



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 18th March, 2024 AT 7.00 PM

Members are summoned to attend: Cllrs P. Beck (Chairman), D Prosser, Teresa Attlee, Keith Jenkins, Bob Sowden

A handwritten signature in black ink, appearing to read 'Carla Baverstock-Jones'.

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

12th March 2024

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 26th February 2024.
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 8th April 2024.



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE
MEETING HELD AT JUBILEE HALL ON
Monday 26th February, 2024 AT 7.15PM.**

PRESENT: Cllr P Beck (Chairman), Cllr D Prosser (Vice Chairman), T Attlee, K Jenkins, R Sowden

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

PUBLIC: 1 member of the public

P 201 23/24 **TO RECEIVE APOLOGIES FOR ABSENCE**

None Received

P 202 23/24 **TO RECEIVE ANY DECLARATIONS OF INTEREST**

None Received

P 203 23/24 **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD ON 05.02.2024**

It was RESOLVED that the minutes of the Planning Committee meeting held on the 5th February 2024 were duly signed as a true record of the meeting.

P 204 23/24 **To Discuss and agree EHDC Draft Local Plan**

Amendments to be made as discussed and send to EHDC - copy for Council to be included for next meeting

P 205 23/24 **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

1 member of the public attended

P 206 23/24 **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

None received

P 207 23/24 **TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**

P 208 23/24 **55562/012 Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville**

Proposal: Reserved matters application pursuant to Outline Planning Permission 55562/005 - Consent for the approval of appearance, landscaping, layout, and scale for 311 dwellings, associated and ancillary infrastructure, landscaping, and Sustainable Drainage Systems, and partial discharge of Conditions 4, 7, 8, 10, 11, 12, 13, 15, 16,

17, 27, and 28 of Outline Planning Permission 55562/005 (amended plans and amended description (22/01/24)).

Ward: Kings and Blendworth

Cllr Reps: Teresa Attlee

Report: Horndean Parish Council submitted comments on this application in February 2023. At that time, it related to 318 dwellings (when the site was referred to as Residential Phase A) whereas the revised proposals are for 311 dwellings (now referred to as residential Phase C). The site is an application for the approval of Reserved Matter on Residential Phase C of the LEOH site (originally submitted by Bloor in November 2022). Since that time Bloor's project team has worked extensively with the Case Officer and Urban Design Officer to deal with concerns raised.

The issues we raised at that time concerned a paucity of dwellings with flint facades. This point was addressed by Bloor in comments we had also made on the Design Code to the extent that further analysis of the local context has been undertaken (and it is noted there are 26 references to flint in the latest version of the Design dated January 2024). Our second concern suggested the case officer look further at the visual and noise impact from installing air source heat pumps. We have not been able to find anything further about this but can only assume that the case officer has addressed this in the various meetings referred to above.

No further comments to add.

RECOMMENDATION: Sent as Delegated Power

P 209 23/24

54168/004 TPO 5 Kilderkin Drive, Horndean, Waterlooville, PO8 0FF

Re: Proposal: Removal of 2No. Beech Trees (T6) & (T7) (E.H.494) (No. 5 Havant Road, Horndean) Tree Preservation Order 2002

Ward: Kings and Blendworth

Report: There is a of three beech trees all with TPO on them growing all very close together. The last two in the line are in the garden of No 5. Both trees are growing right tight to the old chainline fence bordering the EHDC property in Blendworth Lane. 90% of the trunk of one has grown through the fence towards the old EHDC building itself.

The owner of No 5 wants to remove these two trees to erect a 108 m wooden frame to hide the old cars and rubbish behind the old EHDC building. The removal of these two trees would also improve the health of the other much larger tree giving it space to grow even larger.

RECOMMENDATION: No objection

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.

DECISION LIST

The decision list was duly noted.

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY
18th March 2024.**

Meeting ended: 07.40 pm

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Chairman

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Date

REPORT SCHEDULE FOR MEETING Monday 18 March 2024

1.	SDNP/23/00063	<p>Appeal - SDNP/23/00063/FUL Site at Land East of, New Barn Farm Lane, Blendworth, Waterlooville, Hampshire, PO8 0QG.</p> <p>Change of use from equestrian to a mixed use, of equestrian and residential, to allow for the creation of 2 Gypsy/Traveller Pitches comprising the siting of 2 mobile homes.</p> <p>Ward; Kings and Blendworth</p> <p>Cllr;</p> <p>Recommendation;</p> <p>Update to be given at meeting</p>
2.	30234/006	<p>Appeal - 141 Portsmouth Road, Horndean, Waterlooville, PO8 9LQ</p> <p>Detached outbuilding</p> <p>Ward; Kings and Blendworth</p> <p>Cllr;</p> <p>Recommendation;</p> <p>Update to be given at meeting</p>
3.	38999/001	<p>Appeal - 45 North Road, Horndean, Waterlooville, PO8 0EH</p> <p>Single storey dwelling house west of 45 North Road with new vehicular access off St Giles Way.</p> <p>Ward; Downs and Murray</p> <p>Cllr;</p> <p>Recommendation;</p> <p>Update to be given at meeting</p>
4.	APP/M1710/C/24/3338838 (Main), APP/M1710/C/24/3338839	<p>Appeal reference: - Sunrise, Lith Avenue, Horndean, Waterlooville, PO8 0HA</p> <p>Alleged breach: Within the last 4 years and without planning permission, the operational development consisting of the laying of a tarmac hard surfaced area to form a driveway and parking area, including the siting of shipping containers, erection of access gates, brick piers and animal statues leading from the southeast of the site</p> <p>Ward;</p> <p>Cllr;</p> <p>Recommendation;</p> <p>Update to be given at meeting</p>

5.	59640	<p>Appeal - Land to the south of Hook Cottage, Patersons Lane, Blendworth, Waterlooville</p> <p>Three detached 4-bedroom dwelling houses with associate garages, basements and vehicle access. (Ecological information received 16/12/22, highway information received 16/12/22 and 9/1/23, further conservation comments received 13/3/23, Natural England information received 11/4/23 and amended landscape plan and street scene drawing received 14/6/23)</p> <p>Ward; Kings and Blendworth</p> <p>Cllr; Paul Beck</p> <p>Recommendation; Noted</p>
6.	20011/022	<p>PA16N Horndean Football Club, Five Heads Road, Horndean, Waterlooville, PO8 9NZ</p> <p>Proposal: Application to determine if prior approval is required for the installation of a 25-metre-high lattice tower supporting 12 no. antennas and 6 no. transmission dishes, the installation of 6 no. equipment cabinets a 2.4-metre-high palisade fence and ancillary development thereto by a electronics communications code operator on land under their control.</p> <p>Ward; Downs and Murray</p> <p>Cllr: Derek Prosser</p> <p>NATURE OF APPLICATION: - Application to determine if prior approval is required for the installation of a 25-metre-high lattice tower supporting 12 no. antennas and 6 no. transmission dishes, the installation of 6 no. equipment cabinets a 2.4-metre-high palisade fence and ancillary development thereto by a electronics communications code operator on land under their control</p> <p>PROPERTY ADDRESS: - Horndean Football Club, Five Heads Road, Horndean, Waterlooville, PO8 9NZ</p> <p>Observations: - As the application states this application is to determine if prior approval is required to erect this tower. As such this is probably an assessment by the case officer. The Tower and equipment cabinets will occupy a significant part of the overflow car parking on the Five Head Road side of the Football Ground. As this is usually full-on match days, it will lead to more parking along Five Heads Road itself. On the opposite side of the ground adjacent to the HTC School field there are communications towers already. I can only conclude that there is not enough space to put the new equipment on that side. The area in question on the plans is somewhat shielded by trees but the tower will be close to properties on Five Heads Road (not a great outlook).</p> <p>Conclusions: - Whether or not prior approval is required, the preference would be to locate this new tower with the existing ones, if possible, on the far side of the ground (from Five Heads Road). It will then not occupy car parking space at the ground and will be further away from domestic properties.</p>

7.	21613/012	<p>HSE 139 Portsmouth Road, Horndean, Waterlooville, PO8 9LQ</p> <p>Re: Proposal: Raising of ridge height of detached garage along with dormer extension to front and rear elevations to provide first floor accommodation.</p> <p>Ward; Kings and Blendworth</p> <p>Cllr; Paul Beck</p> <p>Recommendation; Verbal update to be given</p>
8.	55624/004	<p>HSE 33 Verbena Crescent, Horndean, Waterlooville, Havant, PO8 9DE</p> <p>Ward; Kings and Blendworth</p> <p>Cllr; Paul Beck</p> <p>Recommendation; Verbal update to be given</p>
9.	37843/002	<p>TPO 24 Victory Avenue, Horndean, Waterlooville, PO8 9PH</p> <p>PROPOSAL: - Oak - Raise crown by 4.5 metres and remove 6 lateral limbs.</p> <p>Ward; Downs and Murray</p> <p>Cllr; Derek Prosser</p> <p>TREE CONDITION: - The oak tree in question is large and in good condition. Although in the garden of 24 Victory Avenue, right at the back, it also overhangs other gardens which back on to the property. The proposed work seems reasonable management of the tree and a proportionate response to the impact on the properties.</p> <p>Recommendation; 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 tree and the safety of the residents. The work should be carried out by properly qualified personnel at the correct time of the year.</p>
10.	29113/016	<p>FUL Wisteria Rest Home, 82 & 84 London Road, Horndean, Waterlooville, PO8 0BU</p> <p>Proposed removal of roof and upper floors of No.84 and construction of a two-storey link to No.82 with single storey front extension and first floor garden room to rear of No.82 with ramped access to ground floor incorporating the Change of use of No.84 from (Use Class C3) Residential to (Use Class C2) Residential Institution. Widened access from highway and creation of vehicular access within site</p> <p>Ward; Kings and Blendworth</p> <p>Cllr; Paul Beck</p> <p>Recommendation; Verbal Update to be given</p>

11.	38361	<p>LDCP 39 London Road, Horndean, Waterlooville, PO8 0BN</p> <p>Lawful Development Certificate Proposed - single storey rear extension</p> <p>Ward; Kings and Blendworth</p> <p>Cllr; Paul Beck</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>
12.	23770/004	<p>HSE Randells Cottage, 204 Catherington Lane, Horndean, Waterlooville, PO8 0TA</p> <p>Single side extension, two storey side extension and extension to existing garage</p> <p>Ward; Horndean Catherington</p> <p>Cllr; Derek Prosser</p> <p>Observations: - 204 Catherington Lane is a detached property which is next to the Farmhouse Sanctuary business on Catherington Lane. On the opposite side of the dwelling are currently fields where sheep graze (albeit this land is in the Emerging Plan as an allocated site). The property is a detached 4-bedroom property of some age with a detached garage on the far side of the piece of land. These plans are for the replacement of a single storey extension with a double height extension and a single storey extension to the other side of the building. There is also an extension to the detached garage to create a workshop.</p> <p>Size Layout & density: - The building is set back from the road. The only neighbour to the side is the Farmhouse Sanctuary. The extensions do not increase the height of the building nor would the modified building be intrusive in the landscape. The roof ridge of the double height extension is lower than the existing property roof which mitigates any terracing effect in line with the Residential extension and householder development SPD.</p> <p>Street Scene: - The street scene is rural on this side of Catherington Lane and not adversely impacted by the changes</p> <p>Local Planning Policies: - CP29 Design, EHDC Vehicle Parking Standards SPD, Residential extension and householder development SPD, this dwelling is inside the settlement boundary</p> <p>Overall Highway safety: - There is no change to highway safety or access from the road.</p> <p>Noise and Disturbance from completed development: - Not significant, the house remains at 4 bedrooms but they will be larger.</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: - The changes to this dwelling will not dominate the landscape and the materials will be matched to existing, so there are no grounds to object.</p>

		RECOMMENDATION: - NO OBJECTION
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DECISION LIST
26.02.2024 – 18.03.2024

Reference No: 23909/008 PARISH: Horndean Location: 40 South Road, Horndean, Waterlooville,
PO8 0ER Proposal: Detached oak framed garage to front Decision: REFUSAL Decision Date: 28
February, 2024

Reference No: 60244 PARISH: Horndean Location: 62 St Vincent Crescent, Horndean, Waterlooville,
PO8 9JD Proposal: Single storey front extension to include the repositioning of the front entrance,
2 No. dormers to front roof slope, rear dormer, gable build up and installation of rooflight to existing
rear extension.(Amended drawing received 27.02.2024) Decision: PERMISSION Decision Date: 1
March, 2024