



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 11th September, 2023 AT 7.00PM

Members are summoned to attend

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

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

5th September 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 elect a Vice Chair
4. To receive and approve the minutes of the Planning Committee meeting held on 14th August 2023.
5. 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.*
6. To discuss and note any planning appeals.
7. 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.*
8. To discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meetings on a date to be confirmed.
9. To note the date of the next meeting as Monday 9th October 2023.



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE
MEETING HELD AT JUBILEE HALL ON
Monday 14th August, 2023 AT 7.00PM.**

PRESENT: Cllr Mrs E Tickell, D Prosser, T Attlee, Paul Beck

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

PUBLIC: 2 members of public attended

P 067 23/24 **TO RECEIVE APOLOGIES FOR ABSENCE**

Peter Little

P 068 23/24 **TO RECEIVE ANY DECLARATIONS OF INTEREST**

None Received

P 069 23/24 **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD
ON 17th July 2023**

It was RESOLVED that the minutes of the Planning Committee meeting held on the 17th July 2023 were duly signed as a true record of the meeting.

P 070 23/24 **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

2 members of the public attended

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**

**55562/015 Development Land East of Horndean, Rowlands Castle Road,
Horndean, Waterlooville**

Ward; Kings and Blendworth

Display advertisements on construction site hoarding and the erection of 14 no. flagpoles with associated flags. | Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville

Decided by delegated powers

RECOMMENDATION; No Objection

P 073 23/24

24944/003 15 Wessex Road, Horndean, Waterlooville, PO8 0HS

Single storey rear extension following demolition of existing conservatory

Ward: Horndean Downs

RECOMMENDATION: - No objection

P 074 23/24

60154 3 Swift Close, Horndean, Waterlooville, PO8 9DS

Single storey rear extension

Ward: - Horndean Murray

Report; 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 075 23/24

58739/001 TPO 3 Kilderkin Drive, Horndean, Waterlooville, PO8 0FF

Felling of 1No. Lawson Cypress Tree (T5) (No.5 Havant Road, Horndean) (E.H.494) Tree Preservation Order 2002

Ward:- Kings and Blendworth

Delegated powers

RECOMMENDATION; - No Objection subject to same conditions on previous consent under 58739.

P 076 23/24

59511 HSE 12 Heath Close, Horndean, Waterlooville, PO8 9PS

Convert existing garage into habitable accommodation.

Ward; - Horndean Murray

Conclusion; - A straightforward conversion that will blend in with the existing property and street scene.

RECOMMENDATION: - No Objection.

P 077 23/24

34088/026 TPO Yoells Copse off, Loxwood Road, Horndean, Waterlooville

Crown lift of 5 metres at entrance to Yoells Copse and 3 metres at pedestrian access of 1No. Beech Tree (W1) (Yoells Copse off, Loxwood Road) (EH992) Tree Preservation Order 2015.

Ward;- Horndean Catherington

Report; Duly Noted

P 078 23/24

34088/027 TPO Yoells Copse off, Loxwood Road, Horndean, Waterlooville

Coppice 5 No. Hazel trees and removal of 1 Ash Tree. No replacement tree.

Ward;- Horndean Catherington

Report; Duly Noted

P 079 23/24

59463/001 FUL 5 White Dirt Farm Mews, White Dirt Lane, Horndean, Waterlooville, PO8 0TN

Retrospective application for the continued use of agricultural land as residential garden (Use Class C3) to rear | 5 White Dirt Farm Mews, White Dirt Lane, Horndean, Waterlooville, PO8 0TN

Ward;- Horndean Catherington

Conclusions: - In this case the position of the parcel of land in question is not visible outside of the mews and therefore there is no remedial planting required for this specific instance, only for the other properties.

RECOMMENDATION: - NO OBJECTION

P 080 23/24

28622/002 HSE 28 Keydell Avenue, Horndean, Waterlooville, PO8 9TA

Roof hip to gable and loft conversion with front and rear dormers (amended plans received 17/7/23 and 26/7/23)

Ward;- Horndean Kings & Blendworth

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.

RECOMMENDATION ; NO OBJECTION

P 081 23/24

Amendment to Planning Application 55734/004 Hill View, Coldhill Lane, Horndean, Waterlooville, Horndean, PO8 9SB

Objection for the following reasons: -

1. The Juliette balcony has been replaced by a dormer window but this still risks overlooking the neighbours down the hill and would have a detrimental impact on their amenity of the neighbour through overlooking contrary to CP27- Pollution.
2. The storage shed is still too big at 4m tall. It is one of many outbuildings some of which seem to be occupied. Query commercial activity on the site.
3. The previous objections still stand.

RECOMMENDATION: - OBJECTION

P 082 23/24

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

Conclusions; Objection for the following reasons: -

1. The proposals breach CP29- Design and the guidance contained in the Residential Extensions and Householder Development Supplementary Policy Document.
2. The height and size of the proposed garage at 6m is very dominant and would have an adverse and detrimental impact on the street scene.
3. The garage is in front of the building line of the house. It would also be out of character with the area.

RECOMMENDATION: OBJECTION

P 083 23/24

Compliance with Conditions 55562/005 Compliance with Conditions 55562/005 Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville

Notification of Compliance with Conditions - request for comments.

55562/005 , Outline planning application with all matters reserved, except the means of access to the highway network (junction arrangements) and associated highway improvements, for the demolition of existing buildings and the residential-led (C3) mixed-use development of the site with up to 800 dwellings, up to 2ha of employment land (uses E(g)(i), E(g)(ii), and E(g)(iii) and B2), a Local Centre (including: local retail (E(a)); financial and professional services (E(c)(i), E(c)(ii) and E(c)(iii)); restaurants, cafés, and drinking establishments (E(b) and Sui Generis), hot food takeaways (Sui Generis), together with a primary school (F1(a)) and community facilities (E(d), E(f), F2(b)/F2(c)), informal and formal open space, allotments, and acoustic bunds, together with associated drainage, utilities and all other associated and necessary infrastructure (additional information and amended plans received 31/07/19, 06/09/19, 26/09/19, 21/10/19, 04/03/20, 04/05/20, and 10/06/20) at Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville

Ward;- Horndean Kings and Blendworth

RECOMMENDATION; -Report sent to EHDC from Cllr Teresa Atlee.

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 084 23/24

DECISION LIST

The decision list was duly noted.

P 085 23/24

TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 11th September 2023.

Meeting ended:

8.35 pm

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Chairman

.....
Date

REPORT SCHEDULE FOR MEETING Monday 11 September 2023

1.	58015	<p>HSE 19 Five Heads Road, Horndean, Waterlooville, PO8 9NW</p> <p>Single storey rear extension. Front extension for wheelchair storage.</p> <p>Ward: Horndean Murray</p> <p>Cllr Rep: Teresa Attlee</p> <p>Observations: - This is an individual property attached to the Masonic Hall which runs along the full length of the property and beyond.</p> <p>Size Layout & density: - The extension is in two parts; a) the front one which is to house a wheelchair, and which appears to be some 4 metres long from the existing principal wall of the property and b) the rear extension which will be about 10m long and 8m wide. The rear extension would not appear to be affect the amenity of the neighbouring property (the Hall) as it is still considerably shorter than the length of the Hall to its left (when facing the property from the rear). The front extension will have access on the side away from the Hall but its projection (of some 2,5m) beyond the building line of the Hall (to its right when viewing the property from the front) may be an issue.</p> <p>Street Scene: - Currently the property is set back from the Hall to its right. The design of the single storey front extension is long and narrow and appears to be contrary to the guidance in CP 29 Design (d) and the Residential Extensions & Householder Development SPD at paragraphs 2.21 – 2.25 due to disrupting the building line. The illustration at paragraph 2.23 of the SPD is very similar to this proposed extension. As the access to the property will be via the side of the new front extension, the front door of the property will no longer be a feature of the property being replaced by the new brick wall of the extension.</p> <p>Local Planning Policies: - CP 29 Design (d) and the Residential Extensions & Householder Development SPD paragraphs 2.21 – 2.25</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: - the plans mention a potential issue with the boundary at the front with the Hall "...assuming the Masonic Lodge are happy with the footing being under the land?"</p> <p>Conclusions: The front extension in its own right will affect the street scene being some 4m in length and projecting some 2,5m in front of the building line of the neighbouring Hall to its right (when facing the property)</p> <p>RECOMMENDATION: - Objection. The objection relates to the front extension only which will affect the street scene being some 4m in length and projecting some 2,5m in front of the building line of the neighbouring Hall to its right (when facing the property) contrary to CP 29 and the Residential Extensions & Householder Development SPD</p>
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2.	60071	<p>HSE 29a Keydell Avenue, Horndean, Waterlooville, PO8 9TD</p> <p>Hip to gable side extension, dormer to rear and single storey side extension. 2No. Rooflights to front elevation</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Paul Beck</p> <p>Size Layout & density: The extension will increase the footprint size of the property marginally, but not excessively</p> <p>Design, appearance and materials: The design matches the rest of property.</p> <p>Street Scene: A slight change but in keeping with local styles. The property is not on the road but down a short side road so minimal passing traffic to observe the street scene view</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: No change as the extension will not increase in number of bedrooms and there is off-street parking available on the frontage of the property, together with a single garage</p> <p>Overlooking and loss of privacy: No change.</p> <p>Traffic generation: No change</p> <p>Ground contamination: No obvious sources.</p> <p>Conclusions: This is a relatively modest extension designed to make use of the loft space as bedrooms enabling and improved ground floor layout</p> <p>Recommendation: NO OBJECTION</p>
3.	26982/016	<p>FUL Yew Tree Cottage, Eastland Gate, Lovedean, Waterlooville, PO8 0SR</p> <p>Construction of an indoor riding school.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Derek Prosser</p> <p>Observations: - This is a further development of the Equestrian facility built adjacent to Yew Tree Cottage. The facility has stable blocks, a ménage, dressage mirrors and various horse pens which were fully occupied when I visited. The proposed building is 21m by 60m by 6.5m tall and will be of green metal construction with a grey roof. This building will dominate what is a small hamlet of 5 or 6 dwellings. Interestingly the last planning application 26982/015 was granted conditionally on the facility being for the private use of Yew Tree Cottage. This is pointed out by the applicant in the Planning and Design Access Statement. The question is whether this further development is in line with that. There is a large sign outside of the premises proclaiming "Yew Tree Stables", Eastlands Gate lane would appear to have been widened (by whom?) on the opposite side of the road to allow large vehicles</p>

		<p>to swing into the gateway which has not been moved back a suitable distance from the lane as requested previously. All of this points to a commercial facility with frequent use.</p> <p>Size Layout & density: - The new building is extremely large and would impact the street view in this small hamlet which it would then dominate.</p> <p>Street Scene: - Whilst the building is not directly on the lane it would require considerable mature planting to hide it given its size and height.</p> <p>Local Planning Policies: - CP29 Design – The new building would dominate it's surroundings, CP19 Development in the countryside – Given this is private facility there seems to be no benefit for Eastlands Gate or the countryside in general</p> <p>Overall Highway safety: - If the facility is used by others there will be more traffic on Eastlands Gate Lane</p> <p>Noise and Disturbance from completed development: - The facility already looks very busy, this may add to that</p> <p>Parking: - There is a large parking area already built</p> <p>Overlooking and loss of privacy: - None</p> <p>Traffic generation: - Potentially additional large vehicle traffic on a small country lane</p> <p>Ground contamination: - EHDC have commented that the area is liable to flooding and some mitigation action should be taken.</p> <p>Conclusions:- Given the size of the building at 21mx60mx6.5m and that the site is considerably developed already, the scale of the building would dominate the neighbourhood and constitute over development of the site. Further, despite assurances this is for private use, examination of the site and the facilities built certainly give the impression of a commercial facility or at least one that could easily be used as such. Therefore it is reasonable to question if the previous conditions of 26982/015 are reasonably being met by this further development.</p> <p>RECOMMENDATION:- OBJECTION</p>
4.	26398/027	<p>HSE Sunrise, Lith Avenue, Horndean, Waterlooville, PO8 0HA</p> <p>Retention of outbuildings consisting of replacement detached garage, pool house, two sheds and a kennel Sunrise, Lith Avenue, Horndean, Waterlooville, PO8 0HA</p> <p>Ward; Horndean Downs</p> <p>Cllr Rep: Teresa Attlee</p> <p>Observations: - This property is outside the settlement policy boundary. It is a retrospective application for works that appear to have commenced in June 2020 and been completed in May 2022. Pre application advice was sought in July 2023 after the works were completed. That advice said that planning permission was required. It is not possible to view from the public highway due to high fencing. There have been several planning applications (as can be determined from the case reference number above).</p> <p>The application form mentions a garage, a goat shed, a shed and a pool house. The covering letter (as referenced above) mentions a detached</p>

		<p>garage, pool house, two sheds and a kennel. The plans show these structures i.e., garage, pool house shed, and goat shed, plus there is a photograph of the kennel which is difficult to interpret. One of the sheds is within the curtilage of "Sunnyview" (a two-storey property that was built without planning permission which was subsequently refused).</p> <p>Size Layout & density: - This property is sited on a large amount of land and the garage and sheds would appear to be unobtrusive. The pool house however (located on the northeastern boundary) may give rise to issues of light pollution as from the plans it appears that it could be all glass. There do not appear to be any nearby properties immediately below it.</p> <p>The Application Form states that the pool house is "render" with a flat roof construction. It appears to be 9m long and 6m wide so it is sizeable with a raised lantern type roof which appears to be contrary to CP19 paragraph 7.6 which states "inappropriate types and scales of development will not be permitted in order to maintain the landscape character and quality of the countryside.</p> <p>Street Scene: - No change</p> <p>Local Planning Policies: - CP 19 Development in the Countryside and CP 27 Pollution</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: - None thought likely.</p> <p>Traffic generation: - No change</p> <p>Ground contamination: - None known.</p> <p>RECOMMENDATION: - This is a retrospective application.</p> <p>Objection in relation to the pool house (only) which due to its size appears to be contrary to CP19 paragraph 7.6 which states "inappropriate types and scales of development will not be permitted in order to maintain the landscape character and quality of the countryside". If it is substantially made of glass, there may also be light pollution issues contrary to CP 29 Pollution</p>
5.	54472	<p>TPO 28 Loxwood Road, Horndean, Waterlooville, PO8 9TU</p> <p>2-3 Metre Crown Reduction of 1 No. Oak Tree (T1) from East Side overhang into rear garden of 14 Eperston Rd (28 Loxwood Road, Horndean, Waterlooville, PO8 9TU) (EH1151) Tree Preservation Order 2020</p> <p>Ward: Catherington</p> <p>Cllr Rep: Derek Prosser</p> <p>TREE CONDITION:- The tree is in the rear garden of 28 Loxwood Road which backs on to 14 Eperston Road. This is a very large tall Oak tree which is overhanging the garden of 14 Eperston. The tree is healthy and in good condition. The diagram provided is poor. Some maintenance of the tree would appear to be necessary.</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.</p> <p>RECOMMENDATION: - NO OBJECTION</p>
6.	55562/013	<p>Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville</p> <p>Verbal update to be given</p> <p>Ward: Horndean Murray</p> <p>Cllr Rep: Teresa Attlee</p> <p>Recommendation:</p>

DECISION LIST
15.08.2023 – 11.09.2023

Reference No: 37122/003 PARISH: Horndean Location: 196 Greenfield Crescent, Horndean, Waterloooville, PO8 9ER Proposal: Felling of 1No. Oak Tree to rear (Hazleton Estate, Horndean) (E.H.124) Tree Preservation Order 1983 Decision: CONSENT Decision Date: 15 August, 2023
Reference No: 21596/021 PARISH: Horndean Location: Horndean Technology College, Barton Cross, Horndean, Waterloooville, PO8 9PQ Proposal: Renovation of existing hard tennis courts including new fencing and floodlighting. Decision: PERMISSION Decision Date: 11 August, 2023
Reference No: 60039/001 PARISH: Horndean Location: 35 New Road, Lovedean, Waterloooville, PO8 9RU Proposal: Two storey and single storey front extension and single storey rear extension Decision: PERMISSION Decision Date: 14 August, 202
Reference No: 58791 PARISH: Horndean Location: 17 Lychgate Drive, Horndean, Waterloooville, PO8 9QE Proposal: Two storey side extension and drop kerb extension. (Amended drawings received 28.07.2023 removing drop kerb extension) Decision: PERMISSION Decision Date: 17 August, 2023
Reference No: 55734/004 PARISH: Horndean Location: Hill View, Coldhill Lane, Horndean, Waterloooville, Horndean, PO8 9SB Proposal: Detached store to south side of site. Additional pitched roof dormer window to side roof slope, increase in ridge height by 0.275 metres and proposed basement.(Variation to that approved under 55734/002) (Description amended 27/07/2023 and amended by plans received 27/07/2023) Decision: PERMISSION Decision Date: 17 August, 2023
Reference No: 24944/003 PARISH: Horndean Location: 15 Wessex Road, Horndean, Waterloooville, PO8 0HS Proposal: Single storey rear extension following demolition of existing conservatory. Decision: PERMISSION Decision Date: 17 August, 2023
Reference No: 59463/001 PARISH: Horndean Location: 5 White Dirt Farm Mews White Dirt Lan, Horndean Waterloooville PO8 0TN Proposal: Retrospective application for the continued use of agricultural land as residential garden (Use Class C3) to rear Decision: PERMISSION Decision Date: 30 August, 2023
Reference No: 58739/001 PARISH: Horndean Location: 3 Kilderkin Drive, Horndean, Waterloooville, PO8 0FF Proposal: Felling of 1No. Lawson Cypress Tree (T5) (No.5 Havant Road, Horndean) (E.H.494) Tree Preservation Order 2002 Decision: CONSENT Decision Date: 30 August, 2023
Reference No: 38999/001 PARISH: Horndean Location: 45 North Road, Horndean, Waterloooville, PO8 0EH Proposal: Single storey dwellinghouse west of 45 North Road with new vehicular access off St Giles Way. Decision: REFUSAL Decision Date: 29 August, 2023