



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 17 MARCH 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,

11 March 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 24 February 2025.
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 14 April 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 24th FEBRUARY 2025 AT 7.00PM.**

PRESENT: Cllr P Beck (Chairman), Cllr T Attlee, Cllr D Prosser, Cllr S Freeman, Cllr J Lay, Cllr A Redding

IN ATTENDANCE: Sylvie Gower, Administrative Assistant (Minute Taker)
Susan Blake, Administrative Assistant

**PUBLIC
ATTENDANCE:** 18 members of the public

Meeting Opened 7pm

P 134 24/25 TO RECEIVE APOLOGIES FOR ABSENCE
Carla Baverstock-Jones, Chief Officer

P 135 24/25 TO RECEIVE ANY DECLARATIONS OF INTEREST
None received

**P 136 24/25 TO RECEIVE AND APPROVE THE MINUTES OF THE
PLANNING COMMITTEE HELD ON 3rd FEBRUARY 2025**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 3rd February 2025 were duly signed as a true record of the meeting

P 137 24/25 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

The meeting was duly opened to members of the public 7.00pm

P 138 24/25 TO DISCUSS AND NOTE ANY PLANNING APPEALS
None

**P 139 24/25 TO CONSIDER PLANNING APPLICATIONS AND NOTE
DECISIONS AS PER ATTACHED SCHEDULE**

EHDC-24-0035-HSE

**114 White Dirt Lane, Horndean, Waterlooville,
Hampshire, PO8 0TW**

NATURE OF APPLICATION: - Erection of new garage and alteration to existing

Cllr Prosser read his report (please see attached Report)

Conclusions: The original garage was in an impractical position to get a vehicle in and out. To turn it into a small outbuilding creates more space at the rear of the property. Not sure what happened to the car port but the new garage with a garage door at the front and back is effectively a "car port with doors", which is lower in height than the original.

RECOMMENDATION: NO OBJECTION - All Agreed

EHDC-24-0049-HSE

**Myrtlebank, 47 Glamorgan Road, Catherington,
Waterlooville, Hampshire, PO8 0TS**

NATURE OF APPLICATION: - Single storey rear extension

Cllr Freeman read his report (please see attached Report)

Conclusions: The proposed extension will make an already substantial property somewhat larger. However, the property sits on a sizable plot, which will tolerate the new square meterage of the improved property.

The north elevation adjacent to No49a will be of brick and obscured glazing in the proposed single window on that side to afford privacy to both parties. Providing the issues of potential spillage are considered by the case officer, the extension will provide additional flexibility and increased living space to the occupiers and future residents

RECOMMENDATION: - NO OBJECTION – All Agreed

EHDC-24-0073-HSE

**39 Winkfield Row, Horndean, Waterlooville,
Hampshire, PO8 9TL**

NATURE OF APPLICATION: - Conservatory to rear

Cllr Beck read his report (please see attached Report)

Conclusions: This is a relatively modest conservatory into a large rear garden to provide additional living space

RECOMMENDATION: - NO OBJECTION – All Agreed

EHDC-24-0063-ADV

**11 London Road, Horndean, Waterlooville,
Hampshire, PO8 0BN**

NATURE OF APPLICATION: - Display - of shop/business signage (retrospective)

Cllr Beck read his report (please see attached Report)

Conclusions: This is simply additional signage to supplement the existing pharmacy signs. The signs are illuminated and the Highways Officer has given a maximum acceptable level of illumination. The sign on the north elevation – visible to southbound traffic is misleading as it implies parking is available in Old Brewery Way rather than the previous sign that directed traffic past this road to the car park entrance

RECOMMENDATION: NO OBJECTION subject to the north elevation sign being made clearer – All Agreed

EHDC-25-0020-FUL

**Keydell Nurseries Havant Road, Horndean,
Waterlooville, Hampshire, PO8 0UU**

NATURE OF APPLICATION: The construction of a new food store (Use Class E(a)), with access, parking, landscaping, and associated works

Cllr Attlee read her report (please see attached Report). She read out additional comments and concerns about flooding and drainage from Portsmouth Water and Environmental Agency that had been added to EHDC Planning Portal after her report was produced. She highlighted that comments/concerns have not been provided by Hampshire County Council. Council Lay also added disappointment that the Highways Agency also haven't commented yet.

Concerns were raised by members of the public regarding flooding, traffic, and pedestrians crossing. They also agreed disappointment at Hampshire Highways not commenting.

Councillor Lay advised the members of the public to put all their comments and concerns onto EHDC Planning Portal.

RECOMMENDATION

OBJECTION pending further explanation of the issues highlighted in the attached report – All Agreed

NB : Attached update provided by Councillor Attlee after the meeting.

Additional resolution note from Horndean Parish Council

P 140 24/25

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

Cllr D Prosser, Cllr John Lay and Cllr T Attlee to attend next meeting when schedule.

P 141 24/25

**TO NOTE THE NEXT SCHEDULED MEETING OF THE
PLANNING COMMITTEE BEING MONDAY 17th March 2025**

The next scheduled meeting of the Planning Committee was noted as 17th March 2025

Meeting closed at 7.50 pm

.....

Signed - The Chairman

.....

Date

PLANNING APPLICATION NUMBER: - EHDC-25-0020-FUL

NATURE OF APPLICATION: - The construction of a new food store (Use Class E(a)), with access, parking, landscaping, and associated works

PROPERTY ADDRESS: - Keydell Nurseries Havant Road, Horndean, Waterlooville, Hampshire, PO8 0UU

ADDITIONAL RESOLUTION NOTE FROM HORNDEAN PARISH COUNCIL

Following the meeting of the HPC full planning committee on 24 February, it was RESOLVED;

- a) to approve the planning report that had been prepared by Councillor Attlee on 17 February 2025 (in separate attachment);
- b) to recognise the more informed serious risks and concerns raised by the Environment Agency and Portsmouth Water that had subsequently been posted on to the new EHDC planning portal relating to surface water, flooding, foul water, and land contamination, that we agree must be fully mitigated;
- c) to acknowledge the many detailed and informative comments raised by local residents that had also subsequently become available to view on the new EHDC planning portal, many of which had already been raised in public sessions at HPC full council meetings during December and January, as well as during the public part of the aforementioned planning meeting held on 24 February 2025; and
- d) to note that there does not yet appear to be any consultee comments visible on the new EHDC planning portal from Hampshire County Council.

Horndean Parish Council

25 February 2025



Hordean Parish Council
 FAO Clerk for the Parish
 Hordean Parish Council jubilee Hall crouch Lane hordean
 PO8 9SU

Planning services | www.easthants.gov.uk

Susie Ralston
 Email: Susie.Ralston@easthants.gov.uk
 Please quote the following in the email subject: APP/M1710/W/25/3359798

Our Ref: APP/M1710/W/25/3359798
 Date: 26/02/2025

NOTIFICATION OF RECEIPT OF A PLANNING APPEAL TOWN AND COUNTRY PLANNING ACT, 1990

Planning Inspectorate Reference: APP/M1710/W/25/3359798

Appeal by: Mr M Martin Price

Location: Yew Tree Cottage, Lovedean, Waterlooville, Hampshire, PO8 0SR

Proposal: Section 73 application to vary condition 4 (no external lighting/floodlighting) of planning permission 26982/018 to acknowledge existing lighting.

Appeal start date: 19/02/2025

I refer to the above details. An appeal has been made to the Secretary of State against the council's Refusal of planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk> If you do not have access to the internet, you can send your comments to **The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN**

All representations must be received by 26/03/2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference APP/M1710/W/25/3359798 .**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal. The appeal details can be inspected at <https://acp.planninginspectorate.gov.uk> You can get a copy of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us. When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

REPORT SCHEDULE FOR MEETING MONDAY 17 MARCH 2025

1.	EHDC-24-0015-HSE	<p>Hill View Coldhill Lane, Horndean, Waterlooville, PO8 9SB</p> <p>Residential Annexe following demolition of existing stable block</p> <p>Ward: Catherington</p> <p>Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: There is a largely derelict stable block to the rear of the plot. The intent is to demolish this and build an annex for the elderly relative of the applicant to live in. The resultant annex has a sitting room/ kitchen, two bedrooms (one for a care bed) and a bathroom. The situation of the new building relative to the boundary is about the same as that of the stable block. There are 4 outbuildings in total.</p> <p>Size Layout & density: The new building is approx 20m long by 3.5m wide. The height is not given in the plans. The materials used are typical of this type of dwelling.</p> <p>Street Scene: This will not be visible from the street being at the back of the plot</p> <p>Local Planning Policies: C29 – Design, Residential Extension and Householder Development SPD</p> <p>Overall Highway safety: No change – This will not affect the entrance or exit from the property</p> <p>Noise and Disturbance from completed development: Little Change</p> <p>Parking: There is plenty of parking and turning space on the property.</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: Little Change</p> <p>Ground contamination: None Stated</p> <p>Conclusions: Recommendation is no objection to this new annex provided it remains subservient to the main dwelling and is not subsequently sold or let without the proper planning permissions.</p> <p>RECOMMENDATION: NO OBJECTION</p>
2.	EHDC-24-0050-CONVR	<p>Land North Of 233 Catherington Lane, Horndean, PO8 0TB</p> <p>Variation of condition 9 of 59998 to read as - No occupation shall take place on the site until the access, including the footway and/or verge crossing shall be constructed and lines of sight 2.4m by 100m north & 94m (south) provided in accordance with the approved plans. The lines of sight splays shown on</p>

		<p>0.6m & 2m in height above the adjacent carriage way and shall be subsequently maintained so thereafter.</p> <p>Ward: Catherington</p> <p>Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: - There is only one document (a letter) from the applicant asking for the variation of condition...extract below</p> <p>East Hampshire Planning No. 59998 Parsonage Farm, Catherington</p> <p>We note that the Decision Notice for this planning application (dated June 2024) at Condition 9 states:</p> <p>No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.4 metres by 100 metres north and 94 metres (south) provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction to vision between 0.6 metre and 2 metres in height above the adjacent carriageway and shall be subsequently maintained so thereafter.</p> <p>Reason - To provide satisfactory access and in the interests of highway safety.</p> <p>This is therefore listed as a pre-construction condition, which is very onerous especially when the site has an existing field gate access, off the southern end of the layby on Catherington Lane. Furthermore, the requirement to have constructed the new site access prior to any development starting on site will result in at least a 12-month delay, if not longer, due to the requirement to proceed with the Section 278 Agreement process, complete the process with solicitors, gain Technical Approval from Hampshire's highway engineers, and construct the access to base-course level and finish the footway.</p> <p>The solution would be to change the wording at the start of Condition 9 to "No occupation shall take place on site until the access..." or similar. Clearly the existing access can be used for construction until the Section 278 works have been completed to base-course level</p> <p>Conclusions: - This seems to need a discussion between the developer and the Case Officer on what looks to be a technical matter. Clearly, we would want the access to the site to be safe given its proximity to Kingscourt School – hence why the condition is there in the first place. Recommendation is "note" the variation and leave it to the case officer to determine what is safe and what is not – we are not qualified.</p> <p>RECOMMENDATION: NOTED – NO ADDITIONAL COMMENT</p>
3.	39026/006	Land North Of 233 Catherington Lane, Waterlooville, PO8 0TB

		<p>Variation of condition 23 of 59998 to allow substitution of approved plans. Reason for re-consultation - Reinstatement of semi-detached dwellings - Courtyard Parking Reduction and Rear Garage Provision and Relocation and Screening of H1 Parking</p> <p>Ward: Catherington</p> <p>Councillor: Derek Prosser</p> <p>Report: Verbal report to be received</p>
4.	EHDC-24-0101-CONVR	<p>Land East of Horndean Rowlands Castle Road, Horndean, Waterlooville</p> <p>Variation of condition 18 of 55562/010 to change wording to - The communal facilities contained within the village care centre (swimming pool, hairdresser, gym studio, bar & restaurant) shall be used & managed in accordance with the Facilities Management Plan unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure the appropriate management of the facilities in the interests of the amenities of the occupants of the development & in the interests of parking & highway considerations and leisure/retail/services in the nearby town centre (amended description).</p> <p>Ward: Kings & Blendworth</p> <p>Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: There are two major documents in this application. The first is a document by Inspired Villages detailing how the capacity of the facilities will be managed if opened to non-residents. The second is by Savills who highlight precedent examples set by other planning authorities allowing this type of commercialisation of facilities in similar developments.</p> <p>Relevant to Horndean PC is only the first document.</p> <p>The Facilities Management plan states how long each part (Pool, Studio, Cafe, Hairdresser) will be open and the duration of sessions within that. It also states the maximum number of members (care village residents plus externals) will be allowed in each session. For example, the pool will be open 7am-9pm for 30-minute bookable sessions (maximum 6 people per session). Sessions will be booked via an App.</p> <p>External members will be limited to the immediate surrounding area – Those in/off Rowlands Castle Road first then those in the vicinity of Havant Road. The idea being people could walk to the site (unlikely in the rain). Members will pay £50-80 per month.</p> <p>Potential Issues: - There are a couple of issues that need exploring in the plan. Firstly, it is not explicit that the Cafe is care village residents and members only but we assume it would be? Secondly the LEOH development will create more neighbours for the facilities and therefore the pool of</p>

		<p>possible members will grow. That said the facilities/classes themselves are geared towards seniors.</p> <p>Conclusions: This Facilities Management Plan seems like a good compromise to manage external numbers wanting to access the site and thus mitigate the parking and traffic issues that were our concern.</p> <p>RECOMMENDATION: NO OBJECTION</p>
5.	EHDC-24-0095-HSE	<p>227 Lovedean Lane, Horndean, Waterlooville, Hampshire, PO8 9RX</p> <p>Loft conversion and extending second storey above kitchen. Small side extension. Rearranging downstairs floorplan including moving the front door.</p> <p>Ward: Catherington</p> <p>Councillor: Simon Freeman</p> <p>Report:</p> <p>Observations: The property is a "Dormer" style bungalow, which has been extended to provide an additional floor, presumably for bedrooms and bathroom. This results in a property with a blend of architectural styles.</p> <p>The roof line consists of both flat and pitched roofs, with a flat roofed dormer extension to the front elevation at the NNE and extending across the majority of the frontage</p> <p>There is evidence of ongoing significant groundworks to the front and rear of the property, with both front and rear hard standings, having had the concrete lifted and the waste is currently on site.</p> <p>There are currently a number of "outbuildings" (+/- 3), it appears that the intention is that they remain.</p> <p>No pre-planning advice appears to have been sought from EHDC on this application.</p> <p>Size Layout & density: The property occupies c. 970m² corner plot on the junction of New Road (Lovedean) and Lovedean Lane. Within the settlement boundary of Lovedean and approximately 340mtrs from the SDNP boundary.</p> <p>It has vehicle access at the Northern and Southern sides of the plot with the front elevation facing NNE.</p> <p>The vehicle access to the side of the plot is on New Road and provides access to the rear garden space, which extends to c30mtrs from the rear of the property and has an area of c.95m².</p> <p>The existing maximum ridge height of the house is c. 7mtrs, with an additional chimney extending a further c.1mtr from the ridge. It would appear from the plans that the chimney will be removed during the work</p>

The proposed 2nd floor extension will be lower than the existing ridge height and therefore subservient to the main property.

The plan confirms that the property will have 4 bedrooms, each with en-suite, 1 downstairs and 3 x on the second floor.

The Planning Officer should confirm that the proposed extension meets standards with regard to CP 29 Building design and the Residential Extensions SPD (sect 2.3) as I am unable to ascertain that the roof will be pitched or flat roofed, from the plans.

Street Scene: The property sits on the left hand-side, when heading North along Lovedean lane. There is a mixture of designs of properties along this part of the road, which also opens up to Farmland and the SDNP to the North. The surrounding housing represents a spread of design and age, ranging from a Thatched cottage opposite, to a relatively new property on the opposite side of New Road

Timber Cladding is evident on house 223 to the 2nd floor, so this application will be in keeping with the current street scene.

The proposed plan seeks to add a second roof extension that will balance the existing Dormer. This will arguably improve the aesthetic of the property from the public realm

Local Planning Policies: EHDC Vehicle Parking Standards SPD

Residential Extensions and Householder Development SPD

CP27 Pollution

CP 29 Design

CP31 Transport

Overall Highway safety: No plans for additional access or egress – No change

Noise and Disturbance from completed development: It is unlikely that the proposed extension will add to noise or lighting affecting the amenity of neighbours. No change

Parking: Parking is available to the front and rear of the property which will provide sufficient parking for vehicles in a 4-bed property. No change

Overlooking and loss of privacy: There appears to be no issues with overlooking or light spillage as the windows of the new extension will be on the rear of the property, overlooking the garden and facing a garage to the west (14 New Road)

Traffic generation: By effectively rotating the Front Door 90deg, it may prioritise use of the side entrance to the plot on New Road. At the time of my visit there is a dropped curb and double yellow lines begin 1mtr east of the gateway heading East to the junction of Lovedean Lane. There is no impact upon the traffic generation, but the applicant may need to consider the higher

		<p>levels of on road parking on New Road and whilst the entrance has a drop curb, there are no double yellow lines preventing parking across what will be the main entrance to the property.</p> <p>Ground contamination: Not assessed</p> <p>Conclusions: This will be a sympathetic extension to the existing property, which will add to the aesthetic of the building and the amenity of the neighbouring properties, providing that the timber cladding materials used, match those of the other properties along the road with cladding..</p> <p>RECOMMENDATION: NO OBJECTION</p>
6.	EHDC-24-0020-HSE	<p>21 Derwent Close, Horndean, Waterlooville, Hampshire, PO8 0DH</p> <p>Single Storey Side Extension</p> <p>Ward: Downs</p> <p>Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: Derwent Close is a complicated estate with a number of small cul-de-sacs on a number of levels built into the hillside off of Southdowns Road. At the end of one of those cul-de-sacs is a garage block and a small car park. Just prior to this, standing on its own at an elevated position is No.21. The main house has a driveway with a garage, it also owns the first garage in the adjacent garage block. It is surrounded by a wrap-around garden. The large part of the "garden" is on the opposite side to the proposed extension, with a steep embankment to the rear and the area of land to the right is bordered by Nos. 26 and 27 and the two garages. It is on this land that the extension is proposed. The extension is single storey with a lean-to roof set back from the front of the house (because there is no room) but it finishes at the line of the main house at the rear. The plans are drawn free-hand and therefore not entirely clear.</p> <p>Size Layout & density: - The new extension is approx 3m long by what could be 5 to 6m long. It will contain a new kitchen dining room. The roof is lean-to against the main building with a Velux window above the kitchen area. There is a side window at height on the side facing no.26. There will be a path that runs from the existing side gate, past the garage and then down the side of the extension to the embankment at the rear. There are patio doors at the rear of the extension. The plans state the extension will match the rest of the house in terms of materials. It looks like there is a log-burner in the rear of the extension with a large flue.</p> <p>Street Scene: This will be visible from the street scene but as the front of No.21 has no neighbours on this cul-de-sac there is no significant impact</p> <p>Local Planning Policies: C29 – Design, Residential Extension and Householder Development SPD</p>

		<p>Overall Highway safety: No change – This will not affect the entrance or exit from the property</p> <p>Noise and Disturbance from completed development: - Little Change</p> <p>Parking: No Change</p> <p>Overlooking and loss of privacy: None</p> <p>Traffic generation: No Change</p> <p>Ground contamination: None Stated</p> <p>Conclusions: This is a 15-18sqm extension on a piece of land that is hemmed in on all sides by neighbours and garages. It is true that this land is probably not tremendously useful to the householder currently and hence the desire to extend on to it. However, it does feel a bit squeezed in and may constitute over-development of the plot CP-29. The main impact to the amenity of the neighbours is the log burner flue (garden level to the rear neighbours) – which is significant and light pollution given the topology of this site on an estate that is densely packed. On balance we believe the plans need to be changed to address these issues.</p> <p>RECOMMENDATION: OBJECTION</p>
7.	EHDC-24-0106-TPO	<p>6 Linden Way, Horndean, Waterlooville, Hampshire, PO8 9DY</p> <p>Poplar x 2 - about 40/ 50ft high. - Pollard to control the growth</p> <p>Ward: Kings & Blendworth</p> <p>Councillor: Simon Freeman</p> <p>Report:</p> <p>Observation: No 6 Linden Way sits on the Northern side of Linden Way and is covered under the Tree Preservation Orders, as its rear garden directly abuts Hazelton Common Nature Reserve and is a designated SINC (EH0159). The trees in question are only visible from the public realm, through the gap between Nos 6 & 7 Linden Way.</p> <p>I am unable to ascertain the particular trees that are subject to the application, as there appears to be no attachments on the EHDC Planning Portal other than a site plan</p> <p>Size Layout & density: From visual inspection the trees on the application appear to be at the far rear of the property and they appear healthy. At this time of year, the sail of the tree is empty of leaves but appear to match the height as stated in the application. The branches are well spread and thinly distributed through the crown of the tree.</p> <p>Street Scene: 6 Linden way is a property in a cul-de-sac of approx. 17 houses. The Trees are at the rear most edge of the properties rear garden and appear to provide an amount of privacy and some acoustic protection</p>

		<p>from the B2419 Dell Piece West and the traffic island at the entrance to Dell piece West and the main Jct 2 Motorway exit of the A3(M).</p> <p>There is no impact on the Street scene or amenity to neighbours. However, the trees in question are surrounded by trees within Hazelton Common Nature Reserve and care should be taken to ensure that the adjacent trees are not damaged by the work to the trees named in the application.</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: None, provided that any power tool usage does not start before 8:00am during work and no change once completed</p> <p>Parking: No Impact</p> <p>Overlooking and loss of privacy: No Impact</p> <p>Traffic generation: No change</p> <p>Ground contamination: N/A</p> <p>Conclusions: Whist there is no objection directly for maintenance work to the trees, Pollarding would seem to be a rather "drastic" approach to the management of the trees in question. Pollarding can be severe and detrimental to the health of the trees, also increasing the risk of killing the tress. This would be a most unsatisfactory outcome.</p> <p>I am unable to see any quotes, plans or assessments from a qualified tree surgeon attached to the application, so cannot ascertain whether any previous maintenance has taken place. Therefore, as lay people, we have limited expertise in the management of Poplar Trees,</p> <p>It may be prudent to consider a crown reduction of between 20% & 30% in conjunction with dead wooding, before going as far as to pollard the trees. The Tree Officer may wish to consider these options when providing his expert opinions and upon an examination of any documentation relating to the application. Should the Tree Officer Confirm approval to "Pollarding" the tree, this should be completed as per BS EN 3998</p> <p>RECOMMENDATION: NO OBJECTION, subject to the Tree Officers confirmation that less invasive methods of management, would not be more appropriate.</p>
8.	60542	<p>Trove House Church Path, Horndean, Waterlooville, Hampshire, PO8 0DG</p> <p>Detached dwelling to rear with separate access (amended plans and additional info received 23 January 2025)</p> <p>Ward: Kings & Blendworth</p> <p>Councillor: Derek Prosser</p>

	<p>Report:</p> <p>The additional documents address issues raised by other consultees and add additional detail to the plans. These amendments are noted and no further comment from HPC is necessary.</p> <p>RECOMMENDATION – NO OBJECTION (UNCHANGED)</p>
--	--