



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 8th April, 2024 AT 7.00 PM

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

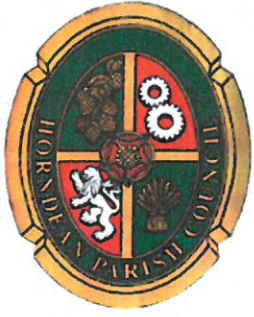
A handwritten signature in black ink, appearing to read 'Carla Baverstock-Jones'.

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

2nd April 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 18th March 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 29th April 2024.



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE
MEETING HELD AT JUBILEE HALL ON
Monday 18th March, 2024 AT 7.00PM.**

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 attended

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 26.02.2024**

It was RESOLVED that the minutes of the Planning Committee meeting held on the 26th February 2024 were duly signed as a true record of the meeting.

P 204 23/24 **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

1 member of the public attended

P 205 23/24 **TO DISCUSS AND NOTE ANY PLANNING APPEALS**

**Appeal - SDNP/23/00063/FUL Site at Land East of, New Barn Farm Lane,
Blendworth, Waterlooville, Hampshire, PO8 0QG.**

Change of use from equestrian to a mixed use, of equestrian and residential, to allow for the creation of 2 Gypsy/Traveller Pitches comprising the siting of 2 mobile homes.

Ward; Kings and Blendworth

Update to be given at meeting

Recommendation; Noted

P 206 23/24

30234/006 Appeal - 141 Portsmouth Road, Horndean, Waterlooville, PO8 9LQ

Detached outbuilding

Ward; Kings and Blendworth

Update to be given at meeting

Recommendation; Noted

P 207 23/24

38999/001 Appeal - 45 North Road, Horndean, Waterlooville, PO8 0EH

Single storey dwelling house west of 45 North Road with new vehicular access off St Giles Way.

Ward; Downs and Murray

Update to be given at meeting

Recommendation; Noted

P 208 23/24

APP/M1710/C/24/3338838 (Main), APP/M1710/C/24/3338839

Appeal reference: - Sunrise, Lith Avenue, Horndean, Waterlooville, PO8 0HA

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

Ward; Catherington

Update to be given at meeting

Recommendation; Noted

P 209 23/24

59640 Appeal - Land to the south of Hook Cottage, Patersons Lane, Blendworth, Waterlooville

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)

Ward; Kings and Blendworth

Recommendation; Noted

P 210 23/24

TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST

P 211 23/24

20011/022 PA16N Horndean Football Club, Five Heads Road, Horndean, Waterlooville, PO8 9NZ

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.

Ward; Downs and Murray

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

PROPERTY ADDRESS: - Horndean Football Club, Five Heads Road, Horndean, Waterlooville, PO8 9NZ

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).

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.

P212 23/24

21613/012 HSE 139 Portsmouth Road, Horndean, Waterlooville, PO8 9LQ

Re: Proposal: Raising of ridge height of detached garage along with dormer extension to front and rear elevations to provide first floor accommodation.

Ward; Kings and Blendworth

Recommendation; No Objection

P 213 23/24

55624/004 HSE 33 Verbena Crescent, Horndean, Waterlooville, Havant, PO8 9DE

Two storey side extensions with dormer extensions and raised ridge height with alteration to fenestration and external materials

Ward; Kings and Blendworth

Recommendation; The proposal will change the character of the property very significantly and will have a detrimental effect on the neighbouring property by view of the domination appearance.

Objection – The proposal is in breach of CP29 – Heigh Scale and Massing, and of CP27 – Overlooking and Privacy. It also fails to comply with EHDC Residential Extensions and Householder Development' Supplementary Planning Document – 2.9 General Guidelines.

P 214 2324

37843/002 TPO 24 Victory Avenue, Horndean, Waterlooville, PO8 9PH

PROPOSAL: - Oak - Raise crown by 4.5 metres and remove 6 lateral limbs.

Ward; Downs and Murray

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.

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 215 2324

29113/016 FUL Wisteria Rest Home, 82 & 84 London Road, Horndean, Waterlooville, PO8 0BU

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

Ward; Kings and Blendworth

Cllr; Paul Beck

Recommendation; 29113/15 Application was approved subject to a number of holding conditions which currently do not appear to have been met. The development now proposed does not address these points, and to some extents exacerbate them.

Objection due to breaches of CP27 – Privacy; CP29-Height scale and Massing; Inadequate Parking provision; Increased traffic volume and increase in Highways safety risks.

Planning Application 29113/16 - Delegated Powers

Following the planning meeting held on 18 March a member of the public who attended the meeting subsequently requested that we review our decision to object. In his email he referenced the Design & Access statement. Unfortunately, it appears that such a document has not been posted on to the EHDC planning portal and we ask EHDC planning officers to check this please as no doubt it would have assisted us in our deliberations.

Notwithstanding this, we have reviewed all the available documentation once again and have concluded No Objection, subject to the case officer being satisfied that the outstanding Conditions set out in the Decision Letter dated 6 March 2023 relating to the previous planning application (reference 29113/15) are discharged. Please withdraw our previous decision submitted on 19 March 2024.

P 216 23/24

29113/016 LDCP 39 London Road, Horndean, Waterlooville, PO8 0BN

Lawful Development Certificate Proposed - single storey rear extension

Ward; Kings and Blendworth

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 217 23/24

55562/017 TPO Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville

Crown lifting of 1No. Oak tree to 3 Metres and remove deadwood and clean crown (T2). Crown lift middle of group to 3 Metres and remove 2No. Trees (A1) (EH965) (East of Horndean, North of Rowlands Castle Road, Horndean) Tree Preservation Order 2015

Ward; Kings and Blendworth

Recommendation; No Objection

This application did not appear on the report for this meeting – however was circulated to the planning committee

P 218 23/24

23770/004 HSE Randells Cottage, 204 Catherington Lane, Horndean, Waterlooville, PO8 0TA

Single side extension, two storey side extension and extension to existing garage

Ward; Horndean Catherington

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.

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.

Street Scene: - The street scene is rural on this side of Catherington Lane and not adversely impacted by the changes

Local Planning Policies: - CP29 Design, EHDC Vehicle Parking Standards SPD, Residential extension and householder development SPD, this dwelling is inside the settlement boundary

Overall Highway safety: - There is no change to highway safety or access from the road.

Noise and Disturbance from completed development: - Not significant, the house remains at 4 bedrooms but they will be larger.

Parking: - There is sufficient parking for three cars

Overlooking and loss of privacy: - None.

Traffic generation: - No Change

Ground contamination: - None Stated

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.

RECOMMENDATION: - NO OBJECTION

P 219 23/24

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

This was not noted by chair

P220 2324

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY
8th April 2024.**

This was not noted by Chair

Meeting ended: 8.05 pm

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Chairman

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Date

REPORT SCHEDULE FOR MEETING Monday 08 April 2024

1.	54480/017	<p>11 Bridget Close, Horndean, Waterlooville, PO8 9NR - Appeal</p> <p>Change of use from a C3 (Dwelling house) Garage to Class E (commercial, business and services) Office including fenestration and external works (as amended by plan rec. 17.05.23)</p> <p>Recommendation; NOTED</p>
2.	60320	<p>HSE 23 Barton Cross, Horndean, Waterlooville, PO8 9PQ</p> <p>Raising of roof to accommodate first floor with 2No. Dormers & 1No. Rooflight to front. Raised ridge of existing single storey rear projection</p> <p>Ward; Horndean Murray</p> <p>CIlr; Bob Sowden</p> <p>General Observations; Properties on both sides have built into their roofs.</p> <p>Site Layout & Density; No change to ground floor area</p> <p>Street Scene; The property will match more closely with nbr 22 and 24</p> <p>Overall highway Safety; No change</p> <p>Noise and disturbance from completed development; None</p> <p>Parking; No Change</p> <p>Overlooking and loss of privacy; No Change - none</p> <p>Traffic generation; N/A</p> <p>Ground contamination; None</p> <p>Conclusions; In keeping with adjacent properties</p> <p>Recommendation; No Objection - properties on both sides of nbr 23 have carries out similar work and built into their roofs.</p>
3.	58964	<p>HSE 41A Portsmouth Road, Horndean, Waterlooville, PO8 9LN</p> <p>Part conversion of garage into ancillary office space and storage</p> <p>Ward; Kings and Blendworth</p> <p>CIlr; Paul Back</p>

		Recommendation; Verbal update to be given at meeting
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DECISION LIST
18.03.2024 – 29.03.2024

<p>Reference No: 60209 PARISH: Horndean Location: Phil Taylor Tow Bars Unit 1 Enterprise Industrial Estate, Enterprise Road, Horndean, Waterlooville, PO8 0BB Proposal: Lawful Development Certificate for an Existing use - Use of unit as General Industrial (Use Class B2). Decision: CERTIFICATE OF LAWFULNESS - PERMITTED Decision Date: 22 March, 2024</p>
<p>Reference No: 55920 PARISH: Horndean Location: 53 Highcroft Lane, Horndean, Waterlooville, PO8 9PU Proposal: Two storey front extension, single storey rear extension, dormer and porch to front Decision: PERMISSION Decision Date: 22 March, 2024</p>
<p>Reference No: 55562/016 PARISH: Horndean Location: Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville Proposal: Temporary permission (3 years) for the creation of 1No. Marketing suite, associated parking area and landscaping Decision: WITHDRAWN Decision Date: 26 March, 2024</p>