



# Horndean Parish Council

## NOTICE OF MEETING

**A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 11 AUGUST 2025 AT 6.30PM**

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

5 August 2025

Carla Baverstock-Jones, GCILEx, FSLCC  
Chief Officer

### 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 14 July 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 8 September 2025 at 6.30pm.



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES  
COMMITTEE MEETING HELD AT JUBILEE HALL ON  
MONDAY 14 JULY 2025 AT 6:30PM.**

**PRESENT:** Cllr P Beck (Chairman), Cllr D Prosser, Cllr R Sowden, Cllr T Attlee,  
Cllr J Lay

**IN ATTENDANCE:** S Gower, Administrative Assistant (Minute Taker)

**PUBLIC  
ATTENDANCE:** 4 members of the public

Meeting Opened 6:30pm

**P 017 25/26                    TO RECEIVE APOLOGIES FOR ABSENCE**

C Baverstock-Jones – apologies received  
Cllr M Temple – apologies not received

**P 018 25/26                    TO RECEIVE ANY DECLARATIONS OF INTEREST**

None received

**P 019 25/26                    TO RECEIVE AND APPROVE THE MINUTES OF THE  
PLANNING COMMITTEE HELD ON 16<sup>th</sup> JUNE 2025**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 16<sup>th</sup> June 2025 were duly signed as a true record of the meeting.

**P 020 25/26                    TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

The meeting was duly opened to members of the public at 6:35pm

**P 021 25/26                    TO DISCUSS AND NOTE ANY PLANNING APPEALS**

No Appeals

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

**1. EHDC-25-0136-FUL    Re-Consultation - Land to rear of 123a Frogmore Lane, Horndean**

NOTIFICATION OF PRE-DECISION AMENDMENT

**RECOMMENDATION:** No change to previous report - Noted at the meeting

**2. EHDC-25-0568-TPO    1, Pond Cottages Havant Road, Horndean, PO8 0DS**

NATURE OF APPLICATION: Works to TPO 1 Oak Tree - Reduce and reshape canopy by 2-3 meters to leave a height of 22 meters, canopy spread 10 meters

The report was read out.

**CONCLUSION:** The tree is quite large and this application is one of simple tree management. My recommendation is that No Objection be raised regarding this application, subject only to the Tree Officer's agreement, and the work carried out by qualified personnel

**RECOMMENDATION:**    **NO OBJECTION – All Agreed**

**3. EHDC-25-0639-HSE    20 Fir Tree Gardens, Horndean, PO8 9HF**

NATURE OF APPLICATION: Single storey side extension

The report was read out.

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

**RECOMMENDATION:**    **NO OBJECTION – All Agreed**

**4. EHDC 25 0635 HSE    114 Catherington Lane, Horndean, PO9 9PB**

NATURE OF APPLICATION: - Extension to front and rear including alterations to roof to facilitate enlargement of first floor accommodation including raising of ridge height and front and side dormers (amended description 02.07.25)

The report was read out.

Members of the public were invited to outline their objections to the application and it was agreed to amend HPC Planning Committee's report slightly to reflect their concern.

**Observations:** This is a detached chalet bungalow sitting alongside another detached chalet bungalow at number 112. Both these properties have parking at the front of the properties. To the left (when viewed from the street) is another chalet bungalow (number 116) set further back with its drive running alongside between the two properties,

**Size Layout & density:** This is a significant development in terms of extending the roofline (lengthwise) from 8m to 14m and the front roofline from a single pointed gable to a gabled dormer 6m across. The second storey will accommodate three bedrooms (one ensuite). Policy CP29 (d) requires a development to be sympathetic to its setting in terms of scale, height, massing and density and its relationship to adjoining buildings, and spaces around buildings. Set in the context of the surrounding properties it does appear to be over scaled and will create a noticeably different roofline.

The materials to be used will be a change from existing and may not fit in with the surrounding properties contrary to the guidance in CP29 a) d) and e). For example, the existing materials and finishes for the walls of red brick and tile hanging will be replaced by white render. This will be a marked contrast with the property at 116 although the properties at 112 and 110 do appear to be white/cream white.

**Street Scene:** The properties in this part of Catherington Lane are very visible from the public highway but they are set back on a private lane. This is a significant change to the surrounding properties and will replace the gable roof line with a gabled dormer roofline some 6m across and could have a detrimental impact on the street scene. The Residential Extensions & Householder Development SPD at paragraph 2.33 states that roof extensions should not significantly alter the pitch or profile of the existing roof. Paragraph 2.23 states that two storey front extensions may only be accepted where the house is set well back from the road, is well screened and in areas where there is not a uniform building line.

**Local Planning Policies:** CP 27 Pollution, CP29 (d) Design and Residential Extensions & Householder Development SPD paragraphs 2.11, 2.16, 2.23 and 2.33

**Overall Highway safety:** No change

**Noise and Disturbance from completed development:** Not considered an issue

**Parking:** Parking for three vehicles will be at the front as now.

**Overlooking and loss of privacy:** CP 27 requires that developments would not have an unacceptable impact on the amenity of the occupiers of neighbouring properties through loss of privacy or excessive overshadowing. There is a concern that the extended property will cause overshadowing to the neighbours at 116 (where the property is set back) particularly as the sun moves into a south and westerly direction. The case officer may need to check this. The positioning of the dormers on the north and south elevations may give rise to overlooking into the properties at 116 and 112, respectively. It may be necessary to have a condition that one or both of these windows has frosted glass.

**Traffic generation:** No change

**Ground contamination:** Nothing to note.

**CONCLUSION:** When viewed from the street, the property appears to be over scaled for its setting. The increased roof height to create a two-storey front extension, increased width and the rear extension may impact on the amenity of the neighbouring properties in terms of overlooking and loss of privacy.

**RECOMMENDATION: OBJECTION – All Agreed**

## **5. EHDC-24-0129-HSE 76 North Road, PO8 0EB**

NATURE OF APPLICATION: Detached garage to front.

The report was read out.

**Observations:** This property is on the corner of North Road and Romsey Road. The property has a clear frontage. The plan is to develop a detached garage to the front right side bordering Romsey Road. The door to the garage will be to the side facing away from Romsey Road. No other houses on North Road or Romsey Road have detached garages to the front.

**Size Layout & density:** The garage is approximately 4m square and about 2.5m tall. 4m is a little on the short side for a modern car.

**Street Scene:** The street scene is not uniform. However, there are no detached garages to the front in the neighbouring properties on North Road.

**Local Planning Policies:** C29 – Design, EHDC Vehicle and Parking SPD, Residential Extension and Householder Development SPD

**Overall Highway safety:** It is unclear how the garage will be accessed. There is no diagram of the driveway etc

**Noise and Disturbance from completed development:** No real change

**Parking:** See Highway safety – but there is enough space in front of the property for at least 2/3 vehicles

**Overlooking and loss of privacy:** None

**Traffic generation:** No change

**Ground contamination:** None Stated

**CONCLUSION:** The concern here is the fact that the neighbours do not have detached garages and therefore this development is not compliant with the guidance of the Residential Extension and Householder development SPD. There is no illustration of any redesign of the access/driveway to accommodate the garage. At 4m the garage is only really for smaller cars or storage.

**RECOMMENDATION: OBJECTION – All Agreed**

## **6. EHDC-25-0611-FUL 142 White Dirt Lane, Horndean, PO8 0TT**

NATURE OF APPLICATION: Detached garage to front

The report was read out

**Observations:** This property is on the corner of White Dirt Lane and Glamorgan Road. The property has a lot of land to the front. The plan is to develop a detached garage on part of that land. The proposed site of the garage is tucked away in one corner of the plot. It is worth noting that the neighbours to each side do not have buildings to the front but the ones opposite do.

**Size Layout & density:** The location of the garage is adjacent to the boundary with No.144 on the opposite side to the driveway. The garage floor plan is 5.8m square and the height is 4.4m. The planned materials match the main house.

**Street Scene:** The street scene is not uniform. However, there are no detached garages to the front in the neighbouring properties on White Dirt Lane or Glamorgan Road. Those opposite on White Dirt Lane to have garages

**Local Planning Policies:** C29 – Design, EHDC Vehicle and Parking SPD, Residential Extension and Householder Development SPD

**Overall Highway safety:** No real change

**Noise and Disturbance from completed development:** No real change

**Parking:** The property has plenty of space to the front, so is still compliant with the Parking SPD

**Overlooking and loss of privacy:** None

**Traffic generation:** No change

**Ground contamination:** None Stated

**CONCLUSION:** The concern here is the fact that the neighbours do not have detached garages and therefore this development is not compliant with the guidance of the Residential Extension and Householder development SPD. However other houses on White Dirt Lane do have garages. This point is made by the applicant, so they know this is not really encouraged! Also, a height of 4.4m for the garage seems excessive and will protrude 3m above the neighbouring fence.

**RECOMMENDATION: OBJECTION – All Agreed**

#### **7. EHDC-25-0361-HSE 65a Bulls Copse Lane, Horndean, PO8 9RA**

**NATURE OF APPLICATION:** New boundary fencing and walls to front.

No change to previous report. Addition submitted to EHDC planning portal requesting Case Officer to be satisfied that there are no visibility issues as raised by Hampshire Highways.

**RECOMMENDATION: To be noted at meeting – All Agreed**

#### **8. EHDC-25-0609-FUL Ludmore Barns, Broadway Lane, Lovedean, PO8 0SG**

**NATURE OF APPLICATION:** Associated operational development pursuant to EHDC/25/0010/PA3R (change of use of agricultural building to a flexible commercial use, specifically Class C1 (guest house/hotel))

The report was read out

**Observations:** This property is a large barn that originally formed part of Ludmore Farm. The barn and the cottages directly adjacent have been sold separately. The barn has had at least two applications The most recent saw a Class Q conversion for the creation of two 4-bedroom dwellings inside “the shell” was refused as the property/plan did not meet the Class Q conversion rules. This application is a follow on from a Class R conversion for a guest house/hotel and was approved in March 2025. This therefore is the full planning required to describe the detail of that conversion. It is “required” by the condition of the Class R request. The site is located on Broadway Lane in the direction of Hinton Manor past the Lovedean Sub-

station on a very narrow country road with few passing places. The site is quite isolated, there are no close amenities and therefore vehicles are essential to access despite the cycle store. Nearest pub is Bird in Hand which is not safely walkable.

**Size Layout & density:** The intent is to create 6 self-contained guest suites (one 2 bed and 5 one Bed) and 3-bedroom managers dwelling. All this will take place within the curtilage of the main building. There will be 10 supporting car parking spaces (most with EV chargers) and a refuse store. Planting will be used to obscure the parking and the refuse store.

**Street Scene:** This is a very rural setting. This property and the cottages next door have no neighbours. The two cottages next door are listed but are being converted back into a single dwelling currently. This site and the access to the cottages are directly adjacent. I am puzzled that EHDC Environment Health believes the owner of the cottages will not be impacted by this development.

**Local Planning Policies:** C29 – Design, EHDC Vehicle and Parking SPD, CP9 – Tourism, CP27 – Noise and Light Pollution

**Overall Highway safety:** HCC raised concerns on road safety and requested works to the entrance for sight lines. This has not been addressed as far as I can see. When looking at the property I noted that a number of vans seem to use this as a rat run – the speed limit is 60!

**Noise and Disturbance from completed development:** Clearly having a 10 bedroom “hotel” and 10 parking spaces next to a residence will cause disturbance for that residence if the owners are different.

**Parking:** The parking scheme is compliant with the Parking SPD

**Overlooking and loss of privacy:** There is no lighting scheme provided. Given this property is close to SDNP we would expect some detail and sensitivity in this regard. There is no direct overlooking of the residence next door.

**Traffic generation:** Clearly significant for a road of this size– 40-60 journeys per day

**Ground contamination:** None Stated

**CONCLUSION:** CP9 – Tourism actively encourages re-use of agricultural buildings for tourism purposes. However, I am concerned that the traffic generated will be significant for a road of this size causing a highway safety issue given the national speed limit. The amenity of the direct neighbour will be impacted more by such a development than the original class Q proposed. Given the proximity to the SDNP, the fact that the lighting is not described is an issue that should be addressed. It should also be noted that construction traffic for the solar farm will make accessing this site problematic short term.

**RECOMMENDATION: OBJECTION – All Agreed**

**9. EHDC-25-0463-FUL Sunrise Lith Avenue, Horndean, PO8 0HA**

**NATURE OF APPLICATION:** Retrospective application for a change of use of land as extended domestic curtilage, including parking for classic vehicles for non-commercial, personal use and siting of shipping containers.

**RECOMMENDATION: OBJECTION – Noted - Submitted under Delegated Powers**

**10. EHDC-25-0360-HSE 90 Downhouse Road, Catherington, PO8 0TY**

Re-Consultation - 16 St Michaels Way, Horndean, PO8 0HL

NOTIFICATION OF PRE-DECISION AMENDMENT

**RECOMMENDATION: NO OBJECTION – Noted - Submitted under Delegated Powers**

**P 022 25/26                    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 023 25/26                    TO NOTE THE NEXT SCHEDULED MEETING OF THE PLANNING COMMITTEE BEING MONDAY 11 AUGUST 2025**

The next scheduled meeting of the Planning Committee was noted as 6.30pm, 11 August 2025

Meeting closed at 7.05 pm

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Signed - The Chairman

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Date



**REPORT SCHEDULE FOR HORNDEAN PARISH COUNCIL PLANNING MEETING**  
**MONDAY 11 AUGUST 2025**

1.	<b>EHDC-25-0798-RES</b>	<p><b>Land East of Horndean, Waterlooville,</b></p> <p>Application for the approval of reserved matters including internal access, appearance, landscaping, layout, and scale for 159 dwellings, landscaping, allotments, public open space, associated and ancillary infrastructure pursuant to outline planning permission 55562/005; as well as partial discharge of condition 8 (Refuse).</p> <p><b>Ward: Kings &amp; Blendworth</b>  <b>Councillor: Teresa Attlee</b></p> <p><b>Report:</b></p> <p><u>LEOH Previous Applications - History</u></p> <ol style="list-style-type: none"> <li>1. 55562/005. Permission granted 11 June 2020 for Outline Planning (with conditions) for mixed-use development include up to 800 dwellings, up to 2ha of employment land, a Local Centre containing various retail, a primary school and community facilities, informal and formal open space, allotments, acoustic bunds and associated drainage, utilities and other necessary infrastructure.</li> <li>2. 55562/005 Discharge of Condition 33 (Design Code) approved in March 2024.</li> <li>3. 55562/012. Permission granted 20 December 2024 (with 27 conditions and pre commencement conditions) for Reserved Matters Application for 311 dwellings at Parcels C1-4 and C8 (west of the B2149)</li> <li>4. 55562/014. Permission granted 20 December 2024 (with 27 conditions and pre commencement conditions) for Reserved Matters Application for 66 dwellings at parcels B2 and B3 (east of the B2149).</li> </ol> <p><u>This Application- EHDC-25-0798-RES- 159 Dwellings</u></p> <ol style="list-style-type: none"> <li>5. Application for the approval of reserved matters including internal access, appearance, landscaping, layout, and scale for 159 dwellings, landscaping, allotments, public open space, associated and ancillary infrastructure pursuant to outline planning permission 55562/005; as well as partial discharge of condition 8 (Refuse).</li> <li>6. The dwellings (parcels D1 and D2 on the documents) are at the north of the wider LEOH site and south of the Rowlands Castle Road. They will include 48 homes designated as affordable (rented and shared ownership) and the remaining described as open market dwellings. The properties will be a mix of home sizes ranging from 2 to 5 bedrooms.</li> </ol> <p><u>No Objection</u></p> <ol style="list-style-type: none"> <li>7. From the information so far available to it, HPC does not object to this proposal but, in the interests of its residents and having stayed connected with Bloor throughout the various planning applications, we request that our points raised below are acknowledged or commented on as appropriate.</li> </ol>
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#### Bus Route on to Rowlands Castle Road

8. There will be a bus route from the south of the larger LEOH site up through this site, exiting on to Rowlands Castle Road. No other traffic will be allowed to use that exit
9. Rowlands Castle Road is an unclassified rural road, designed to serve local traffic needs, it is already used intensively by heavy lorries and cars and sometimes as a short cut when there are traffic lights on the B2149.
10. HPC would like more information about this exit and what steps will be taken to make it safe for road users and pedestrians. In addition, what measures will be taken to prevent illegal use by other users?

#### Crime Prevention

11. It is noted that the Hants and loW constabulary has mentioned ensuring pathways to communal parking areas are well lit as well as that parking courtyards and some rear parking areas are designed to give better natural surveillance.
12. HPC welcomes these comments but notes that too much light from large developments would interfere with the dark skies policy and reduce night-time amenity particularly as this directly abuts the South Downs National Park.
13. The SDNPA Local Plan includes a policy demanding that development "conserves and enhances" dark skies—proposals must show all opportunities to reduce light pollution have been taken before any lighting is permitted.

#### Overlooking and Loss of Privacy (CP 27)

14. One of the conditions in the Permission letters for the two previous RMAs (noted above) includes that "...no windows or other openings shall at any time be inserted in the first or second floor side elevations of the development hereby permitted without the prior written consent of the Planning Authority, other than those openings shown on the approved drawings. Reason - To protect the privacy of the occupants of the adjoining residential properties."
15. HPC assumes a similar condition will apply to the dwellings contained in these two parcels so there is no issue there.

#### Design (CP 29)

16. The Design has already been approved. The local architectural style includes flint and brick facings and as this particular development is closer to existing properties HPC suggests some of those properties should include flint to tie in, especially in prominent locations, to reinforce the established aesthetic and maintain the village's traditional character.

#### Open Space, LEAP and Allotments

17. There will a new community Green Space as well as a link with the linear park further to the south which will include a Locally Equipped Area of Play (LEAP). There will be community allotments to the northwest of the site.

### Sustainable Drainage Systems (SuDS)

18. We note from the EHDC comments in July 2024 on discharge of conditions 15 and 16 relating to the outline planning (55562/005) that the officer was satisfied with the drainage proposals subject to the design being uprated with an additional 10% for urban creep.
19. EHDC also requested that a detailed maintenance management schedule will be required for all drainage features remaining private, together with confirmation of responsibility post development.
20. Portsmouth Water also stated in 2024 that further information is required in relation to SuDS maintenance and that it should include information on who is responsible for the different SUDs features.
21. Southern Water has stated it will give a response on 8 August 2025. HPC will look out for this (as its own comments have been requested to be submitted by 6 August). Flooding continues to be an issue in and around Rowlands Castle Road and at the lowest point in Pyle Lane where a deep ford quickly appears after heavy rainfall. This development slopes towards Pyle Lane and could exacerbate that unless the SuDS is effective.

### S106 Agreement and Management Charges (Mentioned for Information Only)

22. The s106 offers HPC the option of having the following assets transferred to it (in due course);
23. a package of assets (as one bundle in effect) the formal open space, the LEAPS, and the Skate Park, provided it also accepts the transfer to it of the Community Building and Sports Pitch (a separate matter to be resolved in due course) and;
24. informal open space across the whole LEOH site, provided HPC also takes the SuDS.
25. HPC will be involved in the decision-making process on these potential asset transfers further down the line, but the principle is mentioned here in view of this application mentioning one of the LEAPs, the formal and informal open space, and the SuDS on this part of the site.
26. If HPC does not accept the transfer, a management company will be appointed. Management charges for these assets will need to be worked out by whichever party ultimately takes responsibility. The Soft Landscape Management and Maintenance Plan (included with this application) sets out in considerable detail how the play areas and all open spaces must be maintained in perpetuity after handover.

### Allotments

27. The Allotments (to be sited in the northwest corner of this site), will be offered initially to HPC and then to Rowlands Castle Parish Council. If neither HPC nor RCPC accepts the transfer, a management company will be appointed. Again, this matter has yet to be determined.

		<p>28. The s106 doesn't mention them in the design, but can it be confirmed if toilets are planned? If so, how many and what steps will be taken to ensure their security to minimise vandalism?</p> <p>29. The public toilets in Blendworth Lane are constantly being vandalised.</p> <p><u>Adopted Roads</u></p> <p>30. We understand that during discussions of the outline planning application for the site, HCC Highways explained that the new access roads and main routes were being designed to standards suitable for adoption, and the expectation is that primary estate roads connecting to the wider highway network would be adopted.</p> <p>31. HPC would like to ask if this is still the plan?</p> <p>32. It is also understood that the minor access roads, private drives, and shared surfaces within housing parcels may remain unadopted and be managed by a residents' management company or remain in private ownership.</p> <p>33. Could this be confirmed please?</p> <p>34. Clearly it will be important for the prospective purchasers to be clear about the quantum of management charges that may be added to their outgoings.</p> <p><u>Walking and Cycling Connectivity into the Wider Countryside</u></p> <p>35. In addition to the footways that are associated with streets within the site, a network of 2m hoggan paths are being provided within the landscaped areas at the western edge and a mown path at the eastern edge of the parcel, which will offer additional connections for pedestrians which are segregated from motor traffic.</p> <p>36. The network of paths will ultimately connect with existing Public Rights of Way 54 and the residential parcels located to the south of the site. HPC supports Active Travel, and it has already noted in its comments on 55562/014 how it is collaborating with the developer to incorporate HPC's planned Horndean Green Trail and Heritage Network (a network of walking and cycling paths north of the LEOH site) into the site.</p> <p>37. In addition, as all the parcels of the LEOH will eventually connect together, into a single site, HPC endorses again the comments made to EHDC by the South Downs National Park (in its Neighbouring Authority Consultation on 29 March 2024 in relation to application 55562/012) that opportunities for links from the site should include connections with the SDNP and the Havant Thicket Reservoir site.</p>
2.	<b>EHDC-25-0634-FUL</b>	<p><b>Unit C1 Lakesmere Road, Horndean, PO8 9JU</b></p> <p>Change of use of Units C1 and C2, to secure a flexible range of uses within Classes E(g)(ii), E(g)(iii), B2 and / or B8</p> <p><b>Ward: Kings &amp; Blendworth</b></p> <p><b>Councillor: Paul Beck</b></p> <p><b>Report:</b></p>

		<p><b>Observations:</b> A simple change of use to make the existing unoccupied premises more suitable for use</p> <p><b>Size Layout &amp; Density:</b> No change</p> <p><b>Street Scene:</b> No change</p> <p><b>Local Planning Policies:</b> N/A</p> <p><b>Overall Highway Safety:</b> No change</p> <p><b>Noise and Disturbance from completed development:</b> No change anticipated</p> <p><b>Parking:</b> Existing levels are acceptable (Highways Technical note refers)</p> <p><b>Overlooking and loss of privacy:</b> No change</p> <p><b>Traffic generation:</b> No change (Highways Technical note refers)</p> <p><b>Ground contamination:</b> None</p> <p><b>Conclusions:</b> A simple application to make the building suitable to a wider range of users</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p>
3.	<b>EHDC-25-0720-HSE</b>	<p><b>48 Catherington Lane, Horndean, PO8 9JA</b></p> <p>Proposed Single Storey Side / Rear Extension</p> <p><b>Ward: Murray</b> <b>Councillor: Teresa Attlee</b></p> <p><b>Report:</b></p> <p><b>Observations:</b> This is the right-hand side (when facing the property from the street) of a semi-detached two-bedroomed bungalow with an identical matching pair of bungalows to the right. The land falls away right to left on this slight bend on the right-hand side of Catherington Lane (almost opposite the Spar supermarket). This means the property to the right of this bungalow (at number 46) is slightly elevated above number 48.</p> <p><b>Size Layout &amp; Density:</b> Currently there is a modest single storey flat roofed rear extension about 4m in depth and about 5m wide. The proposals will create a new en suite bedroom and a small utility. The proposals will require the removal of an existing garage towards the rear of the property to create a more substantial rear/side flat-roofed extension some 7.5m in depth and over 10m in width. It will extend about 2m from the existing building line towards the neighbour's boundary at number 46. The materials will match existing. There is a concern that of the projection of 2m from the existing rear building line it will not be sympathetic to its setting in terms of its scale massing and density. This is mitigated by the extension projecting from the rear building line (at the front it would not be acceptable) and it being set back.</p> <p><b>Street Scene:</b> It will not be especially noticeable from the street as currently there is small, detached garage in the space with cars parked in front.</p> <p><b>Local Planning Policies:</b> Residential Extensions and Householder Development SPD paras 2.11- 2.16 and 2.20.</p>

		<p>CP 29 Design</p> <p>CP 27 Pollution</p> <p>Vehicle Parking Standards SPD</p> <p><b>Overall Highway Safety:</b> No change</p> <p><b>Noise and Disturbance from completed development:</b> No change</p> <p><b>Parking:</b> There is parking for two vehicles on the narrow drive that runs along the side of the property which accords with the Vehicle Parking Standards SPD which requires at least 2 parking spaces for a three-bedroom dwelling</p> <p><b>Overlooking and loss of privacy:</b> As noted, the new extension will be very close to the neighbouring property at number 46, but it is set further back from it. Although there will be windows in the south side elevation these do not appear to overlook the neighbour. As noted above, the land slopes here so in fact the neighbour at number 46 is positioned slightly higher. As the main side window on the new property serves the en suite, it would be expected that this will be opaque. Overshadowing does not appear to be an issue due to the extension being set further back from number 46.</p> <p>The main concern about this extension is that it could lead to an unacceptable loss of space between the original building and the neighbouring building at number 46. However, as it is set back and as there is a garage in the space currently this may not be an issue.</p> <p><b>Traffic generation:</b> No change</p> <p><b>Ground contamination:</b> No change</p> <p><b>Conclusions:</b> Quite a large rear/side extension but set back from the neighbouring property and effectively replacing the garage that occupies some of that space at the current time, so there is less concern about overshadowing or loss of privacy. Due to the 2m projection from the rear building line towards the neighbour's boundary at number 46, however, there may be an unacceptable loss of space between the original building and the neighbouring building. The case officer may wish to examine this in more detail.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p>
4.	<b>EHDC-25-0559-TPO</b>	<p><b>118 Catherington Lane, Horndean, PO8 9PB</b></p> <p>T001- Common Beech - Crown reduction by 2-3m. The final height should not exceed an estimated 17m and crown spread should not exceed an estimated 7m radius</p> <p><b>Ward: Murray</b>  <b>Councillor: Bob Sowden</b></p> <p><b>Verbal report to be presented at the meeting</b></p>
5.	<b>EHDC-25-0814-FUL</b>	<p><b>Pbcc Meeting Hall 99 Havant Road, PO8 0BP</b></p> <p>Foyer and canopy extension</p> <p><b>Ward: Kings &amp; Blendworth</b>  <b>Councillor: Paul Beck</b></p> <p><b>Verbal report to be presented at the meeting</b></p>

6.	<b>EHDC-25-0802-HSE</b>	<p><b>35 Southdown Road, Horndean, PO8 0ET</b></p> <p>Proposed ground and first floor extensions to existing dwelling</p> <p><b>Ward: Downs &amp; Murray</b>  <b>Councillor: Derek Prosser</b></p> <p><b>Report:</b></p> <p><b>Observations:</b> 35 Southdown Road is one of large plots at the end of the road where the road is unadopted. Each house is unique and therefore the street scene is not uniform. The property is a chalet bungalow. The existing roof space has a bedroom, ensuite and a dressing room. The plan is to create a much bigger roof space by increasing the height of three areas of the building where there is currently a single storey. The first is at the front to create a gable end for a new bedroom, the second is to the rear to create a gable end to enlarge the existing bedroom, the third is to build above the garage to create a further bedroom. The new gable ends to the front and rear will be higher than the existing roof line. The garage development will be at the current roof level with two dormers, one in the existing roof and one new dormer. This side of the property is very close to the neighbour. The change increases the number of bedrooms from three to four. This is because two downstairs bedrooms are moved upstairs with more ground floor living space created.</p> <p><b>Size Layout &amp; density:</b> These changes do increase the roof height of the property. The major concern is the impact on #34 which is very close to the garage side. The fenestration is compliant with the Residential Extension and Householder Development SPD. The property overall will not be hugely bigger than its neighbours</p> <p><b>Street Scene:</b> The street scene is not uniform and the property is set back on the plot</p> <p><b>Local Planning Policies:</b> C29 – Design, CP27 - Overlooking, Residential Extension and Householder Development SPD</p> <p><b>Overall Highway safety:</b> No change</p> <p><b>Noise and Disturbance from completed development:</b> Minor</p> <p><b>Parking:</b> There is sufficient parking space for three cars given the additional bedroom</p> <p><b>Overlooking and loss of privacy:</b> None. The development over the garage only has velux windows to the rear.</p> <p><b>Traffic generation:</b> Minor</p> <p><b>Ground contamination:</b> None Stated</p> <p><b>Conclusions:</b> This represents a modernisation of this building. The roof line increase in the gables is a bit strange and the development over the garage is a bit close to the neighbour meaning this building might dominate. In all other ways this would appear to be compliant with the Residential Extension and Householder SPD.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p>
7.	<b>EHDC-25-0765-HSE</b>	<p><b>16 Keydell Avenue, Horndean, PO8 9TA</b></p> <p>Single storey rear extension to existing single storey detached dwelling</p>

		<p><b>Ward: Kings &amp; Blendworth</b>  <b>Councillor: Paul Beck</b></p> <p><b>Report:</b></p> <p><b>Observations:</b></p> <p><b>Size Layout &amp; Density:</b> The extension will increase the footprint size of the property but not excessively so relative to the overall size of the plot</p> <p><b>Design, appearance and materials:</b> The design matches the rest of property.</p> <p><b>Street Scene:</b> No change to the street scene</p> <p><b>Local Planning Policies:</b> N/A</p> <p><b>Overall Highway Safety:</b> No significant change</p> <p><b>Noise and Disturbance from completed development:</b> No change.</p> <p><b>Parking:</b> The proposal will not increase the number of bedrooms so existing parking is adequate</p> <p><b>Overlooking and loss of privacy:</b> No change</p> <p><b>Traffic generation:</b> No change</p> <p><b>Ground contamination:</b> No obvious sources</p> <p><b>Conclusions:</b> This is a relatively modest extension into the rear garden to provide additional living space and improved master bedroom with en-suite facilities</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p>
8.	<b>EHDC-25-0807-TPO</b>	<p><b>16 The Yews, Horndean, PO8 0BH</b></p> <p>T1 Ash reduce the height by 4 m from 18 m leaving a finished height of 14m. Reduce the width of the tree from 12m by 4m leaving a finish of 8m</p> <p><b>Ward: Kings &amp; Blendworth</b>  <b>Councillor: Paul Beck</b></p> <p><b>Report:</b></p> <p><b>Size Layout &amp; Density:</b> N/A</p> <p><b>Street Scene:</b> No change other than to improve the appearance of the tree</p> <p><b>Local Planning Policies:</b> N/A</p> <p><b>Overall Highway Safety:</b> N/A</p> <p><b>Noise and Disturbance from completed development:</b> N/A</p> <p><b>Parking:</b> N/A</p> <p><b>Overlooking and loss of privacy:</b> N/A</p> <p><b>Traffic generation:</b> N/A</p> <p><b>Ground contamination:</b> N/A</p> <p><b>Conclusions:</b> The tree is very large and this application is one of simple tree management. My recommendation is that No Objection be raised regarding this application, subject only to the Tree Officer's agreement, and the work carried out by qualified personnel</p>



		<b>RECOMMENDATION: NO OBJECTION</b>
9.	<b>EHDC-25-0763-HSE</b>	<p><b>Boundary Cottage Day Lane, Horndean, PO8 0SH</b></p> <p>Proposed detached garage</p> <p><b>Ward: Catherington</b> <b>Councillor: Derek Prosser</b></p> <p><b>Observations:</b> This property is on Day Lane directly next to the Solar Farm. It is one of six property all of which are different. Boundary Cottage is a recently developed large house with a large amount of land to the front. The plan is for a detached garage to the front right of the property – which has been cleared. This site looks nothing like it does on google earth!</p> <p><b>Size Layout &amp; density:</b> The site of the garage is currently occupied by a large shipping container. The ground has been cleared and the tree removed. The proposed garage is 6.5m deep by 8.1m wide. The height is not shown.</p> <p><b>Street Scene:</b> The street scene is not uniform. Two of the properties already have detached garages to the front.</p> <p><b>Local Planning Policies:</b> C29 – Design, EHDC Vehicle and Parking SPD, Residential Extension and Householder Development SPD</p> <p><b>Overall Highway safety:</b> Minor Change</p> <p><b>Noise and Disturbance from completed development:</b> No change</p> <p><b>Parking:</b> The property has plenty of space to the front, so is still compliant with the Parking SPD</p> <p><b>Overlooking and loss of privacy:</b> N/A</p> <p><b>Traffic generation:</b> No change</p> <p><b>Ground contamination:</b> None Stated</p> <p><b>Conclusions:</b> While detached garages to the front are not encouraged, given a couple of the neighbours already have one and this property is directly adjacent to the solar farm (no neighbour is impacted) then we have no objection.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p>
10.	<b>EHDC-25-0826-HSE</b>	<p><b>1, Broadway Farm Cottages, Lovedean, PO8 0SJ</b></p> <p>Two Storey &amp; Single Storey Side Extension</p> <p><b>Ward: Catherington</b> <b>Councillor: Derek Prosser</b></p> <p><b>Observations:</b> Broadway Farm Cottages are two semi-detached properties on the corner of Day Lane and Broadway Lane as you head in the direction of Anmore. No.2 has already been extended in a similar way to that proposed by this application for No.1. This would make the two semis match when viewed from the road. The difference is that the increase in the floor space and footprint of No.1 is slightly more modest to the rear of the property. This is because the land surrounding the existing building is slightly smaller.</p>

		<p><b>Size Layout &amp; density:</b> These changes make a small two-bedroom property into a large four-bedroom family home</p> <p><b>Street Scene:</b> As mentioned above these changes make the two properties look the same when viewed from Broadway Lane.</p> <p><b>Local Planning Policies:</b> C29 – Design, Residential Extension and Householder Development SPD, EHDC Vehicle and Parking SPD</p> <p><b>Overall Highway safety:</b> Minor (see parking)</p> <p><b>Noise and Disturbance from completed development:</b> In line with a larger dwelling</p> <p><b>Parking:</b> The parking diagram provided is not compliant with the EHDC Vehicle Parking SPD. Broadway Farm Cottages are on a blind bend and therefore reversing out will be problematic. On visiting the site, the land has been cleared and there is plenty of room for a better parking layout.</p> <p><b>Overlooking and loss of privacy:</b> None</p> <p><b>Traffic generation:</b> Minor</p> <p><b>Ground contamination:</b> None Stated</p> <p><b>Conclusions:</b> This makes No.1 Broadway Farm Cottages look like No.2. It could be argued that a smaller house is lost from the housing stock but given the renovation of No.2 has been allowed already this would seem harsh. The parking plan needs to be reviewed but here is plenty of space to do so.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p>
11.	36187/004	<p><b>23 Yoells Lane Waterlooville, PO8 9SG</b></p> <p>First floor extension to side and additional dormers to front, rear and sides (as amended by plans and additional information rec. 30.06.25)</p> <p><b>Ward: Catherington</b>  <b>Councillor: Derek Prosser</b></p> <p>No change to previous submission so no report required</p>
12.	EHDC-25-0788-TPO	<p><b>Land North Of 23 And 37 Wagtail Road, Horndean</b></p> <p>Oak Tree - Crown reduction to western side, taken back to previous pruning points (or other suitable pruning points). Remove any dead wood</p> <p><b>Ward: Downs &amp; Murray</b>  <b>Councillor: Teresa Attlee</b></p> <p><b>Horndean Parish Council application – no report required</b></p>

# EHDC Decisions

w/c	Application	Location Details	Proposal	Ward	Decision	HPC Planning Mtg	Presented by Councillor/Planning Meeting
04/08/2025	EHDC-25-0475-HSE	23a Victory Avenue, Horndean, Waterlooville, Hampshire, PO8 9PH	Installation of new boundary fence, change of use of amenity land at rear to garden, new cladding at first floor to replace tile-hanging, internal alterations and changes to windows and doors	Horndean Kings & Blendworth	Permission	11/08/2025	
04/08/2025	EHDC-25-0499-TPO	4 Hollybank Close, Horndean, Waterlooville, Havant, Hampshire, PO8 9ES	T2 - English Oak - Reduce to previous pruning points as consented to in application 53832/003.	Horndean Kings & Blendworth	CONSENT	11/08/2025	
28/07/2025	EHDC-25-0141-TPO	4 Hollybank Close, Horndean, Waterlooville, Havant, Hampshire, PO8 9ES	T2 English Oak - Reduce to previous pruning points. Prune on a triennial cycle to maintain at broadly reduced dimensions. T3 English Oak - Reduce to previous pruning points. Prune on a triennial cycle to maintain at broadly reduced...	Horndean Kings & Blendworth	CONSENT	11/08/2025	To be noted only HPC Planning Meeting 19 May 2025
28/07/2025	EHDC-25-0517-DCON	Development Land East Of Horndean, Waterlooville,	Discharge Condition 5 - Materials of approved application 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....	Horndean Kings & Blendworth	Condition Discharged	11/08/2025	
28/07/2025	EHDC-25-0360-HSE	16 St Michaels Way, Horndean, Waterlooville, Hampshire, PO8 0HL	Proposed Single storey extension	Horndean Downs	Permission	11/08/2025	D Prosser/16 June 2025
28/07/2025	EHDC-25-0851-DCON	Development Land East Of Horndean, Horndean,	'Discharge of Condition 14 (Archaeology) attached to Outline consent Ref. 55562/005, in respect of Reserved Matters 1 (55562/012) and Reserved Matters 2 approvals (55562/014) – Land East of Horndean, Horndean'		Condition Determined	11/08/2025	
21/07/2025	EHDC-24-0129-HSE	76 North Road, Horndean, Waterlooville, PO8 0EB	Detached garage to front	Horndean Downs	REFUSAL	11/08/2025	D Prosser/14 July 2025

w/c	Application	Location Details	Proposal	Ward	Decision	HPC Planning Mtg	Presented by Councillor/Planning Meeting
21/07/2025	EHDC-25-0301-HSE	51 Kings Mede, Horndean, Waterlooville, Hampshire, PO8 9TH	Bungalow loft conversion with bedroom and en-suite including roof lights	Horndean Kings & Blendworth	Permission	11/08/2025	
14/07/2025	EHDC-25-0197-DCON	Land To The East Of Greensleeves Rowlands Castle Road, Horndean, Waterlooville, Hampshire,	Discharge Condition 23 - Foul & Surface water drainage of approved application 55562/013 - Proposal: Residential development of 82 dwellings, associated parking, access, bin and cycle stores, electricity substation, pump station, public...	Horndean Kings & Blendworth	Condition Discharged	11/08/2025	D Prosser/19 May 2025
14/07/2025	EHDC-25-0452-HSE	43 Kings Mede, Horndean, Waterlooville, Hampshire, PO8 9TN	Demolition of existing single storey rear conservatory and utility room. Addition of entrance porch and single storey rear extension to provide dining and utility spaces.	Horndean Kings & Blendworth	Permission	11/08/2025	P Beck/16 June 2025
14/07/2025	EHDC-25-0695-DCON	Land To The East Of Greensleeves Rowlands Castle Road, Horndean, Waterlooville, Hampshire,	Discharge Condition 37 (Street Lighting) of approved planning application 55562/013 - Proposal: Residential development of 82 dwellings, associated parking, access, bin and cycle stores, electricity substation, pump station, public open space,...	Horndean Kings & Blendworth	Condition Not Discharged	11/08/2025	
14/07/2025	EHDC-25-0639-HSE	20 Fir Tree Gardens, Horndean, Waterlooville, Havant, Hampshire, PO8 9HF	Single storey side extension	Horndean Kings & Blendworth	Permission	11/08/2025	P Beck/14 July 2025
07/07/2025	EHDC-25-0277-HSE	185 Hazleton Way, Horndean, Waterlooville, Hampshire, PO8 9EB	Extension and conversion of existing garage to residential annexe with associated works.	Horndean Kings & Blendworth	Permission	11/08/2025	P Beck/19 May 2025