



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 19TH JUNE, 2023 AT 7.00PM

Members are summoned to attend

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

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

14 June 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 22nd May 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 a date to be confirmed.
8. To note the date of the next meeting as Monday 17th July 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 22nd May, 2023 AT 7.00PM.

PRESENT: Cllrs P Beck (Chairman), Mrs E Tickell
D Prosser, T Attlee

IN ATTENDANCE: Carla Baverstock-Jones – Chief Officer
Eve Maple – Administrative Assistant (Minute Taker)
Sarah Guy – Office Manager

PUBLIC: 8 members of the public attended

P 009 23/24 **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllr P Little

P 010 23/24 **TO RECEIVE ANY DECLARATIONS OF INTEREST**

None received

P 011 23/24 **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE
HELD ON 27TH April 2023**

It was RESOLVED that the minutes of the Planning Committee meeting held on the 27th April 2023 were duly signed as a true record of the meeting.

P 012 23/24 **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

8 members of the public attended. Paul White from Smith, Simmons and Partners advised he would be speaking regarding Item 9 on the report schedule.

P 013 23/24 **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

There were none

P 014 23/24 **TO ELECT A VICE CHAIR TO THE PLANNING COMMITTEE.**

Cllr D Prosser proposed that Cllr Elaine Tickell become Vice Chair this was seconded by Cllr T Attlee.

TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST

Members of the public were asked by the Chair Cllr P Beck which applications they were interested in and that these would be discussed first.

P 015 23/24

24780/010 - 8 Downhouse Road, Catherington, Waterloooville, PO8 0TX

Retention of outbuilding for the storage of cars (no.2).

Ward: Catherington

RECOMMENDATION – OBJECTION for the following reasons;

Objection –At 73Sqm this building is far too large and too tall to be considered a normal outbuilding. The building is too close to the neighbouring property and the addition of this building over-develops a residential site and turns it into a commercial premises. It is not compliant with Residential Extension and Householder development SPD due to it's dimensions. Further, the rear of the garden of No.8 is outside of the settlement boundary so strictly this building is in the countryside and CP19 applies under which this is not sustainable development.

With regard to the whole site there seems to be an unauthorised change of use from that of a dwelling house. The commercial usage is out of character with the residential area and will have an adverse impact of the amenity of the neighbouring properties.

Comments were made by members of the public regarding not being able to update the Consultee Comments on the EHDC website. Cllr Elaine Tickell advised to contact EHDC by telephone or by hand to the offices.

P 016 23/24

55406/005 - Land Rear of, 191-211 Lovedean Lane, Horndean, Waterloooville

Outline application for 30 dwellings comprising 18 open market and 12 affordable dwellings, landscaping, and associated works (Access only to be considered)

Ward: Catherington

RECOMMENDATION:- OBJECTION for the following reasons;

1. There is no need or justification for this development where Horndean has agreed to the building of a large site that would have onsite infrastructure and that will form part of the Horndean community for up to 800 houses and 82 houses respectively thus reinforcing the role and function of Horndean. This proposed development does not meet a community need or aspiration and does not have public support. There has been no public consultation and no contact with Horndean Parish Council.

2. The Applicant is seeking to impose the development on the local community. The development does not take account of the roles and character of the different areas within Horndean and does not recognise the intrinsic character and beauty of the countryside. Further, it would not make a positive contribution to the overall appearance of the local area (see also comments on design). Breach of CP30- Historic Environment and also the Village Design Statement that advocates adherence to linear development along Lovedean Lane with no backfield development.
3. CP 20. Landscape. This development does not protect nor enhance the settlement in the wider landscape but dominates the village. The application site is land at the urban edge that should be protected. It would be adversely viewed from the SDNP.
4. CP 29. Design. The development does not appreciate nor is it sympathetic to its setting in terms of its scale, height, massing, identity and relationship to the village to the east and the rural landscape features to the west. The layout and design does not contribute to local distinctiveness or sense of place with the indicative plans showing most of the houses as being very dominant with little variety and with high pitched roofs. The actual design of the houses is lacking in character and not enhanced by the repeating gables.
5. CP31- Transport. New Road is too narrow and congested a road to take the increase in traffic. Lovedean Lane is a very busy rural road which again is unsuitable for the increase in traffic particularly when viewed in conjunction with existing development in the area.
6. There is a lack of infrastructure in Lovedean that would be exacerbated by the development and not mitigated by onsite infrastructure provision nor CIL contributions that will be paid by the Applicant.
7. Lovedean has been a settlement since at least the late 1500's. It was developed along the valley floor. The Design Issues for Lovedean as set out in the Horndean Village Design Statement specifically state that future development or commercial activity should not remove or spoil the setting of the buildings forming the historic centre of the settlement. Further, the ribbon development along Lovedean Lane should be protected from backland development up the valley sides.

Numbers 203, 224 and 226 are part of the historic settlement and are listed buildings fronting onto Lovedean Lane. Further, it is incorrect for anyone to state that it is only the housing at New Road that forms part of the Level 2 settlement designation. That area is some 50 years old compared to the historic settlement along Lovedean Lane.

Finally, the existing tree line between this site and the site to the south forms a natural boundary to urban development with the application site forming the transition to the open countryside to the north.

Mr White disputed the accuracy of some of the points made. He also stated that he had not received a response to two emails sent to the office. An apology was offered for this.

P 017 23/24

60041 - 60 St Vincent Crescent, Horndean, Waterlooville, PO8 9JD

Single story rear extension following partial demolition of existing ground floor

Ward: Murray

The ward councillors report was referred to (please see attached report schedule)

RECOMMENDATION – NO OBJECTION

P 018 23/24

36247/001 - 8 Kefford Close, Horndean, Waterlooville, PO8 9JR

Pitched roof over existing flat roof dwelling

Ward: Murray

The ward councillors report was referred to (please see attached report schedule)

RECOMMENDATION: NO OBJECTION

P 019 23/24

59501/003 - 38 Five Heads Road, Horndean, Waterlooville, PO8 9NU

Lawful development certificate existing - rear dormer & conversion of loft space to habitable accommodation

Ward: Murray

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 020 23/24

60021 - 15 Thornfield Close, Horndean, Waterlooville, PO8 0EX

Single storey front extension (as amended by plan received 26/04/2023)

Ward: Downs

The ward councillors report was referred to (please see attached report schedule). Cllr Teresa Attlee advised that this application was updated from a previous application made in April 2023.

RECOMMENDATION: NO OBJECTION

P 021 23/24

33046/005 - 71 Portsmouth Road, Horndean, Waterlooville, PO8 9LH

Single storey side extension

Ward: Kings & Blendworth

The ward councillors report was referred to (please see attached report schedule).

RECOMMENDATION: NO OBJECTION

P 022 23/24

30352/018 - Roseali House, Lith Lane, Horndean, Waterlooville, PO8 0EZ

Trees 2, 3 and 4 - Ash, Fell to ground level, trees of poor form within garden and suspected Ash Dieback Tree 7, Ash, poor form within garden Tree 9, Beech - Reduce crown by 5m in height and 2-3m on sides due to decay forming at base and tree was previously topped Tree 10, Beech - Fell to ground level due to decay at base of trunks

and Honey Fungus present with risk of failing across public footpath/garden and potentially down the hillside Tree 11 and 12, Beech, Fell to ground level due to decay and cavity at base and risk of trees failing across public footpath/garden and potentially down the hillside Provide 8 replacement trees with size, species and locations to be agreed

Ward: Downs

The ward councillors report was referred to (please see attached report schedule).

RECOMMENDATION: - NO OBJECTION subject to the Tree Office's agreement that the work is necessary and will be for the long-term benefit of the woodland and the safety of the residents and public. The work should be carried out by properly qualified personnel at the correct time of the year. Details of the replanting both location and species should be agreed before the work is carried out.

P 023 23/24

33983/001 - 1 Chalk Hill Road, Horndean, Waterlooville, PO8 9NY

Single storey front, side & rear extension, hip to gable end with dormer extension & extension to existing garage

Ward: Murray

The ward councillors report was referred to (please see attached report schedule) and a discussion took place about some of the dynamics of the application.

RECOMMENDATION: - OBJECTION for the following reasons; Whilst this represents a significant increase in the size of the property, the main concern is the front extension and the impact on the neighbours at No.3. This does not comply with the Residential Extension and Householder Development SPD reaching as it does right up to the front boundary.

P 024 23/24

60064 - 1 South Road, Horndean, Waterlooville, PO8 0EN

Two storey rear/side extension, following the demolition of the existing outbuildings

Ward: Downs

RECOMMENDATION: - OBJECTION because of the following reasons: -

1. The proposed extension design does not follow guidance set out in the Residential Extensions and Householder Development Supplementary Policy Document. The proposals are not subservient to the existing dwelling and follow the existing roofline and are flush with the front main wall.
2. The new parking arrangements need to be clarified and shown on the plans- CP29-Design.

P 025 23/24

51387/001 - 21 The Curve, Horndean, Waterlooville, PO8 9SE

Side extension and raising of eaves and ridge height of garage to form 2 bedroom property. Subdivision of the existing garden area, associated hard & soft landscaping and refuse cycle store

Ward: Catherington

RECOMMENDATION: - OBJECTION

1.CP27- Pollution. If the development were permitted, it would have an unacceptable affect on the amenity of the next door neighbour through loss of privacy and overlooking. Query overshadowing.

2.CP29-Design. The proposals represent overdevelopment and do not respect the particular characteristics of The Curve. The squeezing in of the new house would have an adverse impact on the street scene

P 026 23/24

60069 - 16 St Michaels Way, Horndean, Waterlooville, PO8 0HL

Dormer to front roof slope

Ward: Downs

RECOMMENDATION - OBJECTION

The proposed dormer extension appears to be contrary to the guidance in the Residential Extensions and Householder Development SSD paragraphs 2.29-2.32 and in CP29 Design paragraphs d) and e) as it is over scaled and unsympathetic to the character of the host building

P 027 23/24

59896/001 - 26 Victory Avenue, Horndean, Waterlooville, PO8 9PH

Alterations including 2 no. front dormers, gable build up and single storey rear extension following demolition of garage (re-submission of 59896)

Ward: Murray

Report read by Cllr Beck in Cllr P Little absence.

RECOMMENDATION: OBJECTION

This planning application is for a large extension to the downstairs of the property which is of an **acceptable** design, the design of the loft / roof area is of an **unacceptable** design which will alter the street scene by some margin. The proposed first floor is over large and dominates the existing dwelling contrary to guidance set out in the Residential Extensions and Householder Development Supplementary Policy Document

P 028 23/24

59540/003 - 7 Quail Way, Horndean, Waterlooville, PO8 9YN

Variation of condition 3 of 59540/002 to allow substitution of plans (to extend the single storey extension out by a further metre)

Ward: Murray

The ward councillors report was referred to (please see attached report schedule)

RECOMMENDATION: - NO OBJECTION

P 029 23/24

60029 - Street Record, Broadway Lane, Lovedean, Waterlooville

Prior notification under Class Q for a proposed change of use of an agricultural building to two dwellings (as amended by plans received 9 May 2023).

Ward: Catherington

Report: N/A - TECHNICAL ASSESSMENT

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 030 23/24

24944/002 - LDCP 15 Wessex Road, Horndean, Waterlooville, PO8 0HS

Lawful development certificate for a proposed development - Single storey rear extension following demolition of existing single storey rear extension.

Ward: Downs

Report: N/A - TECHNICAL ASSESSMENT

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 031 23/24

58721/001 - FUL Land adjacent to Rose Villa, Down Road, Horndean, Waterlooville

Two semi-detached dwellings with associated parking and landscaping.

Ward; Downs

RECOMMENDATION: - Objection

- 1.CP29- Squeezing two properties onto this site will give the appearance of over – development.
2. The Gardens are too small, steep and will be at the level of the first storey. The townhouse design does not fit with the neighbourhood and points to the lack of space on the plot.
- 3.EHDC Vehicle Parking Standards/CP31 – The position of the parking in the site makes it impractical to use and hazardous for the occupants and neighbours even for small cars let alone Vans or SUVs.
- 4.The site is too small and sloping for the proposal. Development is possible on the site with the right design and a drainage solution but for more modest plans

P 032 23/24

55812/002 - TPO Premier Inn, Portsmouth Road, Horndean, Waterlooville, PO8 0DT

T1 lime tree - Crown reduction by 2m, dead wood. remove epicormic growth at base,remove 3 branches one over car park offer to over premier in remove epicormic on base and crown.

Ward; Kings & Blendworth

Report read by Cllr Beck in Cllr P Little absence.

The ward councillors report was referred to (please see attached report schedule).

RECOMMENDATION: - No Objection

The decision list was duly noted.

P 034 22/23

TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT
FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON
7th June 2023

To be decided once the agenda items are known.

P 035 22/23

TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY
19th June 2023.

The date was duly noted.

Meeting ended: 8.05 pm

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Chairman

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Date

REPORT SCHEDULE FOR MEETING MONDAY 19th June 2023

1.	35309/001	<p>14 Maynard Place, Horndean PO8 9PF</p> <p>New covered entrance porch. Garage conversion with a new front bay window and replacement of the existing flat roof with a glazed pitched roof to the rear single storey kitchen.</p> <p>Ward: Catherington</p> <p>Cllr Reps: Derek Prosser</p> <p>Report:</p> <p>General Observations: 14a Maynard Place is a unique dwelling from an appearance perspective in Maynard Place. It is in a small cul-de-sac with a shared accessway with No.14 which is a large much newer building of a different style. The plans will result in a conversion of the double integral garage into habitable space mostly for a games room with the addition of a bay window. There are also plans to replace the flat roof over the Kitchen/Diner with a pitched glass roof. Lastly and most significantly a single storey "porch" is added at the front.</p> <p>Size Layout & density: The "porch" intended is 4m by 4.4m which takes it out beyond the existing garage line and indeed beyond the bay window. The porch has a mainly flat roof with lead sloping sides. The remainder of the remodelling of the ground floor including the garage conversion occupies the existing footprint of the house.</p> <p>Street Scene: As mentioned above Maynard Place has houses of many different styles but this is the only house of its type. The changes do not impact the street scene significantly.</p> <p>Local Planning Policies: Residential Extension and Householder Development SPD – The "Porch" at over 16Sqm is actually more of a front extension and as such is not compliant with the SPD. It changes significantly the building line. CP29 – The roof of the "porch" is a strange halfway design between flat and pitched roof probably to avoid some visibility from adjoining back gardens of neighbours to the side and obscuring the view from upstairs windows</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: No Change</p> <p>Parking: There is sufficient parking for three cars</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No Change</p> <p>Ground contamination: None stated</p> <p>Conclusions Objection – CP29 - The size and design of the "Porch"/ front extension is not in keeping with the rest of the house nor does it comply with the</p>
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		<p>Residential Extension and Householder Development SPD – Front Extensions para 2.24. The other proposed changes do comply with policies</p> <p>RECOMMENDATION: OBJECTION</p>
2.	60039/001	<p><u>35 New Road, Lovedean, PO8 9RU</u></p> <p>Two storey and single storey front extension and single storey rear extension</p> <p>Ward: Catherington</p> <p>Cllr Reps: Cllr Mrs Elaine Tickell</p> <p>Report:</p> <p>Observations: - The proposals will result in a five-bedroom house with bedroom 5 on the ground floor at the front of the property. One of the two garages will be lost. The four bedrooms on the first floor would all have an en suite bathroom. Otherwise, the rooms are rearranged within the dwelling. Of concern would be the double wood burner to be located between the new lounge/ snug. There is no detail as to the chimney and so there is a risk of smoke and particle pollution that would adversely impact the neighbours. The new snug and lounge would also have lanterns in the roof which would be of concern in relation to light pollution and spillage particularly given the location of the property immediately adjacent to the SPB and then open countryside. The two-storey front extension has the same roof height as the existing dwelling and would dominate the property contrary to guidance set out in the Residential Extensions and Householder Development Supplementary Policy Document.</p> <p>Size Layout & density: - As currently designed, the proposals ignore planning guidance in the SPD and the provisions of the JCS resulting in a very large dwelling that is not appropriate to its location in terms of its height scale and massing, its relationship to the neighbouring properties and spaces around buildings.</p> <p>Street Scene: - The existing dwelling is set back from the road. The front extension would come out over the existing footprint of the garages. However, its height is significant, is not subservient to the existing dwelling and dominates the building. Its height potentially would have a detrimental impact on the amenity of the neighbours through overshadowing.</p> <p>Local Planning Policies: - CP27-Pollution, CP29- Design and the Residential Extensions and Householder Development Supplementary Policy Document.</p> <p>Overall Highway safety: - Believed that the increase in bedrooms and thus the assumed increase in vehicles would not affect parking arrangements and all vehicles could be parked within the property thus complying with the Vehicle Standards SPD.</p> <p>Noise and Disturbance from completed development: - That from a much larger property with five bedrooms.</p> <p>Parking: - Believed that parking would be adequate so that there would be no on street parking.</p> <p>Overlooking and loss of privacy: - The new window on the east elevation is for a shower room and should be of obscure glass with the usual provisions for non-opening below a specified height. There are already windows on the second floor of the western elevation.</p>

		<p>Traffic generation: - That from a five bedroom as opposed to a four-bedroom property.</p> <p>Ground contamination: - No information available.</p> <p>RECOMMENDATION: - OBJECTION because of the following reasons: -</p> <p>1 The height, scale and massing of the front extension would have an unacceptable impact on the amenity of the neighbouring properties through excessive overshadowing</p> <p>2 The height, scale and massing of the front extension is not subservient to the existing dwelling and would dominate it contrary to the guidelines on front extensions set out in the Residential Extensions and Householder Development Supplementary Policy Document. The ridge height should be set down giving a better design appearance</p> <p>3. The lanterns in the rear extension would result in glare and light spillage with an adverse impact on the neighbours and the area given the property's location adjacent to the Settlement Policy Boundary and then open countryside contrary to SP27- Pollution.</p> <p>4 The proposed double wood burner in the rear extension potentially would have an adverse impact on the amenity of the neighbours and the area through smoke and particle pollution contrary to CP27-Pollution.</p> <p>5 The design of the front extension is not sympathetic to its setting in terms of its height, scale and massing and its relationship to the neighbouring dwellings and spaces around buildings.</p> <p>6 The new shower room window on first floor of the east elevation is unacceptable unless of obscure glass and non-opening below the standard height.</p>
3.	60049	<p>FUL 2 White Dirt Farm Mews, White Dirt Lane, Horndean, Waterlooville, PO8 0TN</p> <p>Retrospective application change of use of agricultural land to residential garden at the rear of No.2 White Dirt Farm Mews, White Dirt Lane, Horndean, PO8 0TN</p> <p>Ward: Catherington</p> <p>Cllr Reps: Derek Prosser</p> <p>Report:</p> <p>General Observations: It would appear that as part of their purchase the residents of No.1,2,3 White Dirt Farms Mews have been allocated a plot of land which is residential and is their garden and a further plot of land that is still classed as agricultural and not part of their gardens but is directly behind their garden plot. The application refers to 29843/021 which shows the site layout and the land in question. The decision notice for 29843/021 states in condition 6 that planting must be carried out to avoid the site effecting the amenity of the view from the surrounding countryside – this was either inadequate or has not been done. The consequence of this is that the 2m light coloured wooden fences surrounding these “Gardens” and any buildings upon them are visible from all around, in breach of condition 6. Any re-classification of the land should take this into account.</p> <p>Size Layout & density: In this case No.2 has turfed the agricultural plot. The plot is surrounded by a two-bar fence. Their Garden is has a 2m lapboard</p>

		<p>fence. The plans say that they will fence the additional plot with a lower fence but is still lapboard.</p> <p>Street Scene: These Garden fences are large and made from very pale wood and can be seen from 100s of yards away. Extending them will just make it more prominent</p> <p>Local Planning Policies: Residential Extensions and Householder Development SPD – Boundary Treatments – The impact of these fences and outbuildings needs to be softened by extensive planting</p> <p>Overall Highway safety: N/A</p> <p>Noise and Disturbance from completed development: N/A</p> <p>Parking: Not Applicable</p> <p>Overlooking and loss of privacy: Not Applicable</p> <p>Traffic generation: Not Applicable</p> <p>Ground contamination: None stated</p> <p>Conclusions Objection — In order for the change of use to be granted, it is suggested that either the developer or the residents make good on 29843/021 Condition 6 to soften the impact of their garden development on the surrounding countryside. A planting scheme should be provided and executed this time. This would need to be for the whole site not just No.2. Given the shared spaces on the site it is likely there is a resident mgmt company that could arrange for this.</p> <p>RECOMMENDATION: OBJECTION</p>
4.	59461/001	<p>FUL 3 White Dirt Farm Mews, White Dirt Lane, Horndean, Waterlooville, PO8 0TN</p> <p>Retrospective application change of use from agricultural land to garden. Outside space at rear of property is split into 2 parts. The area adjacent to dwelling is used as a garden. The lower area was left as natural habitat. We wish to use the lower section as additional residential garden space, having turfed the area and shed for storage.</p> <p>Ward: Catherington</p> <p>Cllr Reps: Derek Prosser</p> <p>Report:</p> <p>General Observations: It would appear that as part of their purchase the residents of No.1,2,3 White Dirt Farms Mews have been allocated a plot of land which is residential and is their garden and a further plot of land that is still classed as agricultural and not part of their gardens but is directly behind their garden plot. The application refers to 29843/021 which shows the site layout and the land in question. The decision notice for 29843/021 states in condition 6 that planting must be carried out to avoid the site effecting the amenity of the view from the surrounding countryside – this was either inadequate or has not</p>

		<p>been done. The consequence of this is that the 2m light coloured wooden fences surrounding these "Gardens" and any buildings upon them are visible from all around, in breach of condition 6. Any re-classification of the land should take this into account.</p> <p>Size Layout & density: In this case No.3 has turfed the agricultural plot and put a large summerhouse style shed on it. The plot is surrounded by a two-bar fence. Their Garden is has a 2m lapboard fence. The plot of agriculture land is approx 96 Sqm.</p> <p>Street Scene: These Garden fences are large and made from very pale wood and can be seen from 100s of yards away. Extending them will just make it more prominent</p> <p>Local Planning Policies: Residential Extensions and Householder Development SPD – Boundary Treatments – The impact of these fences and outbuildings needs to be softened by extensive planting</p> <p>Overall Highway safety: N/A</p> <p>Noise and Disturbance from completed development: N/A</p> <p>Parking: Not Applicable</p> <p>Overlooking and loss of privacy: Not Applicable</p> <p>Traffic generation: Not Applicable</p> <p>Ground contamination: None stated</p> <p>Conclusions: Objection — In order for the change of use to be granted, it is suggested that either the developer or the residents make good on 29843/021 Condition 6 to soften the impact of their garden development on the surrounding countryside. A planting scheme should be provided and executed this time. This would need to be for the whole site not just No.3. Given the shared spaces on the site it is likely there is a resident mgmt company that could arrange for this.</p> <p>RECOMMENDATION: OBJECTION</p>
5.	56850/001	<p>HSE 43 Rosemary Way, Horndean, Waterlooville, PO8 9DQ</p> <p>Ward: Kings and Blendworth Cllr Reps: Peter Little</p> <p>Report:</p> <p>General Observations: This submission is for a large rear extension and a small front extension to a bungalow style property.</p> <p>Size Layout & density: The rear extension is of a size in the order of 6mtrs deep x 8 mtrs width approx. and the small front extension is of a large bay window proportion 750mm deep x 2.4 mtrs across.</p> <p>Street Scene: There will be a change of slight difference as the non-permanent garage 2 off temporary stores and an existing conservatory are to be removed creating a more open feel to the site.</p>

		<p>Local Planning Policies: No conflict with local planning policies.</p> <p>Overall Highway safety: No more than existing.</p> <p>Noise and Disturbance from completed development: None.</p> <p>Parking: Parking provided for at least 3 vehicles.</p> <p>Overlooking and loss of privacy: None.</p> <p>Traffic generation: None above existing.</p> <p>Ground contamination: None reported.</p> <p>Conclusions: This submission would appear to enhance the property concerned with the removal of the old temporary structures.</p> <p>RECOMMENDATION: NO OBJECTION</p>
6.	28622/002	<p><u>HSE 28 Keydell Avenue, Horndean, Waterlooville, PO8 9TA</u></p> <p>Roof hip to gable and loft conversion with front and rear dormers.</p> <p>Ward: Kings and Blendworth</p> <p>Cllr Reps: Peter Little</p> <p>Report:</p> <p>General Observations: A loft /roof conversion which will identically match (mirror image) its attached neighbour</p> <p>Size Layout & density: Increase due to loft conversion from 3 to 4 bedrooms, one bedroom on existing first floor becoming an office.</p> <p>Street Scene: This conversion will change the street scene to some extent but at the same also aligns with its neighbour property and will not look out of character.</p> <p>Local Planning Policies: CP20 / CP27 / CP29 / HVDS and SPD are met.</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: None</p> <p>Parking: Adequate parking provided on site in accordance with the local regulations.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No increase</p> <p>Ground contamination: None reported</p> <p>Conclusions: This conversion will change the street scene to some extent but at the same also aligns it with its neighbour property and will not look out of character.</p>

		RECOMMENDATION: NO OBJECTION
7.	58028/002	<p><u>61 Woodstock Avenue, Horndean, Waterlooville, PO8 9TF</u></p> <p>Single-storey rear extension and single-storey front wraparound porch extension.</p> <p>Ward: Kings and Blendworth</p> <p>Cllr Reps: Peter Little</p> <p>Report:</p> <p>General Observations: This is a standard development among the similar properties of the area.</p> <p>Size Layout & density: Increase in footprint to the rear of the property and to the porch area to the front.</p> <p>Street Scene: No change</p> <p>Local Planning Policies: CP20 / CP27 / CP29 / HVDS and SPD are met.</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: None</p> <p>Parking: Adequate parking provided on site in accordance with the local regulations.</p> <p>Overlooking and loss of privacy: No increase</p> <p>Traffic generation: No increase</p> <p>Ground contamination: None reported</p> <p>Conclusions: This planning application is similar to many others in Woodstock Avenue and is not out of character. No objection.</p> <p>RECOMMENDATION: NO OBJECTION</p>
8	24780/011	<p>HSE 8 Downhouse Road, Catherington, Waterlooville, PO8 0TX</p> <p>Ward – Catherington</p> <p>Cllr Rep – Derek Prosser</p> <p>Report:</p> <p>General Observations: This planning application is as a result of planning enforcement action on changes made to the site including new outbuildings and development of the property. This application addresses the changes made to the front of the property. Originally there was a sloping front garden with a small patio near the house with the rest grassed and a low fence surrounding the front part of the property. The patio has been replaced with a decked area at an increased size and height with glass screens to waist level. A large section of the</p>

front garden has been excavated so the deck effectively becomes a balcony with a drop of something like 2m to the new ground level. The resultant space under the decking/balcony has been turned into storage with large wooden doors.... it is not apparent whether this is domestic or business storage. A large 2 metre fence has been erected down the sides of the property.

Size Layout & density: The deck/balcony wraps around the side of the property on the side of No.10. The plans offer the 2m fence and large screens as a solution to mitigate the effect of the raised level of the deck on the amenity of the neighbour. It is not clear what the storage under the deck/balcony is for. The deck/balcony level is slightly higher than the original patio and extends out further. We believe the boundaries on these properties are shared and therefore the agreement of the neighbour is required to erect the new taller fence. As I understand it this has not been agreed. The fence erected obscures the side window of No.10. Most other properties in the road have lower fencing (than the 2m) to the front (sides) of their properties.

Street Scene: Downhouse Road has a non-uniform street scene. However, the excavation and landscaping here now give the impression of a two-storey house with a boarded up lower level or a bungalow standing on a wooden crate.

Local Planning Policies:

Residential Extension and Householder Development SPD – The border treatment with the erection of the new fence does not comply with the SPD nor the shared boundary agreement.

CP29 – The design of the lower part of the excavated property is not in keeping with the neighbouring bungalows

CP27 – Putting up a tall fence or even taller screens is not an acceptable solution to the impact on the amenity of the neighbour of the height of the balcony.

Overall Highway safety: N/A

Noise and Disturbance from completed development: Depends whether the balcony is decorative or whether it will be used for outdoor gatherings.

Parking: N/A

Overlooking and loss of privacy: Erection of tall fences and screens to avoid overlooking of the neighbour as a remedial action is not acceptable.

Traffic generation: N/A

Ground contamination: None stated

Conclusions: Objection – CP29 – The wooded lower part of the building below the deck/balcony is not sympathetic with the neighbouring properties. Its purpose is unclear whether for future development or business/domestic storage related
CP27 – The remedial steps taken/offered with fencing and screening make the intrusion on the amenity of the neighbours worse rather than better.

Residential Extension and Householder Development SPD – The border treatment used for the front side border fence is also out of keeping with the norm along Downhouse Road.

		RECOMMENDATION: OBJECTION
9	21596/021	<p><u>Horndean Technology College, Barton Cross, Horndean, Waterlooville, PO8 9PQ</u></p> <p>Renovation of existing hard tennis courts including new fencing and floodlighting.</p> <p>Ward – Murray</p> <p>Cllr Rep: Cllr Teresa Attlee</p> <p>Report:</p> <p>General Observations: The site is within the grounds of an existing school. Residential houses are some distance away to the south and southeast of the site. The proposal is the renovation of seven existing hard tennis courts that are over twenty years old. Details are set out in the planning statement prepared for EHDC. The courts will be used by the school during the weekdays and be available for community use in the evenings (until 9pm) and at weekends (until 5pm/4pm Sat/Sun respectively)</p> <p>Size Layout & density: There will be no change to the design of the playing surface or no new courts will be created. A fence between court 1 and 2 will be removed. There will be new 3m high weldmesh fencing, powder coated in dark green to be as invisible as possible against the backdrop of the area surrounding it. The conditions of CP 29 Design appear to be met. The renovated courts should be an improvement on what is there already.</p> <p>Street Scene: No change.</p> <p>Local Planning Policies: CP 27 Pollution and CP29 Design.</p> <p>Overall Highway safety: During construction, vehicles will come in at the Barton Rd main entrance, turn in the car park and leave the same way. No lorries will be required to turn on a public road.</p> <p>Noise and Disturbance from completed development: The Design & Access Statement (DAS) and the Method Statement refer to noise abatement in accordance with BS 5228 (noise and vibration standards) whereby noise will not exceed 90 dBA over an 8-hour period. Construction will only take place between 0800 and 1800hrs finishing at 1300 on Saturday.</p> <p>Parking: No change.</p> <p>Overlooking and loss of privacy: The proposal includes a lighting scheme and sets out the steps that will be taken to minimise glare and light spillage towards the residential properties. The lighting will use LED lamps fitted with integral louvres positioned on eight 8-metre-high columns. Only the three courts furthest away from the residential properties on the southeast of the site will have floodlights, leaving a distance of at least the width of four tennis courts between the houses and the first floodlit tennis court.</p> <p>There are some residential properties much nearer to the three tennis courts but the Lightspill Overlay document suggests that those properties will not experience light pollution. The presence of trees in this area is also mentioned as providing some natural screening from trees. DAS states that “there will be no illuminance of any trees or properties”. There is an existing floodlit synthetic football pitch adjacent to the three tennis courts that will be floodlit.</p>

		<p>The conditions of CP 27 Pollution appear to be met but the case officer may wish to check this aspect in more detail.</p> <p>Traffic generation: No change once the development is completed.</p> <p>Ground contamination: The DAS sets out that the courts will be porous to rainwater, similar to the existing courts and the drainage design is compatible with Sustainable Drainage Systems (SUDS).</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>The proposed renovation will be an improvement on the existing tennis courts. The lighting scheme will be designed to mitigate light spillage. The flood lights relating to courts 1-3 (furthest away from the residential properties) are unlikely to affect those properties. The properties closer to the courts are screened by trees and quite some distance away and the Lightspill Overlay Report states there will be no illuminance of trees or properties. It is certainly the case that those properties are screened to some extent and some distance away, but the case officer may wish to be satisfied on this point.</p>
10	37092/003	<p><u>30 Keydell Avenue, Horndean, Waterlooville, PO8 9TD</u></p> <p>Summerhouse to rear</p> <p>Ward: Murray</p> <p>Cllr Rep: Peter Little</p> <p>Report:</p> <p>General Observations: Summerhouse of similar design and construction to those in neighbouring properties.</p> <p>Size Layout & density: A 6mtr by 5mtr end of garden summerhouse.</p> <p>Street Scene: No Change</p> <p>Local Planning Policies: CP20 / CP27 / CP29 / HVDS and SPD are met.</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: None</p> <p>Parking: Adequate parking provided on site in accordance with the local regulations.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No increase</p> <p>Ground contamination: None reported</p> <p>Conclusions: No objection although a comment about flooding should be considered and that rainwater flow should be diverted and use the same escape method as the sewerage system</p> <p>RECOMMENDATION: NO OBJECTION</p>

11	30787/005	<p>259 London Road, Horndean, Waterlooville, PO8 0HW</p> <p>Ward – Downs</p> <p>Cllr Rep –</p> <p>RECOMMENDATION;</p> <p>Verbal report to be completed</p>
12	58544/001	<p>HSE 19 Teal Close, Horndean, Waterlooville, PO8 9YF</p> <p>Garage Conversion</p> <p>Ward- Catherington</p> <p>Cllr rep – Derek Prosser</p> <p>General Observations: 19 Teal Close is a three-bedroom link-detached property. The plans are to convert the garage into a habitable space in this case a gym. There is parking in front of the current garage and the front garden area has also been paved.</p> <p>Size Layout & density: This is single garage sandwiched between No.19 and No.17 There is no plan to increase the footprint.</p> <p>Street Scene: This will be a minor change the street scene as the garage is set well back. Some properties in Avocet Close, nearby have made similar changes</p> <p>Local Planning Policies: EHDC Vehicle Parking Standards – With the loss of the Garage there is still sufficient parking for two vehicles. CP29 – Design – A fairly standard conversion of this type.</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: No Change</p> <p>Parking: There is sufficient parking for two cars only. Any subsequent used as a bedroom would infringe the parking standards</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No Change Ground contamination: None stated</p> <p>Conclusions A standard garage conversion with sufficient parking</p> <p>RECOMMENDATION; NO OBJECTION</p>
13	59854/001	<p>GPDE White Dirt Farm Bungalow, 81 White Dirt Lane, Horndean, Waterlooville, PO8 0TN</p> <p>Ward – Catherington</p> <p>Cllr Rep – Elaine Tickell</p>

		<p>RECOMMENDATION; 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>
14	55734/004	<p>HSE Hill View, Coldhill Lane, Horndean, Waterlooville, Horndean, PO8 9SB</p> <p>Detached store to south side of site. Additional dormer with Juliet balcony to side elevation and proposed basement. (Variation to that approved under 55734/002)</p> <p>Ward – Catherington</p> <p>Cllr Rep – Derek Prosser</p> <p>Report:</p> <p>General Observations: HPC originally objected to the side extension plans under 55734/002. These plans were then changed in particular in regard to the design of the roof. This submission is a subsequent change to those plans to include an additional dormer with Juliet Balcony within the proposed side extension. There are also plans to add a further outbuilding some 5m in length and 4m tall. There are at least 5 other outbuildings on the site, one looks like accommodation, one looks like and three more for storage. The site has two entrances and some large trees outside the fence have recently been cut down.</p> <p>Size Layout & density: There is no change to the planned extension other than the additional dormer. The storage shed down seem large at 4m tall for a domestic outbuilding. Especially given the other outbuildings already in place.</p> <p>Street Scene: Minor change on top of the existing plans</p> <p>Local Planning Policies: Residential Extension and Householder Development SPD – The dormer design complies with the SPD CP27- Overlooking – The existing planned second storey windows are Velux. Having a dormer and a Juliet balcony would increase the risk of overlooking the neighbouring property, albeit there is a large gap between the properties. However, Hillview as the name suggests occupies a position above its neighbours. CP29 –Design – The size and design of the “shed” is very large for domestic use given the number of other outbuildings on the site. This could be considered over-development.</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 Change</p> <p>Traffic generation: No Change</p> <p>Ground contamination: None stated</p> <p>Conclusions Objection – CP27 overlooking the neighbouring properties to the side from a second floor Juliet balcony, CP29 – Design – Size of the shed at 4m tall and proximity to neighbour’s boundary is of concern to the amenity of the neighbour. Both of these issues are exacerbated by Hillview’s prominent position on the hillside.</p>

		RECOMMENDATION: OBJECTION
15	34333/001	<p><u>HSE 33 Glamorgan Road, Catherington, Waterloooville, PO8 0TS</u></p> <p>Single storey side & rear extension following demolition of existing rear extension with rooflight and associated patio and steps</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs Elaine Tickell</p> <p>Report:</p> <p>Observations: - The property is a bungalow. The proposals would result in a three bedroom as opposed to a two-bedroom property with the rooms being rearranged internally. The rear part of the extension would have a roof light which potentially could cause glare and light spillage contrary to CP27- Pollution and have an adverse impact on the neighbours and the area.</p> <p>Size Layout & density: - The proposed extension is subservient to the existing dwelling.</p> <p>Street Scene: - There would be a wider frontage but this would not impact on the street scene. The road has a variety of frontages and house designs.</p> <p>Local Planning Policies: - CP27- Pollution, CP29- Design and Residential Extensions and Householder Development Supplementary Policy Document.</p> <p>Overall Highway safety: - Believed not affected.</p> <p>Noise and Disturbance from completed development: - That from a three bedroom as opposed to a two-bedroom property.</p> <p>Parking: - Believed not affected.</p> <p>Overlooking and loss of privacy: - Believed that there would not be any.</p> <p>Traffic generation: - Perhaps another vehicle with increase in bedrooms but parking appears satisfactory and complies with Vehicle Standards SPD.</p> <p>Ground contamination: - No information available.</p> <p>RECOMMENDATION: - Objection to the proposed roof light in the rear extension unless its design is such as to minimise glare and light spillage</p>
16	24165/006	<p><u>TPO 89 Catherington Lane, Horndean, Waterloooville, PO8 9HY</u></p> <p>2.5 Metre Crown Reduction of 1No. Field Maple tree (T1) on side of property (E.H.777) Tree Preservation Order 2007</p> <p>Ward: Murray</p> <p>Cllr Rep: Teresa Attlee</p> <p>Report:</p> <p>General Observations: This very large and tall field maple tree sits on the border between two properties (87 and 89) growing in the middle of the hedge.</p>

		<p>The request is made to prevent branches impinging on the roof as well as the bird fouling on the access path to the house.</p> <p>Local Planning Policies: TPO</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>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 the year.</p>
17	60048	<p><u>TPO 66 Loxwood Road, Horndean, Waterlooville, PO8 9TT</u></p> <p>T1, Oak tree, fell due to decay at the bottom of the tree caused by the removal of previous stems. T2 Oak tree, fell due to decay on the main stem caused by the removal of a previous stem. Tree is unbalanced and is heavily weighted towards the property. T3 Beech, remove lower limb on the west aspect due to large area of decay. Crown raise by 4m and cut back lateral branches on the west aspect by 1.5m. This is to allow more light into a heavily shaded property.</p> <p>Ward: Catherington</p> <p>Cllr rep: Cllr Derek Prosser</p> <p>Report:</p> <p>Tree Condition: These trees are on the edge of Yoells Copse adjacent to No.66 Loxwood. In addition to myself, the Grounds Manager has inspected the trees from the woodland and we broadly concur with the assessment of the Tree Surgeon. It was not possible to get a view from the property.</p> <p>Conclusions: The recommendation is NO OBJECTION subject to the Tree Office's agreement that the work is necessary, and will be for the long-term benefit of the woodland and the safety of the residents and public. The work should be carried out by properly qualified personnel at the correct time of the year. Replanting may be problematic since other trees are also close to the property. It is suggesting the woodland should be allowed to naturally regenerate.</p> <p>RECOMMENDATION: NO OBJECTION</p>
18.	31556/003	<p><u>36 South Road, Horndean, Waterlooville, PO8 0ER</u></p> <p>Conversion of existing outbuilding to self-contained annex</p> <p>Ward: Downs</p> <p>Cllr Reps: Teresa Attlee</p> <p>Report:</p> <p>General Observations: The application relates to a semi-detached dormer bungalow on the northern side of South Road. Permission was granted in July 2013 to provide a detached outbuilding to the rear of the property (31556/001). Conditions attached to the permission included that the new outbuilding should use the same materials as the principal dwelling and that the building "shall be used only for purposes incidental and ancillary to the enjoyment of the dwelling house and for no other purpose and from which it shall not be let, sold</p>

separately, or severed thereafter" in order to "maintain planning control in the interests of amenity of the site".

HPC raised no objection in 2013, provided the property was not used as habitable accommodation. This new application is to convert the existing outbuilding to a self-contained annex, so the situation is now quite different.

Size Layout & density: The new application retains the same dimensions as the original application; in that it is some 6m wide, 5m deep and just over 3m in height. It was not clear to what purpose the existing outbuilding has been put, but the new plans specify a kitchen, bedroom, shower/WC and lounge i.e., for habitable accommodation. The application states that the materials to be used will be the same "as existing" which is assumed to mean as per the existing outbuilding (which itself was required to use the same materials as the principal dwelling).

As a self-contained annex is now being requested, the guidance in the Residential Extensions & Householder Development SPD needs to be considered. The SPD (paragraphs 3.6-3.8) requires that annexes are intended to provide ancillary accommodation, for example, for relatives or dependants and designed to reflect the close functional relationship to the existing dwelling.

Typically, an annex would not have a separate entrance or kitchen but where it is necessary for annexes to be detached, the design must remain functionally related to the existing dwelling and be located very close to the existing dwelling to support shared use of, for example cooking and washing facilities. This does not appear to be fully the case here as the annex will have its own cooking and bathroom facilities and will be some 20m from the host dwelling. No reason has been given as to why the accommodation is needed. Vehicular access will be shared and remain the same as existing.

Street Scene: The existing outbuilding is not visible from the highway.

Local Planning Policies: Residential Extensions & Householder Development SPD paragraphs 3.6-3.8 and CP 27 Pollution 7.55 and 7.59 And CP 29 d) and e)

Overall Highway safety: No change

Noise and Disturbance from completed development: In 2013 a nearby neighbour expressed a "neutral" comment about wishing to know what the building would be used for and "if any noise would be involved". Matters relating to late- night entertainment noise and disturbance (CP 27 paragraph 7.59) could be an issue with the new proposal and the case officer may wish to assess that possibility from a site visit.

Parking: The new building will require one additional parking space. At the time of my visit four vehicles were parked in the large drive area in front of the property.

Overlooking and loss of privacy: The original application was subject to a site visit to assess the impact on the amenity all neighbouring properties through loss of privacy or excessive overshadowing. In view of the planned use at that time, combined with it being adjacent only to the neighbour's garage (to the rear of the property), the impact on the amenity of the neighbouring properties was not considered to be an issue. The case officer may wish to carry out a further site visit in view of the proposed change of use.

Traffic generation: Negligible

		<p>Ground contamination: The new proposals mention a soakaway and a septic tank located between the two properties, but it is not clear if this will be new to service the annex, or whether it is part of the existing utilities infrastructure. The case officer may wish to check this.</p> <p>Conclusions Converting the existing outbuilding (that had planning permission in 2013) to a self-contained annex appears to be in breach of the Residential Extensions & Householder Development SPD paragraphs 3.6-3.8 and potentially CP 27 Pollution paragraphs 7.55 and 7.59.</p> <p>RECOMMENDATION:</p> <p>OBJECTION for the following reasons: -</p> <ol style="list-style-type: none"> 1. The Residential Extensions & Householder Development SPD paragraphs 3.6-3.8 appear to be in breach. Where it is necessary for annexes to be detached, the design must remain functionally related to the existing dwelling and be located very close to the existing dwelling to support shared use of, for example, cooking and washing facilities. This does not appear to be the case here, as the annex will have its own cooking and bathroom facilities and is some 20m from the host dwelling. No reason has been given as to why the accommodation is needed. 2. Matters relating to "outdoor noise or evening and late-night entertainment" could pose issues for the neighbours in breach of CP 27 paragraph 7.59 and the case officer may wish to assess that possibility from a site visit. 3. It is recommended that a condition of planning permission, were it to be granted, should restrict the use of the annex to being incidental or ancillary to the enjoyment of the principal dwelling and not to be let, sold separately, or severed thereafter (as specified in the case officer's previous approval letter of 10 July 2013). <p>:</p>
19.	58393/002	<p><u>64 South Road, Horndean, Waterlooville, PO8 0EP</u></p> <p>Detached garage to front</p> <p>Ward: Downs</p> <p>Cllr Reps: Teresa Attlee</p> <p>Report: Verbal Report to be completed</p> <p>RECOMMENDATION:</p>
20.	50652/003	<p><u>TPO 4 Kilderkin Drive, Horndean, Waterlooville, PO8 0FF</u></p> <p>T6-Beech-Fell</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Reps: Cllr Peter Little</p> <p>Report: Verbal Report to be completed</p> <p>RECOMMENDATION:</p>

21.	60115	<p><u>TPO 5 Linden Way, Horndean, Waterlooville, PO8 9DY</u></p> <p>Removal of dead branches of Silver Birch tree in rear garden (Hazleton Estate, Horndean) Tree Preservation Order (EH.124) (1983)</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Reps: Cllr Peter Little</p> <p>Report:</p> <p>General Observations: The Silver Birch concerned is in reasonable condition and does require the felling of dead branches. The tree lies in the green boundary of TPO's around Hazleton Common and will require advice from the conservation officer.</p> <p>Local Planning Policies: Trees covered by a TPO.</p> <p>Noise and Disturbance from completed development: None</p> <p>Conclusions: The tree falls within a belt of trees protected by the woodland TPO at Hazleton Common. Each property in this area only owns the land on which the trees are situated because of the requirement to retain them. They form part of a 'noise belt' to lessen the impact of the A3 / Morrisons traffic.</p> <p>RECOMMENDATION: NO OBJECTION subject only to the Tree Officer's agreement that the work is necessary, comprises routine tree management, will be for the long term benefit of the tree and the work is carried out by properly qualified personnel at the correct time of year.</p>
22.	27208/005	<p><u>TPO 95 Portsmouth Road, Horndean, Waterlooville, PO8 9LH</u></p> <p>Felling of 2No. Ash Trees and reduction of 1No. Oak Tree (Group A1) (E.H.208) (Land at Hazelton Interchange, Dell piece West, Horndean) Tree Preservation Order 1988</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Reps: Cllr Peter Little</p> <p>Report:</p> <p>General Observations: The three trees concerned are well established and sit within the strip of land forming the barrier between housing and Dell Piece West. They also act as a sound barrier between the properties and the A3 / Morrisons complex. Their removal would thin the green corridor extending into the settlement. They are part of a valued landscape of major importance for wild flora and fauna.</p> <p>Size Layout & density: Natural woodland edge</p> <p>Street Scene: The change from the above action would make a large hole in the general outlook of surrounding properties</p>

		<p>Local Planning Policies: Trees covered by a TPO.</p> <p>Overall Highway safety: N/A</p> <p>Noise and Disturbance from completed development: None.</p> <p>Parking: N/A</p> <p>Overlooking and loss of privacy: N/A</p> <p>Traffic generation: N/A</p> <p>Ground contamination: N/A</p> <p>Conclusions The trees fall within a belt of trees protected by the woodland TPO at Dell Piece West. They form part of a 'noise belt' to lessen the impact of the A3 / Morrisons traffic. This work would change the outlook considerably and weaken the barrier on the edge of the land concerned. Their removal would thin the green corridor extending into the settlement. They are part of a valued landscape of major importance for wild flora and fauna.</p> <p>RECOMMENDATION: OBJECTION</p>
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DECISION LIST
19.05.2023 – 08.06.2023

Reference No: 54480/017 PARISH: Horndean Location: 11 Bridget Close, Horndean, Waterlooville, PO8 9NR Proposal: Change of use from a C3 (Dwellinghouse) Garage to Class E (commercial, business and services) Office including fenestration and external works (as amended by plan rec. 17.05.23) Decision: REFUSAL Decision Date: 18 May, 2023
Reference No: 59501/003 PARISH: Horndean Location: 38 Five Heads Road, Horndean, Waterlooville, PO8 9NU Proposal: Lawful development certificate existing - rear dormer & conversion of loft space to habitable accommodation Decision: WITHDRAWN Decision Date: 23 May, 2023
Reference No: 60021 PARISH: Horndean Location: 15 Thornfield Close, Horndean, Waterlooville, PO8 0EX Proposal: Single storey front extension (as amended by plan received 26/04/2023) Decision: PERMISSION Decision Date: 1 June, 2023
Reference No: 30352/018 PARISH: Horndean Location: Roseali House, Lith Lane, Horndean, Waterlooville, PO8 0EZ Proposal: Trees 2, 3 and 4 - Ash, Fell to ground level, trees of poor form within garden and suspected Ash Dieback Tree 7, Ash, poor form within garden Tree 9, Beech - Reduce crown by 5m in height and 2-3m on sides due to decay forming at base and tree was previously topped Tree 10, Beech - Fell to ground level due to decay at base of trunks and Honey Fungus present with risk of failing across public footpath/garden and potentially down the hillside Tree 11 and 12, Beech, Fell to ground level due to decay and cavity at base and risk of trees failing across public footpath/garden and potentially down the hillside Provide 8 replacement trees with size, species and locations to be agreed Decision: CONSENT Decision Date: 7 June, 2023
Reference No: 59540/003 PARISH: Horndean Location: 7 Quail Way, Horndean, Waterlooville, PO8 9YN Proposal: Variation of condition 3 of 59540/002 to allow substitution of plans (to extend the single storey extension out by a further metre) Decision: PERMISSION Decision Date: 8 June, 2023

