



# Horndean Parish Council

## NOTICE OF MEETING

**A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 20<sup>th</sup> JANUARY, 2025 AT 7.00 PM**

Members are summoned to attend: Cllrs P. Beck (Chairman), T. Attlee, S. Freeman, J. Lay, D. Prosser, A. Redding

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

14th January 2025

### 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 16<sup>th</sup> Dec 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 3<sup>rd</sup> Feb 2025.



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES  
COMMITTEE MEETING HELD AT JUBILEE HALL ON  
MONDAY 16th December 2024 AT 7.00PM.**

**PRESENT:** Cllr P Beck (Chairman), Cllr T Attlee, Cllr K Jenkins, Cllr D Prosser

**IN ATTENDANCE:** Carla Baverstock-Jones, Chief Officer  
Susan Blake, Administrative Assistant (Minute Taker)

**PUBLIC  
ATTENDANCE:** 2 Members of the public

Meeting Opened 7pm

**P 110 24/25** **TO RECEIVE APOLOGIES FOR ABSENCE**  
No apologies received

**P 111 24/25** **TO RECEIVE ANY DECLARATIONS OF INTEREST**  
None received

**P 112 24/25** **TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING  
COMMITTEE HELD ON 18th NOVEMBER 2024**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 18<sup>th</sup> November 2024 were duly signed as a true record of the meeting – Cllr Paul Beck

**P 113 24/25** **TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

The meeting was duly opened to members of the public 7.03pm

**P 114 24/25** **TO DISCUSS AND NOTE ANY PLANNING APPEALS**  
None

**P 115 24/25    TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISIONS AS PER ATTACHED SCHEDULE**

**25811/008    29 Victory Avenue, Horndean, Waterlooville PO8 9PJ**

Alterations and extensions to existing dwelling to provide Hydrotherapy pool and to enlarge the therapy room, accessible bathroom and accessible bedroom as well as additional storage and parking areas

**Ward: Kings & Blendworth**

**Cllr: Paul Beck**

**Report :**

There will be a significant increase in the size of the property but not excessive relative to the plot size.

All appear in keeping with existing.

A small change, but not significant and much of the property is screened by mature trees which will remain.

**CONCLUSIONS:** - This application is for minor variations to the \_007 application to which HPC commented No Objection and has been granted by EHDC

**RECOMMENDATION:- NO OBJECTION**

**36995/001    67A Havant Road, Horndean, Waterlooville PO8 0DP**

Alterations to roof of rear single-storey element including changing to flat roof with a roof lantern, installation of by-fold doors to rear elevation, enlargement of side window and installation of Flue to north west elevation and installation of bay window to front.

**Ward: Kings & Blendworth**

**Cllr: Paul Beck**

**Report :**

The extension will not increase the footprint size of the property.

The design matches the rest of property.

Not affected as the extension is to the rear.

**CONCLUSION :** This is a relatively modest alteration to provide additional living space.

**RECOMMENDATION:- NO OBJECTION**

**60568            53 Bulls Copse Lane, Horndean, Waterlooville PO8 9RA**

Single Storey rear extension

**Ward: Kings & Blendworth**

**Cllr: Paul Beck**

**Report :**

The extension will increase the footprint size of the property but not excessively so relative to the overall size of the plot.

The design matches the rest of property.

Parking : No change as the extension is to the rear with no increase in number of bedrooms.

**CONCLUSION :** This is a relatively modest extension into a large rear garden to provide additional living space

**RECOMMENDATION:- NO OBJECTION**

**51534/005    Land Rear of units C4-C2, Lakesmere Road, Horndean, Waterlooville**

**TPO** - Following request from FM, quote is for an NTPC qualified tree team to attend site and carry out works to cut back overhanging trees at the rear of units C1 to C4, pruned by 1.5 metres. All waste to be removed from site

**Ward: Kings & Blendworth**

**Cllr: Paul Beck**

**Report :**

The trees are not visible from the road.

**CONCLUSION :** The trees are quite large and some limbs are encroaching on the adjacent property. This application seems to be one of simple tree management.. No other work is to be carried out on the trees. My recommendation is that No Objection be raised regarding this application, subject only to the Tree Officer's agreement that the work is appropriate and will not be detrimental to the trees, and the work is carried out by qualified personnel.

**RECOMMENDATION:- NO OBJECTION**

**59483/002    13 Southdown Road, Horndean, PO8 OET**

**NATURE OF APPLICATION:** - Replacement Dwelling

**Ward: Downs & Murray**



**Cllr: Teresa Attlee**

**Report :**

**Observations: -**

The original planning application had been for two dwellings on this site. HPC had submitted an Objection, there had been 20 objections from the public and the application was refused by EHDC on 27 June 2024 (application 59483/001).

This application is for a single self-build new replacement dwelling to create a 4-bed detached dwelling with associated parking and landscaping. There will be two bedrooms on the second floor plus an office, two bedrooms on the first floor (plus other living accommodation) and a gym, plant store and garage in the basement.

Towards the front of the garden there will be a separate storage building for two bicycles, a workshop and refuse storage.

Currently there is a detached single storey dwelling located on the site situated on the west side of Southdown Road. As summarised in the EHDC report, the dwelling is set well back from the highway within a spacious plot. The site rises steeply westwards from the road. The west side of Southdown Road is predominantly characterised by detached dwellings set well back the highway on spacious plots with some detached ancillary buildings forward of the dwellings. The east side of the Southdown Road is also primarily characterised by detached dwellings set back from the highway.

**Size Layout & density: -**

The proposed new dwelling will be very similar in design to the original "plot 2" dwelling except there will also now be dormers built into the second storey at the rear of the property (the front of the property already had dormer windows). The overall roof height appears to be the same (front elevation 9.3m). The other major difference is that the dwelling is now sited further forward by what appears to be about 7.5m. The significance of this is that it should help to minimise the concern raised in the Officer's report that the rear elevation would protrude 2.5, beyond the rear elevation of number 15 Southdown Rd (to the north) and its rear outside area would project a further 3.5m beyond the rear elevation of number 15 Southdown Rd. As it would be approx. 3m from the side elevation of number 15 Southdown Rd it would have an overbearing impact upon number 15 resulting in loss of light to its primary windows and loss of privacy to its amenity areas contrary to CP27 and CP 29 criterion (d).

The storage building will be about 6.5m wide and 4.5m tall. It will be sited several metres from the front of the new dwelling and towards the bottom of the slope which help to make it less conspicuous when viewed from the public realm. In addition, the plans show that it will be screened by trees. The case officer may wish to assess if the roof height should be reduced to minimise this. Apart from that point, it appears to conform to the requirements of the EHDC Residential Extensions and Householder Development SPD (paras 3.1- 3.4).

**Street Scene: -**

With the second property no longer in the plans and with the new dwelling proposed to be more in keeping with the existing building line of the existing properties it will harmonise better with the existing street scene.

**Local Planning Policies: -**

CP 27 Pollution and CP 29 Design (d)

Residential Extensions and Householder Development SPD (paras 3.1- 3.4).

**Overall Highway safety:**

It is noted that the Highway Authority requested plans to be submitted that show a visibility splay of 2m x 43m and that these have been addressed in the revised the Design & Access Statement.

**Noise and Disturbance from completed development: -**

Consistent with 4 bedrooms and up to 5 cars

**Parking: -**

Parking for 2 cars in the garage and space for parking outside the property and outside the storage building.

**Overlooking and loss of privacy: -**

It is believed this has now been addressed through bringing the proposed new dwelling further forward (as noted above). In addition, the windows on the two side elevations are for bathrooms and ventilation, all with obscure glass.

**Traffic generation: -**

Commensurate with a four bedrooomed dwelling

**Overlooking and loss of privacy: -**

It is believed this has now been addressed through bringing the proposed new dwelling further forward (as noted above). In addition, the windows on the two side elevations are for bathrooms and ventilation, all with obscure glass.

**Traffic generation: -**

Commensurate with a four bedroomed dwelling

**Ground contamination: -**

EHDC has requested more information in view of the site draining towards the Solent which is a European Designated Site and subject to policies CP 21 CP22 (outside the scope of the Parish Council to comment on)

**Conclusions:**

A revised proposal which appears to conform to the key policies CP27 and 29 identified as problematic in HPC's previous report as well as by the EHDC planning Officer.

The new storage building may be conspicuous due to its being sited to the front of the property when viewed from the street. However, this will be mitigated by the distance from the main dwelling, the slope away from the dwelling and plans to mitigate this with tree screening.

**RECOMMENDATION: - NO OBJECTION**

No Objection subject to the case officer being satisfied that;

- a) CP27 and C29 no longer apply because there is now one dwelling only proposed (and not two), the plans for the siting of the new dwelling have moved the dwelling forward by over 7m within the site to minimise the impacts previously identified concerning overshadowing, overlooking and loss of amenity; and

the guidance in paragraph 3,2 of the Residential Extensions and Householder Development SPD does not apply because it will be some metres in front of the dwelling, the natural slope away from the dwelling and the plans to mitigate the building with tree screening.

**56884/001 81 Murray Road, Horndean, PO8 9JQ**

**NATURE OF APPLICATION :- Single Storey rear extension**

**Ward: Downs & Murray**

**Cllr: Teresa Attlee**

**Report :**

**Observations: -**

A semi-detached property (on the left-hand side when viewed from the street)

**Size Layout & density:** - The rear extension will create a larger dining/kitchen area plus WC. The kitchen area will protrude around 4m from the existing wall and extend across the back of the house. The existing utility and WC will be extended behind the garage by about 2m. The materials will match existing conforming with CP29 Design.

**Local Planning Policies:** - CP27 Pollution, CP 29 Design, Residential Extensions & Householder Development SPD

**Noise and Disturbance from completed development:** - The rear extension will have a flat roof containing two roof lights measuring some 2x1m each. In accordance with CP 27 Design, it may be necessary to ensure steps are taken to minimise glare and light spillage on the neighbouring properties (particularly at number 79 which, unlike the attached property at number 83 does not have a rear extension of its own).

**Parking:** - No change

**Overlooking and loss of privacy:** - As a single storey extension, no change

**Conclusions:**

A straightforward single storey rear extension but it may be necessary to take steps to minimise glare from the two new roof lights in the extension.

**RECOMMENDATION: - No Objection** pending confirmation from the case officer that light spillage will not be an issue or that steps have been taken to minimise it.

**55625/003 Land North of Woodcroft Farm, James Copse Road, Lovedean**

**NATURE OF APPLICATION:-** Outline planning application sought for the development of up to 190 dwellings, with associated vehicular access, infrastructure and landscaping (all matters reserved except access)

**Ward: Catherington**

**Cllr: Derek Prosser**

**Report :**



**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 now 116 documents (68 documents previously), there are many written by Grainger and Savills in response to the various comments made by consultees. Whilst some of these documents do seek to answer the questions we have raised there is lack of real evidence for us to drop our views.**

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).

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.

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).

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.

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!

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.

**A specific example of the type of response document added is that for doctors surgeries which claims there is capacity for an additional 3402 patients across the three surgeries to accommodate people from developments assuming a 2000 patients per GP target. This may be fine on paper but one only has to read the reviews of the Vine and Oaks surgeries to understand how difficult it already is to get a GP appointment.**

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

- 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. **(I have read the conditions of Portsmouth Water and other consultees and believe this is still an issue that requires further clarification)**

- 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 reply from Savills just states the sett will be preserved in the green space – this was not the issue)**
- 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). **(Having sat in this traffic three times in the last week, I believe this is still an issue – try visiting at 0800-0900, 1500-1600, 1700-1800)**
- 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. **Not addressed**
- 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. **(Pan-development issue not addressed except to say this site is designated in the emerging local plan)**
- 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. **Not addressed**

**We are not naive enough to assume we can stop all development in Horndean but with several developments**

- **(west of the A3) already approved plus a large solar farm near to this site, there is a serious danger that construction traffic volumes/clashes leads to increased delays and road safety issues, what we need is a recognition of this and not “nothing to see here”.**

**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.

28358/008

362 Catherington Lane, Horndean, Waterlooville, PO8 0TU

**NATURE OF APPLICATION:-** Car Port to Front

**Ward:** Catherington

**Cllr:** Derek Prosser

**Report :**

**Observations:** - This property is right at the end of Catherington Lane near the junction of Lovedean Lane on the slope up towards Catherington Village. "Car Port to Front" is a very short description of the application considering what is being proposed. An existing detached garage at the front of the property is being demolished, presumably because it ruins the view from the lounge over Catherington Down. It will be replaced by a large wrap around veranda. The car port described in the title is then underneath the veranda. The veranda is as wide as the lounge and wraps around to the "down hill" side of the property. There will be space for three cars. It is not clear if any major excavation is required to allow for the height of the car port, as it is limited by the lounge window from above..

**Size Layout & density:** - The veranda is 8.6m wide and 6.2m deep and has a glass surround, the car ports beneath are finished with large wooden beams. There are two car ports and a log store. The CGI mock up makes it look like there are three car spaces though.

**Street Scene:** - The street scene of this part of Catherington Lane is not uniform, this is a change but not detrimentally so

**Local Planning Policies:** - C29 – Design, Residential Extension and Householder Development SPD

**Overall Highway safety:** No change – a turning space is provided to avoid vehicle exiting backwards on to Catherington Lane

**Noise and Disturbance from completed development:** - Depends what the veranda is used for, such a vast space could be used for large gatherings

**Parking:** - There is plenty of parking and turning space at the front of the property.

**Overlooking and loss of privacy:** - There is the possibility that the front of the neighbour at #360 is overlooked. There is some planting but suggest there might be more necessary

**Ground contamination:** - None Stated

**Conclusions:-** A number of properties in this part of Catherington Lane have completed "modern" additions/changes. While this is a large change it does not affect the amenity of the neighbours particularly especially if a planting scheme on the boundary with #360 could be added.

**RECOMMENDATION:- NO OBJECTION**

22337/004

65A Bulls Copse Lane, Horndean, Waterlooville, PO8 9RA

**Lawful Development Certificate Proposed** - single storey rear & single storey side extensions following demolition of existing rear conservatory

**To Be Noted**

P 116 24/25

**TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S PLANNING COMMITTEE MEETINGS ON A DATE TO BE CONFIRMED**

It was agreed that a decision would be made nearer the time should there be any HPC Applications on the Agenda.

P 117 24/25

**TO NOTE THE NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE BEING MONDAY 20th JANUARY 2025**

The next scheduled meeting of the Planning Committee was noted as 20th January 2025

Meeting closed at 7.30 pm

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Signed - The Chairman

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Date



**REPORT SCHEDULE FOR MEETING Monday 20th January 2025**

1.	35737/006	<p><b>Coldhill Farm, Coldhill Lane Horndean PO8 9SB</b></p> <p>Proposed rear extension to existing garage with provisions for a terrace above with glass and oak balustrades. Construction of detached car port to front with first floor storage area</p> <p><b>Ward;</b> Catherington</p> <p><b>Report:</b> Verbal report to be given at the meeting.</p>
2.	32330/010	<p><b>6 Crisspyn Close, Horndean, PO8 9JT</b></p> <p>Infill of ground floor to provide a self-contained flat, conversion of first floor to provide accommodation and addition of a new floor to the roof with dormers to provide accommodation to create 6 residential units</p> <p><b>Ward;</b> Murray</p> <p><b>Report:</b> Verbal report to be given at the meeting.</p>