear to provide light/height. The dwelling will be increased from 3 to 4 bedrooms.</p> <p>Size Layout & density: In the revised plans the Dormer has been made smaller and is now compliant with the SPD. The proposed windows are larger than those below. The Timber cladding proposed for the front is not in-keeping with the street scene (other bungalows do not have this). There is appear to be no overlooking of the bungalow behind as this is "sideways on" and has only a small window facing the dormer.</p> <p>Street Scene: Little change from the street itself, albeit the cladding is unique.</p> <p>Local Planning Policies: CP27 - Pollution - no overlooking of private areas of other properties CP29 - Design - The cladding is not in keeping with surrounding buildings Residential Extension and Householder Development SPD - The windows of the dormer are larger than those below (the big window in the dormer is above a small window and vice versa).</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No change</p> <p>Parking: The front garden has been block paved and therefore there is sufficient parking space including the garage.</p> <p>Overlooking and loss of privacy: Minor to other driveways.</p> <p>Traffic generation: No change</p> <p>Ground contamination: None stated.</p> <p>Conclusions: In principle a roof space development should be possible here but the cladding used is not in-keeping with the rest of the bungalows at this end of Loxwood road which are tiled all round, The Windows in the dormer are not compliant with the Residential Extension and Householder Development SPD.</p> <p>RECOMMENDATION: OBJECTION In principle a roof space development should be possible here but the cladding used is not in-keeping with the rest of the bungalows at this end of Loxwood Road which are tiled all round. This would have an adverse impact on the street scene contrary to CP29- Design. The Windows in the dormer are not compliant with the Residential Extension and Householder Development SPD.</p> <p>Cllr D Prosser 18.10.2022</p>
4.	SDNP/22/04275 /FUL	<p><u>Agricultural Land (lot 2), Near Wick Farm South Lane Finchdean Waterloooville Hampshire</u></p> <p>Detached multipurpose barn.</p> <p>Ward: Clanfield & Finchingfield</p> <p><u>APPLICATION TO NOTE</u></p>

5.	20239/008	<p><u>7 Drift Road, Clanfield, Waterloooville, PO8 0JJ</u></p> <p>Lawful development certificate proposed - detached outbuilding following demolition of existing garage</p> <p>Ward: Clanfield & Finchingfield</p> <p><u>APPLICATION TO NOTE</u></p>
6.	24264/001	<p><u>167 Portsmouth Road, Horndean, Waterloooville, PO8 9LG</u></p> <p>Single storey rear extension with raised patio, extension to side dormer to form en-suite.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>General Observations: Although this is increasing the footprint by nearly 50% it is not out of character locally and a vast improvement on the existing dwelling state.</p> <p>Street Scene: No change.</p> <p>Local Planning Policies: CP27 and CP29 are met.</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.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No increase.</p> <p>Ground contamination: None reported.</p> <p>Conclusions: A vast improvement on existing with no local adverse effects.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Little 17.10.2022</p>
7.	59896	<p><u>26 Victory Avenue, Horndean, Waterloooville, PO8 9PH</u></p> <p>2 no. front dormers, gable build up and single storey rear/ side extension following demolition of garage</p> <p>Ward: Murray</p>

Cllr Rep: Cllr Teresa Attlee

Report:

General Observations: When viewed from the street, this is the right hand one of a semi-detached bungalow set back from the road and that has not been altered externally in the past. The property to the right of the property is some distance away being separated by a garden, drive and trees. There are a range of different styles of property in the immediate neighbourhood. The bungalow to the left of the semi-detached pair has a small, boxed dormer window to the front, an identical one to the rear of the property and it also has a single storey flat roofed extension to the rear.

Size Layout & density: The rear/side flat roofed downstairs extension will be some 5m in length from the existing wall of the property and span the whole of the property in width. The upstairs extension will create a new first floor with three bedrooms and an office. There will be two gabled dormers windows at the front and a boxed (flat) dormer (with two windows) spanning the full width of the property to the rear and projecting some 4m from the existing roof. The comment on the plans that the rear dormer is a permitted development is noted. However, as we are not in a position to comment on this we feel that the rear dormer is over scaled and unsympathetic to the character of the host building (see CP29 Design para (d) and the guidance at paragraphs 2.29-2.33 of the Residential Extensions & Householder Development Supplementary Planning Document).

Street Scene: The new front dormer windows will be visible from the street but will not affect the street scene.

Local Planning Policies: CP29 para (d) and the guidance at paragraphs 2.29-2.33 of the Residential Extensions & Householder Development Supplementary Planning Document). CP27 Pollution.

Overall Highway safety: No change.

Noise and Disturbance from completed development: No change.

Parking: The garage will be demolished to make room for the rear/side extension, but there will still be parking available in the driveway.

Overlooking and loss of privacy: From Google Earth, there appears to be a rear flat roofed extension on the adjoining neighbouring property which might mean the overlooking from the new rear boxed dormer is mitigated, but the case officer should check this in case CP27 Pollution applies. The properties in Quail Road immediately behind the property are separated by gardens so overlooking does not appear to be an issue as regards those properties.

Traffic generation: No change

Ground contamination: None identified

Conclusions: It is considered that the rear boxed dormer is over scaled and unsympathetic to the character of the host building and overlooking may also occur.

		<p>RECOMMENDATION: OBJECTION because of the following reasons: -</p> <p>The comment on the plans that the rear dormer is a permitted development is noted. However, as we are not able to comment on this, we feel the rear boxed dormer is over scaled and unsympathetic to the character of the host building. In view of the 4m projection from the roof, overlooking may also occur and the case officer should look at this.</p> <p>Cllr Teresa Attlee</p> <p>26.10.2022</p>
8.	54347/001	<p><u>58 Downhouse Road, Catherington, Waterloo, PO8 0TY</u></p> <p>Retrospective application for a 1.8m high brick wall and gate adjacent to the highway.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr D Prosser</p> <p>Report:</p> <p>General Observations: 58 Downhouse Road has been subject to a major refurbishment to the main dwelling and a new garage built in front. This development has currently been finished with a 1.8m high stone wall, space for a tall gate of a similar height and there are wires protruding from the wall indicating lights will be fitted. The property is opposite fields and countryside designated part of SDNP.</p> <p>Size Layout & density: At 1.8m the wall built and the proposed gate exceeds the maximum permitted height, All other properties along Downhouse Road have either a low wall with planting or just planting at the front. Planting is proposed here to hide the wall to a height of 1.2m, if this is the case why build it the wall?</p> <p>Street Scene: The detrimental impact on the street scene because of the height and design of the wall/ fence and the gates contrary to CP29-Design.</p> <p>Local Planning Policies: CP27 - Pollution - Light Pollution from the lights installed, this is also covered by planning policy SD8 SDNP Dark Skies as this is directly adjacent to the park which prohibits unnecessary lighting.</p> <p>CP29 - Design - The materials used match neither house nor garage and the wall is too high at 1.8m</p> <p>Residential Extension and Householder Development SPD - This boundary treatment is not sympathetic to the neighbourhood.</p> <p>Overall Highway safety: Most entrances on Downhouse Road either have no gate or are set back further from the highway. The large pillars in this case will obscure the view of a driver coming out of the property. If a gate is permitted, it should be set back within the property to allow vehicles to pull off the road before gaining access to the property.</p>

		<p>Noise and Disturbance from completed development: No change.</p> <p>Parking: No Applicable</p> <p>Traffic generation: No change.</p> <p>Ground contamination: None stated</p> <p>RECOMMENDATION: OBJECTION, for the following reasons - The detrimental impact on the street scene because of the height and design of the wall/ fence and the gate contrary to CP29-Design. Failure to observe the guidelines set out in the Residential Extensions and Householder Development SPD in relation to front and/ or boundary fences and gates. Not Compliant with SD8 SDNP Dark Skies due to the lighting in the wall. Highway safety issue on position of gate and height of pillars obscuring view of traffic emerging on to Downhouse Road.</p> <p>Cllr D Prosser</p> <p>20.10.2022</p>
9.	54624/001	<p><u>19 Keydell Close, Horndean, Waterlooville, PO8 9TB</u></p> <p>Single storey front and rear extensions following demolition of existing porch and sunroom/conservatory (description amended 05/09/22) (amended plans and amended red edge identifying the site received 17/10/22).</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>A verbal Report will be given at the meeting.</p>

DECISION LIST
04.10.2022 - 28.10.2022

<p>Reference No: 52870/001 PARISH: Horndean Location: 1 Whitehaven, Horndean, Waterlooville, PO8 0DN Proposal: Single storey rear conservatory, first floor rear extension and side dormer projections along with the reconstruction detached garage (as amended by plans received 2 September 2022). Decision: PERMISSION Decision Date: 3 October, 2022</p>
<p>Reference No: 22865/013 PARISH: Horndean Location: 89 Frogmore Lane, Horndean, Waterlooville, PO8 9RB Proposal: Extension to outbuilding and conversion to form home office and annexe for elderly relative (amended description 24.08.22) Decision: PERMISSION Decision Date: 4 October, 2022</p>
<p>Reference No: 58796/001 PARISH: Horndean Location: 11 Viking Way, Horndean, Waterlooville, PO8 0HP Proposal: Single storey front and side extension with alterations for mobility access, and part replacement roof. Decision: PERMISSION Decision Date: 3 October, 2022</p>
<p>Reference No: 37990/007 PARISH: Horndean Location: 149 White Dirt Lane, Horndean, Waterlooville, PO8 0TL Proposal: Single storey rear extension & retrospective application for changes to the windows Decision: PERMISSION Decision Date: 7 October, 2022</p>
<p>Reference No: 22823/033 PARISH: Horndean Location: Cadlington House Estate, Blendworth Lane, Horndean, Waterlooville Proposal: 1xGreen Acer-Fell. Decision: NO OBJECTION Decision Date: 12 October, 2022</p>
<p>Reference No: 21861/047 PARISH: Horndean Location: Red Lion, 2 Havant Road, Horndean, Waterlooville, PO8 0DT Proposal: G3-Crown lift to 1m. G4-Crown lift to 1m and clear vegetation. Decision: NO OBJECTION Decision Date: 12 October, 2022</p>
<p>Reference No: 36804/001 PARISH: Horndean Location: 3 Pump Lane, Horndean, Waterlooville, PO8 9TS Proposal: Conversion of Garage to Garden Room/Office and extension to the rear of the existing garage (Description amended and amended plans received 27/09/2022) Decision: PERMISSION Decision Date: 13 October, 2022</p>
<p>Reference No: 34256/002 PARISH: Horndean Location: 9 Winkfield Row, Horndean, Waterlooville, PO8 9TL Proposal: Single storey side extension, replacement conservatory and single storey front infill extension. Decision: PERMISSION Decision Date: 18 October, 2022</p>
<p>Reference No: 58009/004 PARISH: Horndean Location: 72 Downhouse Road, Catherington, Waterlooville, PO8 0TY Proposal: Variation of condition 8 of 58009/002 to allow the relocation of the garage from the southern boundary to the northern boundary. Decision: PERMISSION Decision Date: 19 October, 2022</p>