



**HORNDDEAN PARISH COUNCIL  
PLANNING AND PUBLIC SERVICES COMMITTEE**

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE  
MEETING HELD AT JUBILEE HALL ON  
MONDAY 17th JULY, 2023 AT 7.00PM.**

**PRESENT:** Cllr Mrs E Tickell, D Prosser, T Attlee, Peter Little

**IN ATTENDANCE:** Eve Maple – Administrative Assistant (Minute Taker)  
Sarah Guy – Office Manager

**PUBLIC:** 12 members of the public attended

**P 066 23/24** **TO RECEIVE APOLOGIES FOR ABSENCE**

Cllr Paul Beck

**P 067 23/24** **TO RECEIVE ANY DECLARATIONS OF INTEREST**

None Received

**P 068 23/24** **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD  
ON 19<sup>th</sup> June 2023**

It was RESOLVED that the minutes of the Planning Committee meeting held on the 19<sup>th</sup> June 2023 were duly signed as a true record of the meeting.

**P 069 23/24** **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

12 members of the public attended.

**P 070 23/24** **To consider a response to the consultation initiated by Thakeham in respect of  
Land to the south of Five Heads Road, Horndean.**

1 member of the public made comments regarding this consultation which were noted by the council.

**P 071 23/24** **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

None received

**P 072 23/24** **TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**

**Applications 12 and 13 were looked at first due to members of the public attending**

**60133 Land to the rear of Seymour Cottages, Blendworth Lane, Horndean,  
Waterlooville**

Construction of 10 no. stables, tack room, stores, relocation of field shelter and formation of manage to form equestrian yard for personal and commercial livery use. Alterations to existing field access and new parking area.

AB

Members of the public made comments which were noted by the committee.

**Ward;** Kings and Blendworth

**RECOMMENDATION:** - OBJECTION for the following reasons

While such a development might seem to be of benefit to the countryside CP19/CP6, this development being so close to the Blendworth Conservation area and its close proximity to Seymour Cottages will seriously impact the setting of the village and the amenity of the residents of Blendworth (contrary to CP30 Historic Environment/CP20 Landscape). The increase in large/long vehicle traffic generated on Blendworth Lane will cause significant disruption and highway safety issues. PROW 22 is unsuitable for any other than emergency access and forms part of the footpath crossing the village. The potential for light and traffic noise pollution from this commercial venture in the centre of a small quiet village is significant and is contrary to CP27 (no amount of planting will mitigate this). The concentration of new large buildings that make up the stable yard will dominate the village setting as you enter from the south (CP29 – Design) The Planting suggested is inadequate to disguise this development viewed from the South side. Experience of other Menage developments in Horndean suggest that subsequent requests will follow for Dressage Mirrors etc, this should be avoided in this prominent village location

**P 073 23/24**

**60039/001 35 New Road, Lovedean, Waterloooville, PO8 9RU**

Two storey and single storey front extension and single storey rear extension.

Members of the public made comments which were noted by the committee.

**Ward;** Catherington

**RECOMMENDATION:** - Objection for the following reasons: -

1. Revised plans should be urgently submitted containing figured dimensions. As submitted, the plans are indicative only and it is impossible to assess the height, scale and massing of the proposals and their impact on neighbours and the area
2. The front extension still breaches the guidance set out in the Residential Extensions and Householder Development Supplementary Policy Document. Although the extension has now been slightly reduced in height, it still dominates the building and has an adverse impact on the street scene. Secondly the first-floor windows are oversized and out of proportion with the ground floor windows.
3. Full details of the flue to be installed to the double woodburner should be provided to assess the environmental and pollution impact of the same.
4. The Juliet balcony at the rear of the property should be replaced by smaller scale windows to prevent overlooking and privacy issues that would adversely affect adjoining properties and the applicants themselves.
5. The previous objections still stand.

**P 074 23/24**

**59462/001 4 White Dirt Farm Mews, White Dirt Lane, Horndean, Waterloooville, PO8 0TN**

Retrospective application for the continued use of the land to the side and rear of the existing garden as residential garden land (Use Class C3) as well as the formation of three raised beds, siting of a bike store/shed and landscaping

Ward: Catherington

**RECOMMENDATION:** - OBJECTION for the following reason:-

RB

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.4. Given the shared spaces on the site it is likely there is a resident mgmt company that could arrange for this.

P 075 23/24

**37122/003 196 Greenfield Crescent, Horndean, Waterlooville, PO8 9ER**

Felling of 2 No. Oak Trees to rear (Hazleton Estate, Horndean) (E.H.124) Tree Preservation Order 1983

Ward: Kings & Blendworth

**RECOMMENDATION:** OBJECTION for the following reason

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. The two trees look healthy and tree management would seem more appropriate.

P 076 23/24

**59854/003 White Dirt Farm Bungalow, 81 White Dirt Lane, Horndean, Waterlooville, PO8 0TN**

Prior approval for the enlargement of a dwelling house consisting of the construction of one additional storey [where the existing dwelling house consists of one storey]; immediately above the topmost storey of the dwelling house, with a maximum height of 7.16 metres, together with any engineering operations reasonably necessary for the purpose of that construction

Ward: Catherington

**RECOMMENDATION:** - OBJECTION for the following reason;-

In itself this application does create a dominant feature in the Landscape but more significantly the totality of the applications currently under consideration for this property coupled with a previous extension does not comply with CP19 and Housing Policy H16 and constitutes over-development of this property and will double the floorspace. It is also worth noting that development of the extensions has started.

P 077 23/24

**59501/004 LDCE 38 Five Heads Road, Horndean, Waterlooville, PO8 9NU**

Application for a Lawful Development Certificate for an Existing dormer extension to rear

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 078 23/24

**60122 HSE 101 South Road, Horndean, Waterlooville, PO8 0ER**

Proposed rear elevation dormer extension

AB

**RECOMMENDATION: - OBJECTION**

For the reason because there are too many unknowns as regards a) overlooking (loss of privacy), b) overshadowing and overbearing impact on the adjoining property. It is recommended that the case officer checks these issues as they cannot be confirmed with any degree of certainty from the street view or from Google Earth.

Dormer Window oversized contrary to residential extensions and householder developments SPD.

**P 079 23/24**

**58456/001 HSE 48 Rowlands Castle Road, Horndean, Waterlooville, PO8 0DL**

Construction of a new entrance porch

Ward; Kings and Blendworth

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

**RECOMMENDATION; - NO OBJECTION**

**P 080 23/24**

**54898/001 TPO 5 Southdown Road, Horndean, Waterlooville, PO8 0ET**

20% Crown thinning and branch reduction of 2No. Beech trees (G1) in front garden (7 Southdown Road, Horndean) Tree Preservation Order (E.H.318) (1994)

Ward; Downs

**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 trees and the work is carried out by properly qualified personnel at the correct time of year

**P 081 23/24**

**32683/002 Laureldene, 4 Bridle Path, Horndean, Waterlooville, PO8 9PA**

Removal of lower roof replace with increased roof space to allow for additional bedroom, en-suite and dressing room, alterations to existing window openings

Ward; Catherington

**RECOMMENDATION: - OBJECTION** for the following reason; -

In principle the development seems to structurally comply with the Residential Extension and Householder Development SPD. However, the existence of a balcony to the rear means that the neighbouring properties privacy is compromised in contravention of CP27.

**P 082 23/24**

**SDNP/23/02619/LDP**

**Unit 2 and 3 Blendworth Studios Blendworth Farm Duckstile Lane Blendworth Waterlooville Hampshire**

Lawful Development Certificate for Proposed Use - Conversion of two residential properties into a single residential dwelling.

**Ward; Kings and Blendworth**

This is a technical assessment based on the information and evidence supplied by the

**P 083 23/24**

**60003/001 HSE 5 Victory Avenue, Horndean, Waterlooville, PO8 9PH**

Orangery to rear and removal of veranda.

Ward; Kings and Blendworth

This planning application is similar to many others in Victory Ave and is not out of character.

**RECOMMENDATION: NO OBJECTION**

**P 084 23/24**

**55562/014 Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville**

Reserved Matters Application for the approval of appearance, landscaping, layout, and scale for **68** dwellings, associated and ancillary infrastructure, landscaping, and Sustainable Drainage Systems pursuant to Outline Planning Permission 55562/005; as well as partial discharge of conditions 7, 8, 10, 11, 12, 13, 15, 16, and 17 of Outline Planning Permission 55562/005.

## Previous comments still stand

**RECOMMENDATION: OBJECTION** for the following reasons:

1. This report is provisional because written approval for the Design Code is still outstanding and any changes required could affect the comments in this report.
2. The case officer may wish to examine further the apparent paucity of flint facades as these are important in identifying the local character and distinctiveness of properties in the Horndean area and would potentially be in breach of CP29 Design paragraphs a), c) d) and e).

The case officer may wish to look further at the impact on the visual appearance, or other utility of the dwellings, resulting from the installation of air source heat pumps to ensure there is no breach of CP29 Design paragraph a).

**P 085 23/24**

**To discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meetings on a date to be confirmed.**

To be decided once the agenda items are known.

**P 086 23/24**

## DECISION LIST

The decision list was duly noted.

**P 087 23/24**

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY**  
**14<sup>th</sup> August 2023.**

Meeting ended:

8.35 pm

Abel  
14/8/23 Chairman  
Date