



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 17th June, 2024 AT 7.00 PM

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

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

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

11 June 2024

AGENDA

1. To receive apologies for absence.
2. Elect a Vice Chair
3. Determine ward allocation for Cllr Ron Smith
4. 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.
5. To receive and approve the minutes of the Planning Committee meeting held on 29th April 2024.
6. 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.*
7. To discuss and note any planning appeals.
8. 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.*
9. To discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meetings on a date to be confirmed.
10. To note the date of the next meeting as Monday 8th July 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 20th May, 2024 AT 7.00PM.**

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

IN ATTENDANCE: Eve Maple – Administrative Assistant (Minute Taker)

PUBLIC: 1 member of the public attended

P 010 23/24 TO RECEIVE APOLOGIES FOR ABSENCE

Carla Baverstock Jones
Cllr Derek Prosser

P 011 23/24 TO RECEIVE ANY DECLARATIONS OF INTEREST

None received

**P 012 23/24 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE HELD
ON 29.04.2024**

It was RESOLVED that the minutes of the Planning Committee meeting held on the 29th April 2024 were duly signed as a true record of the meeting.

P 013 23/24 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

P 014 23/24 TO DISCUSS AND NOTE ANY PLANNING APPEALS

None received

P 015 24/25

TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISIONS AS PER ATTACHED SCHEDULE.

60244/001 HSE 62 St Vincent Crescent, Horndean, Waterlooville, PO8 9JD

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 (re-submission of 60244)

Ward; Downs and Murray

RECOMMENDATION: NO OBJECTION

P016 24/25

60385 FUL Boundary Cottage, Day Lane, Horndean, Waterlooville, Horndean, PO8 0SH

Replacement dwelling following demolition of existing dwelling.

Ward; Catherington

RECOMMENDATION - Objection - The new building is not sympathetic to the street scene. There is an Issue with height scale and massing (CP27 and CP29) particularly due to land sloping upwards. There is also an issue with noise disturbance from the games room. The gates are above the 1-meter height limit. Can the case officer consider frosted glass in the window on second floor in east elevation to avoid being overlooked?

P 017 24/25

55562/012 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

Horndean Parish Council submitted comments on this application in February 2023 and again in February 2024. This pre decision amendment relates to what is now called Phase 1 containing parcels of land C1-4 and C8.

A full report has been submitted to EHDC covering issues regarding Sustainable Drainage Systems (Suds) and Connectivity to Havant Thicket.

P 018 24/25

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

Noted by chair

P 019 24/25

TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 17th June 2024.

Noted by chair. Meeting ended: 7.30 pm

.....
Chairman

.....
Date

REPORT SCHEDULE FOR MEETING Monday 17th June 2024

1.	55815/008	<p>FUL 38 New Road, Lovedean, Waterloooville, PO8 9RU</p> <p>Proposal: Retrospective change of use of land to rear from agricultural to residential extending the residential curtilage. Retention of outbuilding on the land to be used for storage of garden and apiary equipment</p> <p>Ward; Catherington</p> <p>Cllr; Keith Jenkins</p> <p>Observations: - I have been unable to view the land in question as there is no public access. From the maps I have access to it appears that the land in question is outside of the settlement boundary and is part of a designated TPO area (EH1012)2016, however there are no plans to affect any trees in this area. The existing outbuilding has already been increased from 8sqm to 32sqm.</p> <p>Size Layout & density: - Garden out building increase from 8sqm to 32sqm</p> <p>Street Scene: - No change</p> <p>Local Planning Policies: - CP19</p> <p>Overall Highway safety: - No Change</p> <p>Noise and Disturbance from completed development: - The extended outhouse should cause little noise pollution to neighbouring properties.</p> <p>Parking: - No change</p> <p>Overlooking and loss of privacy: - No change</p> <p>Traffic generation: - No change</p> <p>Ground contamination: - No change</p> <p>Conclusions: - This land is currently agricultural and it appears that there is no need to change this designation to residential. It is possible that if the land is changed to residential future planning permission may be sort, although this appears unlikely as there is limited access to the rear garden.</p> <p>Recommendation: - Objection</p>
2.	60256/001	<p>HSE 58A South Road, Horndean, Waterloooville, PO8 0EP</p> <p>Proposal: Replacement garage to front.</p> <p>Ward: Downs</p> <p>Cllr: Teresa Attlee</p> <p>Observations: - This is a fresh application for a replacement garage only, as the application 60256 for a first-floor extension to the side and a detached garage with home office above was Refused in a letter dated 24 January 2024.</p>

It is not possible to see very much of this property from South Road as it is a long way back and positioned behind number 58 with which it shares a drive. This property was originally built as a 1.5 storey in-fill on the land behind the house at number 58 South Road. Planning was refused on 2 May 2007 under policies GS2 and HE1 (applying at that time) *“as the development would result in a building of excessive bulk and height to the detriment of the visual outlook and amenities of the occupier of the adjacent property”*. The developer appealed and this was allowed in a letter dated 9 November 2007 (appeal ref APP/M170/A/07/2049139). Sometime later 58A converted the integral garage to single storey living accommodation and built a wooden garage/storage structure to the front.

Size Layout & density: - The materials to be used will have brick and clay wall tiles with clay roof tiles to match the existing house and would appear to be compliant with CP29 Design. The proposed new garage is single storey only and is some 2 metres lower than the garage in the application that was refused. For the purposes of this application however it is relevant to compare it with the existing structure to determine whether the reasons for the refusal given in the Case Officer's report of 24 January 2024 would still apply.

The existing garage is around 2.5m in height and around 4m wide. The proposed new garage is around 5m wide and around 4.5m in height so it may now be considered subservient to the main dwelling. As the garage cannot be viewed from the street it is not possible to determine if it would impact on the amenity of the neighbouring property at number 58 South Rd. The case officer will be in a better position to check this having conducted a site visit in relation to the earlier application in January 2024.

Street Scene: - As noted above, it is possible only to see a slither of this property from the street. The new garage will not be visible at all but it may be conspicuous to the neighbour at number 58.

Local Planning Policies: - CP 27 Pollution, CP 29 Design, Residential Extensions & Householder Development SPD paras 3.1 and 3.3 (Outbuildings and Garages) and the Vehicle Parking Standards SPD

Overall Highway safety: No change

Noise and Disturbance from completed development: - No change

Parking: - It is assumed there is still parking for three cars (one of the conditions when the original Appeal that was allowed in 2007) so the proposal is compliant with the Vehicle Parking Standards SPD for a 4-bedroom dwelling.

Overlooking and loss of privacy: - When considering the impact on the amenity of neighbouring properties by reference to CP27, we know that the Officer rejected the structure in the previous application when it was 6m in height on the basis that no. 58A South Rd is surrounded by multiple dwellings with various lines of sight to the property and “both parts of the proposal” would have been “highly visible to the neighbouring dwellings” and it would have impacted on the outlook from no.58 South Rd which is positioned to the south.

Under the previous proposal it was stated that the garage would have had an overbearing and dominating visual impact. Potentially the latest proposal with its reduced height when compared with the previous application (but nevertheless an increased height when compared with the existing structure) may well be acceptable. However, as the structure and its relationship to other dwellings cannot be determined from the street vantage point, it is recommended that the case officer should be in a better position to determine this having already carried out a site visit.

		<p>Traffic generation: - No change</p> <p>Ground contamination: - It is not clear if the garage will affect the nearby utilities or the root systems of the nearby trees forming a boundary between number 58 in front of the property and number 56 to the right (when facing number 58A).</p> <p>Conclusions: The existing garage is around 2.5m in height and around 4m wide. The proposed new garage is around 5m wide and around 4.5m in height so it may now be considered subservient to the main dwelling. As the garage cannot be viewed from the street it is not possible to determine if it would impact on the amenity of the neighbouring property at number 58 South Rd. The case officer should be in a better position to check this having conducted a site visit in relation to the earlier application in January 2024.</p> <p>Under the previous proposal it was stated that the garage would have had an overbearing and dominating visual impact. Potentially the latest proposal with its reduced height when compared with the previous application (but nevertheless an increased height when compared with the existing structure) may well be acceptable. However, as the structure and its relationship to other dwellings cannot be determined from the street vantage point, the case officer should be in a better position to determine this having already carried out a site visit.</p> <p>Recommendation: No Objection pending the case officer's confirmation of compliance with CP 27 Pollution, CP 29 Design, Residential Extensions & Householder Development SPD which cannot be determined from viewing this property from the street.</p>
3.	60352	<p>HSE 70 Merchistoun Road, Horndean, Waterlooville, PO8 9NF</p> <p>Two storey extensions to part of the front of the dwelling.</p> <p>Ward; Murray</p> <p>Cllr; Bob Sowden</p> <p>Observations; Best way to gain an extra bedroom and a larger lounge</p> <p>Size layout and density; Minimum effect on neighbours due to size of front garden.</p> <p>Street Scene; Small change</p> <p>Local planning policies; Comes within local planning policy</p> <p>Overall highway safety; None</p> <p>Noise and disturbance from completed development; None</p> <p>Parking; No loss. Large front garden.</p> <p>Overlooking and loss of privacy; None</p> <p>Traffic generation; None</p> <p>Ground contamination; None</p> <p>Conclusions; In my opinion common sense way to achieve extra way to achieve extra space such as a 3rd bedroom etc.</p>

		Recommendation; No objection
4.	59483/001	<p>13 Southdown Road, Horndean, Waterlooville, PO8 0ET</p> <p>Demolition of existing bungalow and construction of 2No. detached dwellings with detached car port for plot No.1 (as amended by plans received 10 May 2024).</p> <p>Ward; Downs</p> <p>Cllr; Teresa Attlee</p> <p>Observations: - Currently there is a small two bedroomed bungalow facing south eastwards on this long narrow sloping site. The new owners have purchased the land, and the plan is to build two new 4-bedroom dwellings; one a self-build (exempt from CIL) on the existing site and one (a market property) to the front of it. The owners plan to live in property to the rear. It is noteworthy that several objections have been made by local residents about this proposal all of which highlight similar concerns. The applicant has subsequently submitted revised plans which reduce the roofline of the proposed rear plot by around 1m as well as providing cycle storage at both properties. HPC has reviewed the plans once more (taking account of the technical points raised in the objections) and has set out its findings below.</p> <p>Size Layout & density: - The existing bungalow (some 6m in height) will be replaced with a three-storey 4 bedroomed dwelling some 9m in height (having been reduced in height by around 1m in the latest plans updated in April 2024 compared with the original plans submitted in December 2023). The additional two storey 4 bedroomed dwelling sited in front of it (which appears to be around 8m in height) will result in a more cluttered over development of the site. Under the guidance in CP29 para (d), the layout and design of any new development should contribute to the local distinctiveness and sense of place, as well as be sympathetic to its setting in terms of scale height massing and density. Overall, this development does not take account of neighbouring buildings as well as of the surrounding area.</p> <p>Street Scene: -</p> <p>The Design & Access statement (Nov 2023) suggests that “like with similar developments in the road it has the potential for an additional dwelling to the front of any new replacement dwelling”. However, Southdown Rd is characterised by properties set in gardens far back from the road with open frontages whose owners have not gone down that route as such a property would be out of keeping with the existing building line, disturbing the character of the street scene.</p> <p>Local Planning Policies: - CP 27 Pollution, CP 29 Design, Residential Extensions and House holder Development SPD, Vehicle Parking Standards SPD</p> <p>Overall Highway safety: There will be one shared entrance to the two properties. HCC has already commented on the inadequate visibility and corrective measures to mitigate this. However, such measures would need to be balanced with the potential impact on the street scene as set out in the Residential Extensions and House holder Development SPD (paragraphs 3.10-3.14 relating to Boundary Treatments)</p> <p>Noise and Disturbance from completed development: - The neighbours on either side of the two new dwellings will be likely to experience increased</p>

noise from two 4 bedroomed properties when previously there was single two bedroomed bungalow in which case CP27 might apply.

Parking: - The Vehicle Parking Standards SPD requires that four bedroomed properties make provision for three car parking spaces and 2 cycle spaces. The latest plans show the provision for two cycle spaces at each property and three car parking spaces for the rear property (that has an integrated garage), but it is not clear from the plans that there are three spaces in the car port for the front property. The case officer should check this. The parking looks to be quite tight and there would be concerns as to whether larger delivery vehicles or emergency vehicles could enter and leave either property's parking spaces with ease.

Overlooking and loss of privacy: - Due to the slope of the land, it is possible that the topmost windows in the property to the rear (on land that is 83m above sea level) will affect the privacy of the neighbouring properties across the street due to overlooking, in breach of CP 27 Pollution. It is also possible that there will be overshadowing and loss of privacy in the neighbouring property at number 15 to the left of the three-storey property (when viewed from the street)

Traffic generation: - The increase in traffic generation of potentially six vehicles and sometimes more when visitors are present, could lead to more on street parking, exacerbating the safety of an already busy rural road used by dog walkers and schoolchildren.

Ground contamination: - It is not clear how the drainage systems will operate and what further impact the runoff from the new properties will have on the rural road which already is subject to frequent flooding.

Conclusions: After further consideration HPC objects to this development.

The proposal to build two properties will result in over development of the site. Under the guidance in CP29 para (d), the layout and design of any new development should contribute to the local distinctiveness and sense of place, as well as be sympathetic to its setting in terms of scale height massing and density. Overall, this development does not take account of neighbouring buildings, the street scene, or the surrounding area.

It is likely that CP27 will apply as there will be noise and disturbance from the completed development (of two four bedroomed properties where previously there was one two bedroomed bungalow) as well as loss of privacy through overlooking and overshadowing due to high ground on which the property to the rear is sited.

There does not appear to be adequate parking in the front property (where three spaces are required for four bedroomed properties), which is contrary to the requirements of the Vehicle Parking Standards SPD. The total absence of visitor parking within the sites, could lead to more on-street parking in a quiet rural road but which is already overused for parking by dog walkers, as well as the safety implications for children walking along that road. Visitor parking will increase these.

The existing hedge at the front at the entrance to the site may have to be taken down to improve visibility if the advice from HCC is to be followed to meet highway safety issues. Such removal could be in breach of the guidance relating to boundary treatments set out in Residential Extensions and House holder Development SPD (paragraphs 3.10-3.14 relating to Boundary Treatments.

RECOMMENDATION: - Objection

Sent as delegated power 11.06.2024

5.	55625/003	<p>OUT Land North of Woodcroft Farm, James Copse Road, Lovedean, Waterloooville</p> <p>Outline planning application sought for the development of up to 190 dwellings, with associated vehicular access, infrastructure and landscaping (all matters reserved except access)</p> <p>Ward; Catherington</p> <p>Cllr; Derek Prosser</p> <p>Observations: - This is effectively the Catherington Park Phase 3 development. This application is for outline planning permission and vehicular access, all other matters are reserved. With this in mind, there are 68 documents in the application but detail is short and there is a lot of duplication.</p> <p>The new site is between James Copse and Eastlands Gate to the rear (north) of the existing Catherington Park development. The development will be a mix of two and three storey buildings comprising 190 dwellings with green space in between two major development areas. The site will be accessed via Eagle Avenue along Powell Drive and into Merritt Way (left and right) creating two accesses (one to each development area).</p> <p>This planning application is for 190 dwellings not 160 as stated in the emerging local plan. This is partially achieved with three storey apartment blocks which are located to the centre near the green space and to the eastern boundary with phases 1 and 2.</p> <p>Much is made of the local amenities in the documentation; however, the "local shops" are convenience stores, the nearest supermarkets for the weekly shop being Sainsburys/Lidl/ASDA at Waterloooville or Morrisons on the A3M, increasing traffic on Lovedean Lane and Milton Road. The proposed development on Lovedean Lane is also close by and two other developments are underway on Lovedean lane (Havant Borough side).</p> <p>The Land in the winter is wet, run off is high, and flooding on the smaller roads (eg Anmore Road) and Lovedean lane residents' gardens west side is frequent. We have noted comments from a resident who lives on the existing Catherington Park development near to this site who already has significant water run-off problems from this section of land.</p> <p>There are significant wildlife issues such as a large badger population in the centre of the green space of the proposed site as well as a Bat population. The developer proposes to surround the badgers!</p> <p>There is Woodcroft Primary School on the site but the nearest senior schools are at Cowplain and HTC, again a drive not a walk. Buses run in the direction of Cowplain but not Horndean.</p> <p>Recommendation: - OBJECTION for the following reasons</p> <ul style="list-style-type: none"> • We have a concern that the slope of the land from North to South will result increase run off to Catherington Park Phase 1 and 2 but also on the surrounding land towards the Anmore road which already floods regularly. • We believe the large Badger sett being in the green space between the two development areas will cause problems for the wildlife. It is difficult to see how surrounding the sett with houses and dog walkers will not result in at least some disturbance.

- The overall site is accessed via Eagle Avenue resulting in additional traffic on Milton Road/Lovedean Lane/Frogmore Lane which are busy at peak times (school times).
- Residents of Phases 1 and 2 have complained that the roads on the existing site are in a poor condition and unadopted. Merrit Way in both directions will be a through route for the new houses of this development and is not really suitable for that use.
- The cumulative effect of the Lovedean Lane developments and Catherington Park developments on the roads above is being ignored. The local shops here are convenience stores not “weekly shopping trips”, walking/cycling from this site would be for leisure only and not to get anywhere important, therefore traffic will continue to increase.
- It is also worth noting that there is further development called Woodcroft Copse, which is at the junction of Powell Drive and Eagle Avenue, will also be starting shortly (this is obviously in Havant Borough) but the same site exit roads.

I also draw your attention to the Emerging Local Plan allocated sites section HDN1 for this land which covers similar points:

List of constraints & opportunities

- Biodiversity (1): site is adjacent to a SINC (James Copse & Outlier), which is also identified as ancient natural woodland.
- Biodiversity (2): there are single and area tree protection orders within the site.
- Water quality: the site is located within a groundwater source protection zone (SPZ1) and is highly sensitive to deep drilling activities. The site is also within the Solent catchment area and will need to address nutrient neutrality.
- Geology: potential for sub-surface features and sink holes.
- Flood risks (3): small parts of the site are susceptible to surface water flooding. These flood risk areas bisect the site. There is also identified potential for groundwater flooding.
- Access: potential to connect the site to the public rights of way network, improving permeability for walking and cycling modes and enabling healthy & active lifestyles.
- Access (4): connection to the local road network could be achieved through recent housing development to the south and east. The access road to the north-west is unlikely to be suitable as a principal access route for motor vehicles.
- Landscape: there is potential for adverse landscape and visual impacts, depending on site layout, building typologies, roof heights and roof pitches.
- Green infrastructure (5): mature field boundaries and trees are important characteristics of the site, helping it to integrate with adjoining natural features.
- Agricultural land quality: the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.

6.	26982/018	<p>VOC Yew Tree Cottage, Eastland Gate, Lovedean, Waterloooville, PO8 0SR</p> <p>Condition 4 of planning permission 26982/003 to be varied to state: The surface water drainage shall be built in accordance with the approved details provided by 'Claydon Horse Exercisers' and the approved plans BKP032014-MIC-005 REV.A01</p> <p>Ward; Catherington</p> <p>Cllr; Keith Jenkins</p> <p>Observations: - Planning permission for 26982/003 was approved and work completed on 03/11/2017. Condition 4 was added to ensure the surface water drainage did not cause flooding of nearby roads and buildings. The new application 26982/018 seeks to change the surface water drainage. This application will need to be reviewed by the planning committee / council (part of a delegated power process).</p> <p>Size Layout & density:- NA</p> <p>Street Scene:- NA</p> <p>Local Planning Policies:- Not Known</p> <p>Overall Highway safety:- None</p> <p>Noise and Disturbance from completed development:- None</p> <p>Parking:- NA</p> <p>Overlooking and loss of privacy:- None</p> <p>Traffic generation:- None</p> <p>Ground contamination:- None</p> <p>Conclusions: - This response has been submitted late as the EHDC planning portal has been offline until 03/06/2024. As long as the EHDC Planning Case Officer is satisfied that the variance still meets Condition 4 of 26982/003 and will cause no problems to nearby properties and roads I can see no reason to object. As noted under observations above, this application will need to be reviewed by the planning committee / council (part of a delegated power process).</p> <p>Recommendation:- No objection</p> <p>Sent as delegated power 13.06.2024.</p>
7.	32204/001	<p>TPO 3 Havant Road, Horndean, Waterloooville, PO8 0DB</p> <p>Crown reduce 1No. Purple Plum Tree (T3) up to 1.5Metres & reduce height of crown of 1No. Beech Tree (T4) by 4 Metres (No.5 Havant Road, Horndean) (E.H.494) Tree Preservation Order 2002</p> <p>Ward; Kings and Blendworth</p> <p>Cllr; Teresa Attlee</p>

		<p>Observations: - Standing on the pavement to view this large, detached property and its trees from the street, it was possible to identify the beech tree towering further back towards the southern side of the house on the boundary with No 5 Havant Rd. However, without encroaching on the private drive, the plum tree sited forward also on the southern side (per the sketch submitted with the application) was hidden. A row of tall leylandii screen the front. I tried to view the trees from Kilderkin Drive and also from the fire station, but it was still not possible to see the plum tree with certainty. Google Earth pictures do not appear to be up to date with the scene that I identified from the pavement.</p> <p>Size Layout & density: -</p> <p>A lot of trees can be seen at the front and to the south side of the property where its boundary meets number 5 Havant Rd. The beech tree is very tall.</p> <p>Conclusion</p> <p>The request appears to be reasonable as regards the beech tree, but the tree officer would need to see the plum tree.</p> <p>Recommendation: - No Objection subject to the Tree Officer's agreement that the work is necessary. The work should be carried out by properly qualified personnel at the correct time of the year.</p>
8.	60401	<p>TPO Land to the rear of 35, Keydell Avenue, Horndean, Waterlooville</p> <p>Oak Tree (G1) - Crown reduction back to previous points on the laterals to the east side of the tree by approximately 1.5 - 2 metres (E.H.170) (Old Nursery Site, Keydell Avenue, Horndean) Tree Preservation Order 1986</p> <p>Ward; Kings and Blendworth</p> <p>Cllr; Bob Sowden</p> <p>Observations: - From the Google Earth picture submitted with the application a quite dense group of trees is visible behind the property just outside its boundary fence. The relevant trees are circled on the photograph. From the street the tops of the trees are visible but not the precise location of them.</p> <p>Recommendation: - No Objection subject to the Tree Officer's agreement that the work is necessary. The work should be carried out by properly qualified personnel at the correct time of the year.</p>
9.	40090/005	<p>214 Catherington Lane, Horndean, Waterlooville, PO8 0TA</p> <p>Change of Use from an agricultural unit to Class E (salon spa and wellness) with ancillary parking</p> <p>Ward; Catherington</p> <p>Cllr; Derek Prosser</p> <p>Observations: - Following the refusal of 40090/003 in mid-May this application scales back what is being requested. The dwellings, barn conversions (except one) and the parking to the rear of the dwellings have all been removed. This application is for change of use for part of the farmhouse, the barn directly next door and the farmyard only. None of the other farm buildings are included. The application mentions a withdrawn temporary use application which was also not met with the approval of the case officer. This was mainly due to traffic and parking concerns in a rural</p>

		<p>setting. It is worth noting that the land behind the farm is allocated for development anyway!</p> <p>Size Layout & density: - There is no expected change to the external appearance of the buildings. The farmyard should have enough parking for a small number of staff and customers. The application says 8 staff but not all at once.</p> <p>Street Scene: - Assuming the above is correct then there is no change to the street scene.</p> <p>Local Planning Policies: - CP4 – Existing Employment Land, CP6 – Rural Economy and Enterprise, CP19 –Development in the countryside, CP27 - Pollution</p> <p>Overall Highway safety: - The site is accessed directly from Catherington Lane. There would appear to be room for vehicles to turn on the land to exit back onto the lane without reversing. So no impact provided the number of customers at any one time is small (see parking)</p> <p>Noise and Disturbance from completed development: - The site is surrounded (currently) by fields. Disturbance to existing neighbours should be minimal. Any additional lighting added should be mitigated to avoid light pollution to neighbours.</p> <p>Parking: - There is sufficient parking for a limited number of customers & staff currently (maybe 10-15). The business should avoid cars being parked on Catherington Lane which at this point in the road has no pavement.</p> <p>Overlooking and loss of privacy: - None</p> <p>Traffic generation: - Will generate additional traffic but minor</p> <p>Ground contamination: - No information given</p> <p>Conclusions: - The recommendation is NO OBJECTION for the following reasons:</p> <ul style="list-style-type: none"> • CP4 Existing Employment Land – This is a change of usage of the site but may provide additional jobs in the area • CP6 Rural Economy and Enterprise – This would appear to comply. Makes good use of existing buildings without destroying character. • CP27 Pollution – In refurbishing the buildings, external lighting should be carefully planned in a “dark” area to avoid disturbance
10.	20325/006	<p>TPO 203 Lovedean Lane, Horndean, Waterlooville, PO8 9RT</p> <p>Works to 1No. Yew tree (T1) Reduce sides by 1Metre and 2Metres, reduce height by 1Metre and raise crown to 3Metres (E.H.750) (203 Lovedean Lane, Horndean) Tree Preservation Order 2007 203 Lovedean Lane, Horndean, Waterlooville, PO8 9RT</p> <p>Ward; Catherington</p> <p>Cllr; Keith Jenkins</p> <p>Observations: - Standing on the pavement to view this large, detached property and its trees from the street, it was possible to identify the beech tree towering further back towards the southern side of the house on the boundary with No 5 Havant Rd. However, without encroaching on the private drive, the plum tree sited forward also on the southern side (per the sketch submitted with the application) was hidden. A row of tall leylandii screen the front. I tried to view the trees from Kilderkin Drive and also from the fire station, but it was still not possible to see the plum tree with certainty.</p>

		<p>Google Earth pictures do not appear to be up to date with the scene that I identified from the pavement.</p> <p>Size Layout & density: -</p> <p>A lot of trees can be seen at the front and to the south side of the property where its boundary meets number 5 Havant Rd. The beech tree is very tall.</p> <p>Conclusion</p> <p>The request appears to be reasonable as regards the beech tree, but the tree officer would need to see the plum tree.</p> <p>Recommendation: - No Objection subject to the Tree Officer's agreement that the work is necessary. The work should be carried out by properly qualified personnel at the correct time of the year.</p>
11.	20325/005	<p>203 Lovedean Lane, Horndean, Waterlooville, PO8 9RT</p> <p>Listed Building Consent to replace polycarbonate conservatory roof with roof slate effect tiles</p> <p>Ward: Catherington</p> <p>Cllr: Derek Prosser</p> <p>Recommendation; Observations: - 203 Lovedean lane is a thatched cottage. It has a detached garage to the side with a tiled roof and a conservatory to the rear adjacent to the detached garage side. The cottage is grade 2 listed and hence the planning application. The application is to replace the existing conservatory roof with a tiled/slate effect roof. These types of changes tend to make the conservatory more habitable in extremes of hot or cold weather.</p> <p>Size Layout & density: - No change to the footprint of the conservatory. The roof will have a different look but probably less out of keeping due to the colours chosen than the existing white roof.</p> <p>Street Scene: - No Change – the conservatory is to the rear.</p> <p>Local Planning Policies: - CP29 Design</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: - No Change</p> <p>Conclusions: - This is fairly minor change to modernise an existing conservatory but the planning application is necessary due to Grade 2 Listed status</p> <p>RECOMMENDATION: - NO OBJECTION</p>
12.	27422/006	<p>31 Southdown Road, Horndean, Waterlooville, PO8 0ET</p> <p>Single storey rear extension </p>

		<p>Ward; Downs</p> <p>Cllr; Bob Sowden</p> <p>Observations: - Property sits up a long drive to the rear of nbr 31a</p> <p>Size Layout & density: The extension will square up the existing property and give a second bedroom</p> <p>Street Scene: - N/A</p> <p>Local Planning Policies: - Comes within local planning policies</p> <p>Overall Highway safety: N/A</p> <p>Noise and Disturbance from completed development: - None</p> <p>Parking: - Ample space</p> <p>Overlooking and loss of privacy: - None</p> <p>Traffic generation: - None</p> <p>Ground contamination: - None</p> <p>Conclusions; This proposed extension has no impact on any of the close neighbours due to its position.</p> <p>Recommendation; No objection</p>
13.	21864/020	<p>The Dairy, Roads Hill, Horndean, Waterlooville, PO8 0TG</p> <p>Nine residential dwellings and one commercial building (Class E(g)), together with the associated vehicular and pedestrian access, car parking, cycle storage and landscaping following demolition of existing buildings</p> <p>Ward: Catherington</p> <p>Cllr; Derek Prosser</p> <p>Observations: - The majority of this planned development is on brownfield land on the corner of Roads Hill and Catherington Lane. These plans seek to address some of the issues raised in a previous submission in June 2016 21864/018 and 21864/019 in 2021. There is now only one Commercial unit which is an "office" building with three parking spaces, it is very similar in appearance to the three bed houses. Class E usage would allow it to be subsequently converted to residential without planning permission interestingly. It would appear to be joined to unit 9 of the residential properties which is unusual. There are nine residential properties in total. The site is accessed via Road's Hill which is a narrow road with commercial traffic. The land is currently outside of the settlement boundary, so CP19 applies. The actual size of the development is now below 0.5 Hectares.</p> <p>Size Layout & density: - There are three 4 bedroom dwellings, two three bedroom houses and 4 three bedroom bungalows. The site in a courtyard shape, with the entrance opposite two of the larger dwellings and next to the Commercial unit. The other properties are arranged under what looks like "single roofed structures", with car parking or car ports separating the dwelling units. This along with the black wooden cladding approach gives the feel of stables (for the bungalows) or barn conversions (which they are not...they are just made to appear so). The smaller dwellings look like out-buildings of the larger ones. This approach while interesting and "countryside friendly" is out of keeping with the other properties in Catherington which feature flint frontage and walls. In the update Flint has</p>

been used in prominent buildings which is good but we still have black cladding and a mixture of grey and brown roof tiles which looks odd.

Street Scene: - This land is currently brownfield and commercial in use. There is general support for an improvement to the street scene. The rear gardens of some of the properties back directly on to Catherington Lane (Probably need more planting here for privacy. There would appear to be footpath between Units 2 and 3 emerging on to Catherington Lane.

Local Planning Policies: - CP4 – Existing Employment Land, CP10 Spatial Strategy for Housing, CP19 – Development in the Countryside, CP23 – Gap between settlements, CP27 - Pollution, CP29 - Design

Overall Highway safety: - The site is accessed via Road's Hill, there are industrial units with Commercial traffic on this narrow road.

Noise and Disturbance from completed development: - At present this site is only used during working hours, now it will be more broadly used

Parking: - There is sufficient parking space for the dwellings provided, whether the office space requires more than three spaces is difficult to determine but it would appear likely (counting employee and customers). The parking for Unit 9 and the Commercial unit is tandem in a couple of places. There are three extra spaces near the junction with Roads Hill.

Overlooking and loss of privacy: - None within the development

Traffic generation: - Estimated 20-25 additional cars resident off of Catherington Lane which is already busy

Ground contamination: - Previously there was concern that the applications would increase nitrates in underground water. We are not sure that this has been satisfactorily addressed

Conclusions: - The recommendation is Objection as the following reasons:

- CP4 Existing Employment Land – This land usage is currently B2 Vehicle Repair with large workshops. What is proposed is an Office of Class E. We are concerned that this will be turned into another residential unit subsequently, doing away with employment potential.
- CP10 Spatial Strategy for Housing – This site is now allocated for development in the new Local plan. However, it is "countryside" and Employment land and this does not significantly move the needle on the housing shortfall.
- CP 19 Development in the countryside – It has not been demonstrated that there is a need for the development in the rural location. The Equestrian land next to the site should be protected from further expansion of this development
- CP23 Gap between settlements. This application along with two others effectively closes the gap between Horndean and Catherington settlements.
- CP27 Pollution – There will be light pollution to existing residents of Road's Hill
- CP29 Design – The materials used such as black wood cladding, grey roof tiles and the style of the development is not in-keeping with the adjacent buildings in the Catherington Conservation Area. We welcome the inclusion of flint though.
- EHDC Parking SPD – There appears to be Tandem parking on Unit 9 and the Commercial Building (which are directly adjacent – which seems odd). This backs up the suggestion that the Commercial unit is temporary and will be another residence.

RECOMMENDATION: - OBJECTION

14	60400	<p>HSE 30 Walden Gardens, Horndean, Waterlooville, PO8 9PP</p> <p>Two storey front extension with single storey flank extension to the frontage of an existing dwelling</p> <p>Ward; Murray</p> <p>Cllr; Teresa Attlee</p> <p>Observations: - This is a detached 4 bedroom at the end of a cul de sac on slightly sloping land, designed with a 15m garage built at right angles to the front to the right of the property as one faces the property from the street. The plan is to increase the space in two of the existing bedrooms with further increase in space on the ground floor. I was informed it was four bedrooms during the site visit when I happened to meet the owner of the property. The plans do not show the full property as the rear was not surveyed.</p> <p>Size Layout & density: - The design of the dwelling includes a setback whereby the upper and lower floor on the left as one faces the property are set back by about 1m from the upper storey and garage to the right. The effect is two gabled roofs when viewed from the front. The plan is to create a two-storey infill on the left-hand side this bringing the property line forward by 2m and by 1m on the first storey on the right-hand part (over the garage), so they are both in line. The front of the property (eastern side) will look the same except that the property has been brought forward. The same materials as existing will be used. Therefore, CP29 Design appears to be met.</p> <p>Street Scene: - As the garage already protrudes forward at right angles from the property (as part of the original design of many of these properties) the street scene should not be affected. The two gabled roofs will still be in place, but the setback part of the property will disappear as the front of the building is brought into a flat line. The use of the same materials as existing should help to mitigate the impact of the change</p> <p>Local Planning Policies: - - CP 27 Pollution, CP 29 Design and the Vehicle Parking Standards SPD</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: - No change</p> <p>Parking: - The current parking has a garage with two spaces to the front. It appears from the plans that the proposed ground floor will use up the garage space. The plans show utility. Hall and storage in the area where currently a 15m long garage is shown on the existing plans. The Vehicle Parking Standards SPD requires four-bedroom properties to have at least three parking spaces so it would appear that the new plans will be in breach of that.</p> <p>Overlooking and loss of privacy: - When viewing the north facing side of the property from the neighbour at number 28 (on the right when facing the property) the bringing forward of the second floor above the garage should have little impact on the amenity of the neighbour as there appear to be no windows on that side of the neighbour's property and both properties already have garages at right angles in alignment. When viewed from the southern side there will be impact as there are no properties nearby. Therefore, CP27 Pollution does not appear to be in breach.</p>

		<p>Traffic generation: - No change</p> <p>Ground contamination: - Nothing to note</p> <p>Conclusions: The proposals appear to be compliant with CP27 and CP29. However, with the apparent loss of the garage as a parking space, the new proposals allow for two cars only, which is contrary to the guidance in the Vehicle Parking Standards SPD that requires a four-bedroom property to have at least three parking spaces.</p> <p>RECOMMENDATION: - Objection</p>
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DECISION LIST
21.05.2024. – 17.06.2024

Reference No: 23293/016 PARISH: Horndean Location: 11 London Road, Horndean, Waterloooville, PO8 OBN Proposal: Installation of a Medpoint prescription collection machine to the existing pharmacy shopfront window (as amended) Decision: PERMISSION Decision Date: 16 May, 2024
Reference No: 25419/004 PARISH: Horndean Location: 108 Hazleton Way, Horndean, Waterloooville, PO8 9DW Proposal: Single storey rear extension following demolition of existing conservatory. Decision: PERMISSION Decision Date: 10 May, 2024
Reference No: 21545/005 PARISH: Horndean Location: 131 White Dirt Lane, Horndean, Waterloooville, PO8 OTL Proposal: Single storey side extension, raised rear balcony to ground level, conversion of existing garage to annex accommodation with link through to main dwelling. Decision: PERMISSION Decision Date: 13 May, 2024
Reference No: 40090/003 PARISH: Horndean Location: 214 Catherington Lane, Horndean, Waterloooville, PO8 OTA Proposal: Change of Use from Agricultural to a mixed-use development comprising of 3No. Dwellinghouses (Use Class C3) and partial conversion to a Health and Wellbeing Spa (Use Class E) Decision: REFUSAL Decision Date: 14 May, 2024
Reference No: 24780/010 PARISH: Horndean Location: 8 Downhouse Road, Catherington, Waterloooville, PO8 OTX Proposal: Retention of outbuilding for the storage of cars (no.2). Decision: REFUSAL Decision Date: 23 May, 2024
Reference No: 55625/002 PARISH: Horndean Location: Land North of Woodcroft Farm, James Copse Road, Lovedean, Waterloooville Proposal: T025 Oak - Reduce Southern crown spread by 2.5 metres from 14 metres to 11.5 metres to give 2 metres clearance from building. T026 Oak - Reduce Southern crown spread by 2 metres from 13 metres to 11 metres. Remove poorly attached Deadwood . T028 Oak - Reduce southwest crown spread to give 2 metres clearance from building. Reduce by 2.5 metres from 10.5 metres to 8 metres. Decision: CONSENT Decision Date: 23 May, 2024