



Horndean Parish Council

NOTICE OF MEETING

**A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT
JUBILEE HALL ON MONDAY 1 DECEMBER 2025 AT 6.30PM**

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

25 November 2025

Sarah Guy
Interim Proper 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 10 November 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.
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 22 December 2025 at 6.30pm.



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

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON
MONDAY 10 NOVEMBER 2025 AT 6:30PM.**

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

IN ATTENDANCE: S Gower, Administrative Assistant (Minute Taker)
S Guy, Interim Proper Officer

**PUBLIC
ATTENDANCE:** 2 members of the public in attendance

Meeting Opened 6:30pm

P 050 25/26 TO RECEIVE APOLOGIES FOR ABSENCE

Cllr J Lay

P 051 25/26 TO RECEIVE ANY DECLARATIONS OF INTEREST

None received

**P 052 25/26 TO RECEIVE AND APPROVE THE MINUTES OF THE
PLANNING COMMITTEE HELD ON 20 OCTOBER 2025**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on the 20 OCTOBER 2025 were duly signed as a true record of the meeting.

P 053 25/26 TO DISCUSS AND NOTE ANY PLANNING APPEALS

Appeal Ref: APP/M1710/W/25/3374760 Broadway Lodge, Lovedean, PO8 0SR - **NOTED**

**P 054 25/26 TO CONSIDER PLANNING APPLICATIONS AND NOTE
DECISIONS AS PER ATTACHED SCHEDULE**

1. EHDC-25-1186-HSE 56 South Road, Horndean, PO8 0EP

NATURE OF APPLICATION: Construction of a double garage in front garden as previously approved

The report was presented

Observations: 56 South Road is a detached house situated in a residential area, within the Settlement Policy Boundary of Horndean. The application is for a garage in the front garden (previously approved), so it is useful to look back at the history;

a) 25509/001 Two storey extension to front and side, detached double garage to front received Permission in October 2007 (condition relating to the garage was that stating that it should only be used for the parking of vehicles – in the event it was never built).

b) 25509/002 Rear extension to existing detached garage following demolition of outbuilding received Permission in April 2016. The extended garage was 5m in length x 3.70m. An outbuilding was to be demolished to make room for it, although from Google Earth a small property appears to sit behind the garage.

Size Layout & density: When facing north on Hawthorn Road (which runs parallel with the garden), the long stretch of garden slopes upward towards the residential dwelling. From Hawthorn Road the dwelling stands quite high above the hedge due to the gradient. The proposed garage will be sited quite far forward (from the dwelling) and to the right, near the entrance to the property which is on South Road. It is further forward than the originally planned double garage in 2007. There will be a turning area behind the garage which may be retained by a small wall. A new soakaway will deal with the discharge of rainwater from the guttering.

The garage will be approximately 6m wide x 7.7m length x 4.4m height.

Street Scene: As the garage will sited to the front of the property (to the right) it will be highly visible from South Road and will partially obscure the dwelling. Although planning permission was agreed in 2007, the policies have changed. Under CP29 Design (d) the layout and design must be sympathetic to its setting in terms of height scale and massing and in its relationship to spaces around buildings and landscape features.

Residential Extensions & Householder Development SPD sets out the policy for garages and outbuildings. Para 3.2 sets out that a garage should be situated in an inconspicuous position when viewed from the public realm. It is stated that it will be rarely be considered acceptable to site outbuildings in front of the existing property as it would not appear subservient to the main dwelling

Local Planning Policies: CP 29 Design (d), Residential Extensions & Householder Development SPD at paras 3.2

Overall Highway safety: No change

Noise and Disturbance from completed development: No change

Parking: As noted, permission was granted in 2016 to extend the garage to the rear of the property. The application does not make clear why another garage is required so it is assumed there will be the same number of cars

Overlooking and loss of privacy: Not considered an issue as the garage will be parallel with Hawthorn Road (the main road)

Traffic generation: No Change

Ground contamination: Soakaway will be created for rainwater run off

Conclusions: Despite the application being approved in 2007, policies have changed. The garage is now considered to be in a conspicuous position when viewed from the public realm contrary to the policies mentioned above.

RECOMMENDATION: OBJECTION – All Agreed

2. EHDC-25-1154-HSE 42 Glamorgan Road, Catherington PO8 0TR

NATURE OF APPLICATION: Proposed extension and conversion of detached garage to form a hobbies room and garden store.

The report was presented.

Observations: This property has a detached garage to the side with a flat roof. The plan is to extend the garage to the rear into the garden. It will then re-purposed as a garden store at the rear and a hobby room at the front

Conclusions: This is a relatively modest increase to the garage outbuilding and there is still room to park three cars without its use as parking.

RECOMMENDATION: NO OBJECTION – All Agreed

3. EHDC-25-1166-FUL 214 Catherington Lane, Horndean, PO8 0TA

NATURE OF APPLICATION: Retrospective application for a glass extension to existing farmhouse and construction of pool plant and screening

The report was presented

Observations: It is clear from this application that the remodelling of the barn and farmhouse to create the Sanctuary was not as originally approved. A black coloured glass extension has to be added to the back to the Farmhouse not in the original plans. This structure is actually a conservatory shown full of tables and chairs on the patio. It looks like some sort of tea/coffee lounge?? The second is some screening near the barn conversion to hide the pool plant.

Size Layout & density: For the pool plant it is difficult to see what else could be done. With regard to the conservatory/extension, it is true that this looks modern and out of keeping with the Farmhouse. However, it has the appearance of a conservatory and there is maybe not structurally permanent in the sense of an extension

Conclusions: This extension is a “temporary” structure really. The farmhouse walls have not been altered. Arguably the structure could be easily removed at any time if the Farmhouse changed hands and the building restored to its original appearance. We believe this is an area where afternoon tea is served under cover to guests and is a popular in the area facility in the area.

RECOMMENDATION: NO OBJECTION – All Agreed

4. EHDC-25-1172-TPO 64 Loxwood Road, Horndean, PO8 9TT

NATURE OF APPLICATION: 1 x Oak - reduce width from 11 metres by 3 metres, leaving a finish of 8 metres. Location shown on submitted sketch plan

The report was presented

As the tree next door was reduced last year, it is felt that there is no reason to object this reduction of this year.

RECOMMENDATION: NO OBJECTION – All Agreed subject to the Tree Officer's agreement that the work is necessary, and will be for the long-term benefit of the tree and the safety of the residents. The work should be carried out by properly qualified personnel at the correct time of the year.

5. EHDC-25-1167-LDCP 57 Highcroft Lane, Horndean, PO8 9PU

NATURE OF APPLICATION: A garage conversion into a kitchen

The report was presented

Application for Lawful Development Certificate:

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.

RECOMMENDATION: TO NOTE – All Agreed

6. EHDC-25-1156-TCA 214 Catherington Lane, Horndean, PO8 0TA

NATURE OF APPLICATION: 1 x Cypress Hedge - to fell

The report was presented

RECOMMENDATION - NO OBJECTION – All Agreed subject to the Tree Officer's agreement that the work is necessary, and will be for the long-term benefit of the tree and the safety of the residents. The work should be carried out by properly qualified personnel at the correct time of the year.

7. SDNP/25/03806/FUL Plot 2 Land East of New Barn Farm Lane Blendworth

NATURE OF APPLICATION: Part retrospective Change of use of land for the stationing of caravans to accommodate gypsy and traveller family with construction of utility building and associated landscaping.

The report was presented

Observations: Application SDNP/21/00548/FUL for 4 traveller plots was submitted and refused in 2021 and refused on appeal. In 2023 SDNP/23/00063/FUL was submitted for two traveller plots and also refused. The outbuilding and the hard-standing has been developed and travellers have moved on to the site. This activity is subject, as we understand it, to high court proceedings. This application reduces further the traveller plots to one. The objections raised by residents, district councillors and others (including Horndean Parish Council) have not been addressed. These objections challenge the need or requirement for additional traveller plots in the SDNP, they also raise concerns about light and noise pollution, ground contamination, flooding and water run-off. HCC highways has not objected. If planning is granted there is little to stop the site being expanded.

Size Layout & density: The site is located alongside equestrian paddocks. The development of a facility building and landscaping (hard-stand) has been completed.

Street Scene: The site is set away from the lane but the street scene is effectively equestrian paddock...this is not.

Local Planning Policies: SD1- Sustainable Development, SD4- Landscape Character, SD5- Design and SD25- Development Strategy SD33 – Gypsies, Travellers and Travelling show people

Overall Highway safety: Large vehicles and trailers will travel down a very narrow lane – However horse boxes must use this site already

Noise and Disturbance from completed development: Light Pollution and noise from generators

Parking: There is one plot on the plans

Overlooking and loss of privacy: N/A

Traffic generation: Minor

Ground contamination: Concern of contamination from fuel from vehicles and generators

Conclusions: We restate our OBJECTION from SDNP/23/00063/FUL for the following reasons:

1. The site is outside the Settlement Policy Boundary and is not allocated for development. It is unsuitable for the proposed development having regard to its location and the development plan.
2. By its very nature, the siting of a mobile homes, facilities block and "landscaping" in this location would be an urbanising feature that would not conserve or enhance the landscape character of the National Park. It would have an adverse effect on the landscape character and appearance of the area.
3. The site is some distance from any services and in particular, schools and would result in a heavy reliance on vehicles.
4. There is no identified need for additional pitches in East Hampshire areas of the South Downs National Park. (SD33)
5. There are currently 5 caravans and a number of horses and vehicles on the site despite previous objections to the planning application.

All contrary to SD1- Sustainable Development, SD4- Landscape Character, SD5- Design and SD25- Development Strategy, SD33 – Gypsies, Travellers and Travelling show people

RECOMMENDATION: OBJECTION – All Agreed

8. EHDC-25-1117-HSE 47 Merchistoun Road, Horndean, PO8 9NA

NATURE OF APPLICATION: Rear/side/front single storey extension

The report was presented

Observations: This is the left hand one of a pair of white bungalows set back from the road with front gardens and open grassy areas before meeting Merchistoun Road. An existing conservatory is attached to the property on the left-hand side with parking alongside that. A new ensuite bedroom will be created plus bathroom and utility room.

Size Layout & density: This is a sizeable rear, side and front extension. When viewed from the side, it will increase the depth of the property at the rear by c6m and by c2m beyond the front wall of the main building which could be contrary to the Residential Extensions & Householder Development SPD at paras 2.23. However, the property is set back, and the extension will span across around one third only of the property (around 5m ending just after the front door).

Currently there is a flat-roofed conservatory attached to the property on the left-hand side so that the new extension will fill that space with a new roof that blends in with the existing hipped roof. The ridge of the new roof line of the extension will be about 0.5m lower than the existing roof line making it subservient to the main dwelling in conformity with the Residential Extensions & Householder Development SPD at paras 2.3 and 2.5.

In most respects the proposals are sympathetic to its setting in terms of appearance, scale, height, massing, and density. The changes at the side and rear should fit in quite well, particularly as a conservatory is already in situ (albeit at the rear of the property the new extension will project some 4m beyond the rear main wall of the dwelling).

The materials and fenestration will be in keeping with existing.

Street Scene: As the extension will protrude 2m from the front main wall of the existing building it will be noticeable from the street, and the two properties will no longer match. However, in addition to being set back from the street, it should be noted that the road curves a little at this point and the new extension will in fact line up with the properties to its left (when facing the street) so it will not be visually prominent from the street

Local Planning Policies: CP 29 Design (d)

Residential Extensions & Householder Development SPD at paras 2.1-2.25

Noise and Disturbance from completed development: Overshadowing is unlikely to be a problem either to the adjoining property or to the neighbouring property to the left (when standing in Merchistoun Rd) as it is two storeys and a little distance away. Noise and disturbance – no change anticipated. The new kitchen will be within the extension that backs into the rear garden and normal safeguards care will be needed to avoid any unpleasant emissions in accordance with CP 29 Pollution.

Conclusions:

On the face of it, the scale of this proposed extension (at the front) could be in breach of the guidance. However, as the property is set back from the road, is unlikely to cause any overshadowing or noise and disturbance (once completed) and it is designed to be in keeping with the existing style, it should go ahead.

RECOMMENDATION: NO OBJECTION – All Agreed

9. EHDC-25-1145-FUL 13 Southdown Road, Horndean, PO8 0ET

NATURE OF APPLICATION: Replacement self-build dwelling

The report was presented

Observations

- a) An initial application (59483/001) for two properties on the site was refused on 27 June 2024.
- b) A second application (59483/002) for one dwelling was refused by the EHDC Planning committee on 23 July 2025. The conclusions were as follows:

“The development by virtue of its siting, scale, height, and massing would have an overbearing impact upon the street scene. The proposed siting will also adversely impact upon the outlook and amenities of No. 15 Southdown Road through the loss of light and loss of privacy to its amenity areas. As such, the proposed development is contrary to policies CP27 and CP29 of the East Hampshire District Local Plan: Joint Core Strategy and paragraph 135 of the National Planning Policy Framework”.

- c) This is a third application for a self-build new replacement dwelling at 13 Southdown to create a 4-bed detached dwelling with associated parking, landscaping, cycle Storage, workshop recycling, and refuse. Apart from making the proportions of the dwelling smaller (as summarised below), there are no further changes. The proposed size and location of the outbuilding/garage is unchanged.
- d) The plan is to demolish an existing bungalow currently sitting empty on the site.
- e) The history and background are not repeated here as they are comprehensively set out in the papers put before the planning committee in July 2025, as well as on the EHDC portal against application 59483/002 above.
- f) The issue now is whether this smaller dwelling will satisfy the concerns of the neighbours and as endorsed by the Planning Committee (summarised at b) above.

Revised Dimensions

For ease of reference the key changes are noted as follows;

The Dwelling

The revised plans are intended to address concerns relating to siting, scale, height, and massing.

Comparing and contrasting the two sets of dimensions, the following is noted;

- Finished Floor Level -has been set within the existing ground by a further 150mm (Proposed FFL now 83.000mm)
- New ridge level is 1.4m lower than the previous scheme.
- The proposed dwelling will now be c8.2m high compared with 9.4m in the previous application.
- The dwelling will now be 0.95m taller than number 15 compared with 2.4m in the previous application.

- The dwelling will now be the same height as the dwelling at number 11, compared with being 1.41 taller than it in the previous application.
- The width of the dwelling has been reduced by 1m on its northern elevation so the gap between the adjacent dwelling at number 15 is now approx. 7.140m, when previously this was noted as 6.148m.
- The width of the dwelling has been reduced by c0.8m on its eastern elevation so the gap between the adjacent dwelling at number 11 is now noted to be 3.5m.

The Outbuilding

The outbuilding has not been altered in the new application. It will facilitate a garage, cycle store, bin store, and domestic storage area.

The planning committee noted that the 4.2m outbuilding was smaller than the existing triple garage at the front of the plot at 11 Southdown Road and said they did not have an issue with its position at the front of the plot.

HPC therefore has no further comments to add although, as previously noted (as set out in the Residential Extensions & Householder Development SPD at paragraph 3.2), garages and outbuildings should be sited in an inconspicuous position when viewed from the public realm as it will rarely be considered acceptable to site outbuildings in front of the existing property.

Conclusion

It is clear that the applicant has taken on board the comments from the public and statutory consultees relating to the previous application, but it remains to be seen if the proposals still give rise to the concerns listed in the conclusions of the Planning Committee quoted under Observations at b) above. It is also noted that there are still several objections to this revised application in terms of height scale and massing and the amenity of the neighbouring property at number 15 in particular and thereby will give rise to the same or similar issues identified by the Planning Committee by reference to policies CP27 Pollution and CP29 Design.

It was noted in the EHDC Planning Committee report "Members discussed how the characteristics and topography of the plot could make it difficult to design something different to the existing dwelling that would not impact the neighbours, especially 15 Southdown Road". Accordingly, we remain of the view that the revised dimensions (still being considerably greater than the original dwelling) will not fully resolve the issues previously identified.

RECOMMENDATION: OBJECTION – All Agreed

10. EHDC-25-1157-FUL Plumb Centre, Unit K1 Lakesmere Road, Horndean, PO8 9JU

NATURE OF APPLICATION: Increase roof height by 200mm. Installation of new Filon GRP double skin rooflights to existing roof covering. Overclad of existing asbestos cement roof with a new Filon over-clad system with clear sheets positioned over the rooflights. Installation of new treated intermediate purlins. Installation of nominal glass fibre quilt. Installation of new GRP eaves, verge, ridge and abutment flashings.

The report was presented

Observations: This is a proposal to update and enhance the roof of an existing building.

Conclusions: This proposal should improve the existing building by enhancing insulation and appearance. The presence of asbestos in the existing roofing must be noted.

RECOMMENDATION: NO OBJECTION – All Agreed subject to the planning officer being satisfied that asbestos handling regulations are satisfied.

11.EHDC-25-1164-HSE 29 Five Heads Road, Horndean, PO8 9NU

NATURE OF APPLICATION: 2 storey rear extension to create 1 additional bedroom with internal layout alterations to improve internal space.

The report was presented

Observations: When facing the property from the street, this is the left-hand dwelling of a semi-detached property. To view the property from the rear one has to walk down a small side road and into a small parking area for a few of the houses parallel with Five Heads Road. Nevertheless, due to foliage and the height of the fence it was not possible to see very much

Size Layout & density: This will be a sizeable full two storey rear extension (i.e. including extending the roof) projecting some 4m from the rear main wall of the existing dwelling and spanning the entire width of the dwelling. Materials will match existing including the pitch of the roof. Compared with the adjoining property at number 31, this extension will have an impact on the scale and character of the original building. However, from Google Earth the property at number 23 appears to have a similar two storey rear extension so perhaps this would not be an issue.

Viewed from Google Earth, the neighbours at either side (31 and 27) each have some form of one storey structure attached to their properties at the rear. The concern with this extension would be that it could dominate those neighbouring properties contrary to CP 29 Design (d) and the Residential Extensions & Householder Development SPD at paras 2.11.

Street Scene: The street scene from Five Heads Road is unaffected.

Local Planning Policies: CP 27 Pollution 29 Design (d) and Residential Extensions & Householder Development SPD at paras 2.1-2.25

Overall Highway safety: No change

Noise and Disturbance from completed development: No change

Parking: No change

Overlooking and loss of privacy: The extension may have an unacceptable impact on the amenity of the neighbours at numbers 27 and 31, contrary to CP 27 Pollution Residential Extensions & Householder Development SPD at paras 2.9 and 2.11-2.16 through overlooking, overshadowing or loss of privacy. It has not been possible to determine this from the available information.

Traffic generation: No change

Ground contamination: No impact envisaged

Conclusions: There are potential issues arising from this proposed extension on the amenity of the neighbours in terms of overshadowing, its possible dominance over neighbouring properties and that its scale will impact on the character of the building.

RECOMMENDATION: OBJECTION – All Agreed

12.EHDC-25-1138-LDCP 5 Highcroft Lane, Horndean, PO8 9NX

NATURE OF APPLICATION: Single storey rear extension

The report was presented

Application for Lawful Development Certificate:

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.

RECOMMENDATION: TO NOTE – All Agreed

13.EHDC-25-1201-TPO Crookley Park House Blendworth Lane, Horndean, PO8 0AD

NATURE OF APPLICATION: Reduce limbs of trees encroaching onto adjoining property, The Old Brewery.

The report was presented

T1 - sycamore - reduce limbs by 1m leaving 2m

T2 - sycamore - reduce limbs by 2m leaving 3m

T3 - lime - reduce limbs by 1m leaving 2m

T4 - lime - reduce limbs by 3m leaving 3m

T5 - lime - reduce limbs by 2m leaving 2m

T6 - lime - reduce limbs by 4m leaving 3m

T7 - horse chestnut - reduce limbs by 3m leaving 3m

T8 - horse chestnut - reduce limbs by 2m leaving 2m - reduce overhanging stem by 5m leaving 10m

Trees are on the border of Crookley Park.

RECOMMENDATION: NO OBJECTION – All Agreed subject to the Tree Officer's agreement that the work is necessary, and will be for the long-term benefit of the tree and the safety of the residents. The work should be carried out by properly qualified personnel at the correct time of the year.

14.EHDC-25-0761-FUL Land North Of 233 Catherington Lane, PO8 0TB

NATURE OF APPLICATION: Detached dwelling

The report was presented

Observations: The change in this application is a move from an additional dwelling that is self-build to one that is built to a prescribed design. In this case a two storey, four-bedroom house with three parking spaces. This proposed development is on the same site of another development approved in Dec 2023 (59998) That development was approved for 6 dwellings with car ports and parking. There were a number of iterations for this plan including the creation of a service road leading to car ports to the rear of two sets of 4-bedroom semis which in various versions of the plans turned to detached, then not. At no point was there mention of an additional dwelling at the back right hand of the site. This land was not marked on the plans. In the Planning Officers report much was made of the site not being too crowded with plenty of parking and access space etc. So now we add another four-bedroom detached property to the site next to the original H1 property.

Size Layout & density: The drawings follow 6A vision's usual "rough sketch" style of plan and are therefore very "arty" but not really clear. The impact on the original H1 land if any is not really shown. In principle the materials for the house are in keeping with the rest of the site. Whether it actually fits on this part of the site is difficult to determine.

Street Scene: Once again the sketch provided of the street scene is far from clear.

Local Planning Policies: CP29 Design Vehicle Parking Standards SPD.

Overall Highway safety: The new property is accessed via what was originally intended as a service road to the car ports for 4 other properties

Noise and Disturbance from completed development: Noise not significant.... however, the site was approved for 6 houses not 7.

Parking: Nominally there are three parking spaces shown

Overlooking and loss of privacy: None. Doesn't overlook the other dwellings

Traffic generation: 15% more traffic on this site.

Ground contamination: None stated

Conclusions: This feels like the developer had some land spare from the original development and wants squeeze an additional dwelling on to the site. We objected to the original site plans because they were short on detail and changing often. The approval of those plans talked about how well planned the site was, so now we put an additional dwelling in the mix invalidating some of those comments. This seems speculative and constitutes over-development of the site in violation of CP29.

RECOMMENDATION: **OBJECTION – All Agreed**

P 055 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 056 25/26

**TO NOTE THE NEXT SCHEDULED MEETING OF THE
PLANNING COMMITTEE BEING MONDAY 1 DECEMBER
2025**

The next scheduled meeting of the Planning Committee was noted as 6.30pm, 1 December 2025

Meeting closed at 7.45 pm

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Signed - The Chairman

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Date

REPORT SCHEDULE FOR HORNDEAN PARISH COUNCIL PLANNING MEETING
MONDAY 1 DECEMBER 2025

1.	EHDC-25-0020-FUL	Keydell Nurseries Havant Road, Horndean, PO8 0UU The construction of a new food store (Use Class E(a)), with access, parking, landscaping and associated works Ward: K&B Councillor: T Attlee Report To be presented verbally at meeting
2.	EHDC-25-1244-TPO	St Bernard Lith Crescent, Lith Avenue, Horndean, PO8 0XR • Oak Tree - Crown raise to 6m • Field Maple - cut back lateral limbs by 2m leaving a 4m clearance from property with a crown spread of 6m. • Yew Tree - Cut back lateral limbs by 2m leaving a 4m clearance to property with a crown spread of 5m. • Beech Tree - Crown raise to 6m. Ward: Downs Councillor: B Sowden Report To be presented verbally at meeting
3.	EHDC-25-1258-EIA	Land At Charity Farm, Clanfield, PO8 0PD EIA Screening opinion for up to 125 dwellings and associated infrastructure Ward: Catherington/Clanfield Councillor: T Attlee Report This proposed development falls within a Local Gap that separates Clanfield from Horndean. The site largely falls within the Catherington Ward of Horndean Parish, except for the access point at Charity Farm, which falls within Clanfield Parish. The application that has been submitted to EHDC (Local Planning Authority) is to formally request the adoption of a Screening Opinion in relation to the proposed site of up to 125 dwellings and associated infrastructure. An Outline Planning application is proposed to follow in December 2025. Cumulative Impact It will be for the LPA to conduct a technical assessment of the necessity for an Environmental Impact Assessment (EIA), but HPC notes that under Schedule 3 of the Town & Country Planning (EIA) Regs 2017, any decision about whether an EIA is required must consider (amongst other things) the characteristics of development including having particular regard to “...(b) cumulation with other existing development and/or approved development”.

At this stage HPC wishes to state that whilst not yet approved, there are three other sites likely to come forward for development in proximity to this site. Two of these are identified in the EHDC Draft Local Plan as;

- a) CFD1 Land at Clanfield County Farm -100 houses);
- b) CFD2 Land at Drift Road -80 houses); and
- c) Sunderton Fields -where Barratts will be building around 200 houses.

Taken with charity Farm, these would total some 500 houses.

Further down Drift Road (eastwards) and along Green Lane is the Land at Down Farm (over 200 houses) which, together with existing new developments such as the 29 dwellings to the north of Downhouse Rd (the road that runs along the west side of the proposed Charity Farm development), will increase traffic and put infrastructure pressures on the local road network and on the services used by Clanfield and Horndean residents (e.g. schools and doctors' surgeries).

Consultation in Clanfield

At the consultation held by Gleeson Land on 20 November at Clanfield Junior School (at which Horndean Parish Council representatives were in attendance in addition to Clanfield Parish Council representatives), residents were expressing concerns that Sunderton Lane (and it is a rural lane) and New Road would become a corridor to the A3, as the growing resident population seeks to access it. The pollution, congestion, and safety implications for children in particular walking these rural roads are of great concern.

Residents in Downhouse Road were also concerned about additional surface water run-off from the additional homes and flooding from the Sustainable Drainage System (SuDS) shown on the plans as located on higher ground above immediately above their properties (the development site has a steep slope falling east to west).

Invitation to Consult with Horndean Residents

In view of the proposed development impacting both Horndean and Clanfield residents, Horndean Parish Council invited Gleeson Land to hold a separate public consultation in Horndean and/or to attend its Full Council meeting on 15 December.

Gleeson Land declined having taken the view that a meeting at the Clanfield Parish Council offices on 30 October (with representatives from Horndean Parish Council also present) and having conducted an on-line and in-person consultation in Clanfield (at which Horndean residents were invited), would suffice at this stage as it may wish to come along to a meeting after the Outline Planning has been submitted.

Gaps Between Settlements

EHDC's Draft Local Plan sets out that gaps between settlements are a planning tool to prevent the visual and physical coalescence of settlements and to maintain their identity. CP23 is the extant policy on the Local Gaps.

As Charity Farm, (along with CFD2 Land at Drift Road), lies within the Horndean/Clanfield/Catherington Gap, there is a serious risk of eroding the function of these policies.

		RECOMMENDATION: HPC recommends that EHDC takes account of the views expressed above when determining whether an EIA is required in this case.
4.	EHDC-25-1261-HSE	143 Frogmore Lane, Horndean, PO8 9RD Erection of an outbuilding for use as a home office and games room. Relocation of existing shed Observations: Ward: Catherington Councillor: D Prosser Report: Observations: The garden of this property has a largish shed and a cover hot hub area. The intention is to move the shed towards the rear of the house and insert an outbuilding in the space along the back fence bordering the dog kennels and adjacent to the neighbour at 141. Size Layout & density: The new outbuilding is 6.7m by 5.2m and 3.75m tall Street Scene: Not visible from street scene Local Planning Policies: C29 – Design, Residential Extension and Householder Development SPD Overall Highway safety: No change Noise and Disturbance from completed development: No change Parking: N/A Overlooking and loss of privacy: None Traffic generation: No change Ground contamination: None Stated Conclusions: This is quite a large outbuilding, particularly the height. However, from google earth the whole area 137-143 is littered with large outbuildings owned by the various properties, some not particularly well maintained, it would appear that this one would not impact the amenity of the neighbours significantly. We suggest that given the extension, the shed, the new outbuilding and the tall gazebo over the hot tub any further development on this site would constitute over development. RECOMMENDATION: NO OBJECTION
5.	EHDC-25-0971-HSE	3 Orchard Close, Waterloooville, PO8 9LL A garage conversion into a kitchen Ward: K&B Councillor: P Beck Report To be presented verbally at meeting
6.	EHDC-25-1296-HSE	38 South Road, Horndean, PO8 0ER Replacement single storey rear extension. Part demolition of existing extension.

		Ward: Downs Councillor: Teresa Attlee Report Observations This is the left hand one of a semi-detached chalet bungalow with dormers to the front and rear. The detached property to the left is set back further as the road curves a little and there is a laurel hedge along on the drive which forms the boundary between those two properties Pre application advice given was as follows; The reason that planning permission is required, is because it would fail to comply with permitted development criteria under Schedule 2 Part 1 Class A of the General Permitted Development Order. This is due to the height being above the existing eaves of the dwelling (d), the eaves being above 3 metres within 2 metres of the boundary (i) and it including a raised platform (the steps) (k) Size Layout & density: The existing extension will be demolished with materials in the new extension matching existing. The extension is 6m long x 8m wide with steps at the rear. As a single storey extension, it is sympathetic to the principal dwelling. Street Scene: No change Local Planning Policies: CP 29 Design, CP 27 Pollution and Residential Extensions & Householder Developments SPD paras 2.11-2.16 Overall Highway safety: No change Noise and Disturbance from completed development: There will be two new roof lights in the new flat roofed extension and care should be paid to ensure these don't create unnecessary glare or light that might affect the amenity of the neighbouring properties on either side. Parking: No change Overlooking and loss of privacy: No change. There are currently steps leading up to the existing extension as the land slopes at the rear, so the new steps should not unduly affect that Traffic generation: No change Ground contamination: Nothing noted Conclusions: A reasonably sized rear single storey extension that should not give rise to undue issues RECOMMENDATION: NO OBJECTION
7.	EHDC-25-1310-TPO	Land Rear of Units C4 - C2 Lakesmere Road, Horndean Proposed works for T1, T2 and G1 that are within the TPO area Ward: K&B Councillor: B Sowden Report To be presented verbally at meeting

EHDC Decisions

Application	Location Details	Proposal	Ward	Decision	Report presented at HPC Planning Meeting/Councillor//Recommendation
EHDC-25-0899-ADV	Bere Grove Care Home Gales Rise, Horndean, Waterlooville, Hampshire,	Installation of 1x double sided post mounted directional sign, 2x single sided post mounted directional signs to form 'V' shape	Horndean Kings & Blendworth	CONSENT	29 Sept 25/D Prosser/Objection
EHDC-25-1123-TPO	3 The Mews horndean waterlooville hants, PO8 9WX	Field Maple - Crown reduction by 2m. Crown raise over road to 6m, leaving a height of 15m and crown spread of 15m	Horndean Murray	Consent	20 Oct 25/B Sowden/No objection