



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 14th APRIL 2025 AT 7.00 PM

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

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

7 April 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 17th March 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 19 May 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 17th MARCH 2025 AT 7.00PM.**

PRESENT: Cllr P Beck (Chairman), Cllr D Prosser, Cllr R Sowden, Cllr J Lay, Cllr A Redding

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

**PUBLIC
ATTENDANCE:** 3 members of the public

Meeting Opened 7pm

P 142 24/25 TO RECEIVE APOLOGIES FOR ABSENCE

Cllr T Attlee – apologies received
Cllr S Freeman – no apologies received

P 143 24/25 TO RECEIVE ANY DECLARATIONS OF INTEREST

Cllr J Lay declared an interest in EHDC-24-0020-HSE, 21 Derwent Close, Horndean, Waterlooville, Hampshire PO8 0DH and that he would abstain from the discussion of this planning application.

**P 144 24/25 TO RECEIVE AND APPROVE THE MINUTES OF THE
PLANNING COMMITTEE HELD ON 24th FEBRUARY 2025**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 24th February 2025 were duly signed as a true record of the meeting.

P 145 24/25 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

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

P 146 24/25 TO DISCUSS AND NOTE ANY PLANNING APPEALS

Planning Appeal APP/M1710/W/25/3359798 was noted.

P 147 24/25 TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISIONS AS PER ATTACHED SCHEDULE

**1. EHDC-24-0015-HSE Hill View Coldhill Lane, Horndean, Waterlooville,
PO8 9SB**

NATURE OF APPLICATION: Residential Annexe following demolition of existing stable block

Cllr Prosser read his report

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.

RECOMMENDATION: NO OBJECTION - All Agreed

**2. EHDC-24-0050-CONVR Land North Of 233 Catherington Lane, Horndean,
PO8 0TB**

NATURE OF APPLICATION: 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 the approved plans shall be kept free of any obstruction to vision between 0.6m & 2m in height above the adjacent carriage way and shall be subsequently maintained so thereafter.

Cllr Prosser read his report

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.

RECOMMENDATION: NOTED – NO ADDITIONAL COMMENT– All Agreed

3. 39026/006**Land North Of 233 Catherington Lane, Waterloo, PO8 0TB**

NATURE OF APPLICATION: 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

Cllr Prosser read his report

CONCLUSIONS: It is true this land is derelict and therefore it's appearance could be improved. The land is allocated for development in the new Local Plan and with "tilted balance" in force then something will be built here. The safety of the new junction and loss of the lay-by, being opposite the school, is a matter requiring technical assessment beyond our capability. An effort has been made at least with the planting and the flint wall to take account of the surroundings of the Catherington Conservation Area. This is a re-consultation and we objected previously but there is little point given the previous plans were approved anyway – this is not a step backwards from those.

RECOMMENDATION: NO OBJECTION – All Agreed

4. EHDC-24-0101-CONVR**Land East of Horndean Rowlands Castle Road, Horndean, Waterloo**

NATURE OF APPLICATION: 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).

Cllr Prosser read his report. Two members of the public representing the operator of the retirement village, explained the level of support they have received from local residents for this application.

CONCLUSION: 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.

RECOMMENDATION: NO OBJECTION – All Agreed

5. EHDC-24-0095-HSE 227 Lovedean Lane, Horndean, Waterlooville, Hampshire, PO8 9RX

NATURE OF APPLICATION: Loft conversion and extending second storey above kitchen. Small side extension. Rearranging downstairs floorplan including moving the front door.

Cllr Beck read the report

CONCLUSION: 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.

RECOMMENDATION: NO OBJECTION – All Agreed

6. EHDC-24-0020-HSE 21 Derwent Close, Horndean, Waterlooville, Hampshire, PO8 0DH

NATURE OF APPLICATION: Single Storey Side Extension

Cllr Prosser read his report

CONCLUSION: 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.

RECOMMENDATION: OBJECTION – All Agreed

7. EHDC-24-0106-TPO 6 Linden Way, Horndean, Waterlooville, Hampshire, PO8 9DY

NATURE OF APPLICATION: Poplar x 2 - about 40/ 50ft high. - Pollard to control the growth

Cllr Beck read the report

CONCLUSION: No objection subject to the Tree Officers confirmation that less invasive methods of management would not be more appropriate. It is felt that Pollarding is a rather “drastic” approach to the management of the trees in question.

RECOMMENDATION: NO OBJECTION – All Agreed

8. 60542 **Trove House Church Path, Horndean, Waterlooville,
Hampshire, PO8 0DG**

NATURE OF APPLICATION: Detached dwelling to rear with separate access
(amended plans and additional info received 23 January 2025)

Cllr Prosser read his report

CONCLUSION: 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.

RECOMMENDATION – NO OBJECTION (UNCHANGED) – All Agreed

**P 148 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 149 24/25 TO NOTE THE NEXT SCHEDULED MEETING OF THE
PLANNING COMMITTEE BEING MONDAY 14th April 2025**

The next scheduled meeting of the Planning Committee was noted as 14th April 2025

Meeting closed at 7.25 pm

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Signed - The Chairman

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Date

REPORT SCHEDULE FOR PLANNING MEETING MONDAY 14 APRIL 2025

1.	38601-002 V2	<p>48 James Copse Road, Lovedean, Waterlooville, PO8 9RG</p> <p>Change of use of amenity land to domestic garden to include 1.7m wall/fence and planting (amended description) (as amended by plans uploaded 24/03/2025)</p> <p>Ward: Catherington</p> <p>Councillor: Derek Prosser</p> <p>Report:</p> <p>Observations: New fence proposed to front, rear and side elevation of corner property. Although the description mentions front of property the new fence on this elevation runs from left side to level with the front wall and not across the front of the garden boundary. For the updated plans the fenced area is slightly smaller, the fence shorter and the gate is now a single gate. There is also significant planting to the side.</p> <p>The road junction between James Copse Road and Ashley Close will not be obscured as the fence stops well short of the junction.</p> <p>Highways have not objected to the idea of the landscaping in this area of "amenity" land</p> <p>Size Layout & density: NA</p> <p>Street Scene: NA</p> <p>Local Planning Policies:</p> <p>Overall Highway safety: NA</p> <p>Noise and Disturbance from completed development: NA</p> <p>Parking: NA</p> <p>Overlooking and loss of privacy: NA</p> <p>Traffic generation: NA</p> <p>Ground contamination: NA</p> <p>Conclusions: This does improve the look of the street scene, the fencing and planting is not excessive. The land is currently untidy and looks like it has subsided. There is no impact on the amenity of the neighbours</p> <p>Recommendation: NO OBJECTION provided the Land in question is owned by the applicant and no permanent structure development takes place on the plot</p>
2.	EHDC-25-0251-PA3Q2	<p>Broadway Lodge, Lovedean, Waterlooville, Hampshire, PO8 0SR</p> <p>Application to determine if prior approval is required for a change of use of an agricultural building to a dwelling house (Class C3) and building operations reasonably necessary for the conversion including demolition of barn</p>

Ward: Catherington

Councillor: Derek Prosser

Report:

Observations: This application is to determine whether prior approval is necessary to change an agricultural building to a dwelling house by redeveloping it. The building in question is an outbuilding of Broadway Lodge. The site uses an existing access to Broadway Stables from Eastland's Gate Lane. The application proposes to demolish the barn next door to the building and then convert the building into a dwelling house. The determination of prior approval is effectively "do the applicants actually need full planning permission to do this development or are the rules governing a change from Class Q to Class C3 met and therefore a planning application is not required". Having read the rules, it seems the issues here are the demolition of the barn and the outside space. The actual modification of the building in question seems to comply.

Size Layout & density: The refurbished building will have two bedrooms and an open kitchen dining living space, two bathrooms, a study, and a utility room. With the barn next door demolished there will be space for a garden or parking or both but there are no plans showing this. The building is single storey. It is not near the main house nor is it near any neighbouring property.

Street Scene: The street scene will not be adversely impacted by this development

Local Planning Policies: CP29 Design, EHDC Vehicle parking SPD, Conditions for Class Q to Class C3 guidance rules

Overall Highway safety: The site uses an existing access to Broadway Stables on Eastland's Gate Lane. It is unlikely to cause major issues

Noise and Disturbance from completed development: The application does not say in the plans what becomes of the stables business next door to the building or the safety impact of the dwelling on access and parking for the stables

Parking: There is probably enough land for parking but there are no plans showing this

Overlooking and loss of privacy: Impact on the stables and vice versa

Traffic generation: Minor

Ground contamination: Portsmouth water and the Environment Agency have objected based on a lack of detail on treatment of foul water and the fact that the site is on a principal aquifer.

Conclusions:

Given the objections from Portsmouth Water and the Environment Agency plus the lack of plans on how the outside space of the building will be configured, there is clearly insufficient detail to approve this application without full planning in our opinion

RECOMMENDATION: OBJECTION – Full planning is required in our opinion not just development under the change of use class Q to class C3.

3.	59483/002	<p>13 Southdown Road, Horndean, Hants PO8 0ET</p> <p>Replacement Dwelling</p> <p>Ward: Horndean Downs</p> <p>Councillor: Teresa Attlee</p> <p>Report:</p> <p>Horndean Parish Council submitted a detailed report in respect of this application in December 2024 raising No Objection. This report appears on the portal as posted in February 2025.</p> <p>The new plans appear to be lowering the roof ridge line height. Originally it was 9654mm. It now appears to be 9430mm.</p> <p>There are no written details online to support the amended plans, no record of any pre application advice and no further reports or objections. Assuming the main change related to the roof height we have nothing further to add.</p> <p>RECOMMENDATION: NO OBJECTION</p>
4.	EHDC-25-0315-GPDE	<p>41 North Road Horndean, PO8 0EH</p> <p>Ward: Downs & Murray</p> <p>Councillor: Teresa Attlee</p> <p>Report:</p> <p>This is a technical assessment based on the information and evidence supplied by the Applicant in support of the application. The decision is one to be made by the case officer.</p> <p>RECOMMENDATION: To be Noted</p>
5.	EHDC-25-0100-LDCP	<p>1 Eskdale Close, Horndean, Waterlooville, Hampshire, PO8 0DJ</p> <p>Lawful development certificate proposed - single storey rear extension and part conversion of garage to habitable accommodation</p> <p>Ward: Horndean Downs</p> <p>Report:</p> <p>This is a technical assessment based on the information and evidence supplied by the Applicant in support of the application. The decision is one to be made by the case officer.</p> <p>RECOMMENDATION: To be Noted</p>
6.	EHDC-25-0142-HSE	<p>15 St Michaels Way, Horndean, Waterlooville, Hampshire, PO8 0HL</p> <p>Proposed first floor extension incorporating 2 no. front facing dormers and enlarged rear dormer</p> <p>Ward: Horndean Downs</p> <p>Report: To be updated at the meeting</p>