



Horndean Parish Council

NOTICE OF MEETING

A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD AT JUBILEE HALL ON MONDAY 13TH JANUARY 2020 AT 7.00PM.

Members are summoned to attend: Cllr P. Beck (Chairman), Mrs E. Tickell (Vice Chairman), Mrs I Weeks, Mrs L Evans, R Veitch, Dr C Jacobs

Carla Baverstock-Jones, GCILEx, PSLC
Chief Officer,

7TH January 2020

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 9th December, 2019.
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 meeting on 30th January 2020.
8. To note the date of the next meeting as Monday 3rd February 2020.



HORNDDEAN PARISH COUNCIL PLANNING AND PUBLIC SERVICES COMMITTEE

**THE MINUTES OF THE PLANNING AND PUBLIC SERVICES
COMMITTEE MEETING HELD AT JUBILEE HALL ON MONDAY
9TH DECEMBER 2019 AT 8.00PM.**

PRESENT: Cllrs P. Beck (Chairman), Mrs Elaine Tickell (Vice Chairman/), Mrs L Evans,
Mrs I Weeks, Dr. C Jacobs, R. Veitch,

IN ATTENDANCE: Carla Baverstock-Jones, Chief Officer
Gill Foster (Minute Taker)

**PUBLIC
ATTENDANCE:** Cllr B Raymond
There was 1 member of the public present

P19/20 0089 TO RECEIVE APOLOGIES FOR ABSENCE

There were no apologies.

P19/20 0090 TO RECEIVE ANY DECLARATIONS OF INTEREST

There were no declarations of interest.

**P 19/20 091 TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING
COMMITTEE MEETING HELD ON 18TH NOVEMBER 2019.**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 18th November 2019 were duly signed as a true record of the meeting.

P 19/20 092 TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC

The meeting was duly opened.

P19/20 093 TO DISCUSS AND NOTE ANY PLANNING APPEALS

There were no Planning Appeals. A short discussion took place about the Appeal for 27a Southdown Road, Cllr P Beck advised that the Appeal was dismissed by the Inspectorate.

28683/030

Sixten & Cassey Ltd, Crookley Park House, Blendworth Lane, Horndean, Waterlooville, PO8 0AD

T1 Horse Chestnut (heavy pruned) - Fell at 2 metres. Reason: major decay to stem, leave as habitat stump. T2 Horse Chestnut (small) - Fell at 2 metres. Reason: all bark peeling around base. T3 Horse Chestnut (multi stem) - pollard stems at 2 metres from union. Reason: decay/damage throughout tree. Limbs have been falling into neighbour's carpark. T4 Lime - Pollard at 5 metres. Reason: major damage to stem. T5 Horse Chestnut - Pollard at 5 metres. Reason: major damage to stem. T6 Horse Chestnut - Pollard at 5 metres. Reason: two large holes in left stem around 3 metres high from old pruning cuts.

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Cllr Mrs I weeks referred to her Report.

RECOMMENDATION: NO OBJECTION, provided that the works are carried out at the correct time of year and by a qualified professional. There should also be a condition relating to the planting and maintenance of replacement trees as they are an important visual amenity for the Parish.

58504

1 Coombs Close, Horndean, Waterlooville, PO8 0HE

Conversion and extension of garage to annexe

Ward: Downs

Cllr Rep: Cllr Dr C Jacobs

Cllr Dr C Jacobs referred to her Report (please see Report Schedule). EHDC's website was consulted a discussion took place.

RECOMMENDATION: OBJECTION for the following reasons:-

1. In addition, it is a large annexe with a separate entrance. This is contrary to EHDC's Residential Extensions & Householder Development' Supplementary Planning Document which states: "Annexes to existing dwellings are specifically intended to provide ancillary accommodation, for example to accommodate relatives or dependants....typically, it [the annexe] should not have a separate entrance or staircase, nor should it include a separate kitchen."
2. A condition is imposed that the annexe is used ancillary to the existing dwelling and that it cannot be sold or let separately.
3. Possible disturbance for the neighbours.
4. Possible parking issues contrary to CP29 – Design as there is no information given about the number of bedrooms in the existing dwelling and this is an area of high car ownership.
5. Possible traffic issues.

57483/001

Land West of, Ashley Close, Lovedean, Waterloooville

T1 Hazel - Reduce the overhanging branches back by 2 metres to the boundary, up to a height of 10 metres from the ground. T2 Oak - Reduce the height by 2 metres from 14 metres leaving a finished height of 12 metres. Reduce the width of the tree from 6 metres by 1.5 metres leaving a finish of 4.5 metres. Reason: These works are intended to prevent the trees from becoming too overbearing.

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION, provided that the Tree Officers are satisfied that the works are appropriate and the work is carried out at correct time of year.

55331/001

19 Elmeswelle Road, Horndean, Waterloooville, PO8 9RR

Single storey rear extension

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

54168/003

5 Kilderkin Drive, Horndean, Waterloooville, PO8 0FF

Proposal: T1 Sycamore - Remove the lower limb starting at 4 metres from the ground heading towards house. Reduce the height by 3 metres from 18 metres leaving a finished height of 15 metres. Reduce the width of the tree from 14 metres by 2.5 metres leaving a finish of 11.5 metres. T2 Ash - Remove tree, as it blocks light and is over bearing, is hanging over the house, shows signs of die back. T3 Beech - Reduce three extended branches over the house by 4 metres, to bring them in shape with the rest of the crown and keep them clear of the property. On car sales side of the tree, would like to crown lift to 8 metres from ground, and reduce the two length limbs back by 4 metres away from the roof. T4 Beech - Remove tree, as it is small and suppressed by its neighbouring trees and can only ever grow towards the house being a continuing issue.

These works are intended to open up the house and garden whilst retaining the better specimens. In the case of removals we would not replant as there is not a suitable area.

Ward: Kings & Blendworth

Cllr Rep: Mrs I Weeks

Cllr Mrs I Weeks referred to her Report (please see attached Report Schedule). A short discussion took place, EHDC's website was consulted further discussion took place particularly about the positioning of T3 which was also looked at.

RECOMMENDATION: NO OBJECTION.

22358/016 111 South Lane, Clanfield, Waterlooville, PO8 0RY

Extension to existing garden store/garage including windows at first floor level and habitable accommodation. (Part alternative to 22358/014)

Ward Clanfield.

TO NOTE

This was duly noted.

56329/001 Stubbins Down rear of Milkwood Caravan, Down Road, Horndean, Waterlooville

T1 Holly, T4 Hawthorn, T5 Elder, T7 Hawthorn, T8 Hawthorn, T9 Hawthorn, T10 Hawthorn,
T11 Cherry, T12 Hawthorn, T13 Cherry, T14 Hawthorn, T15. Hawthorn, T16 Cherry, T17 Ash, T19 Hawthorn, T21 Hawthorn, T22 Hawthorn, T27 Hawthorn -
Cut all to ground level.
T2 Hazel, T3 Hazel, T6 Hazel, T18 Hazel, T20 Hazel, T23 Hazel, T24 Hazel, T25 Hazel, T26 Hazel, T28 Hazel – Coppice

General tree maintenance to remove tree growth from wall that is becoming damaged and trees touching residents cars following several public complaints.

TO NOTE - HPC APPLICATION

Cllr P Beck referred to the Application and advised this had been made by HPC's Countryside.

THIS WAS DULY NOTED.

39583/002 103 Merchistoun Road, Horndean, Waterlooville, PO8 9NQ

Conservatory following demolition of existing conservatory

Ward: Murray

Cllr Rep: Cllr R. Veitch

Cllr R Veitch referred to his Report (please see attached Report Schedule).

RECOMMENDATION: NO OBJECTION

33321/018 66 Bulls Copse Lane, Horndean, Waterlooville, PO8 9RA

T1 Oak in the rear garden of 66 Bulls Copse Lane – Fell

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr P Beck referred to his Report (please see attached Report Schedule), also explaining the position of the two properties in question numbers 66 & 70. Cllr P Beck advised that Bulls Copse Lane also suffers with a lot of flooding. A discussion took place.

RECOMMENDATION: OBJECTION, as there is no valid reason for removal of the tree the details of which are as set out in the Committee Report. Secondly the tree is an important part of the visual amenity of the area.

22965/020 Kingscourt School, 182 Five Heads Road, Horndean, Waterlooville, PO8 9NJ

Single storey timber framed teaching building to rear of existing school

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule). The EHDC website was referred to, particularly to the Design and Access Statement and pictures of the proposed structure. A discussion took place particularly about this structure.

RECOMMENDATION: OBJECTION, as the design and external appearance of the proposed building is so modern and stark in design that it does not respect the area's particular characteristics. It is very different from the character and identity of the existing building contrary to CP29-Design.

SDNP/19/04735 Construction of detached barn, retention of reduced area of hardstanding and removal of storage container. (Amended proposal, plans and description received 19/11/19).

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks

Cllr Mrs I Weeks referred to her Report (please see attached Report Schedule)

RECOMMENDATION: NO OBJECTION, with a condition that the building is used for agricultural purposes only, and that if the building ceases to be used or required for such purposes it shall be removed and the site re-instated.

34869/017 Shrover Lodge, Anmore Lane, Horndean, Waterlooville, PO7 6HN

Alteration of existing field entrance and change of use of part of field to include the formation of new residential access roadway to afford alternative access.

Ward: Catherington

Cllr Rep: Cllr Mrs E Tickell

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule). EHDC's website was consulted, discussion took place and concerns were raised about the size and length of the drive way. It was also felt that a substantial amount of vegetation would need to be removed. After further discussion it was felt that the Ward Councillors recommendation should be changed to objection. Cllr R Veitch raised a concern about the amount of traffic that uses this narrow lane, it was also agreed to add something to the recommendation raising this issue.

RECOMMENDATION: OBJECTION, because the property is outside the Settlement Policy boundary and thus the applicable Local Planning Policy CP19 – Development in the Countryside. The proposed new access way doesn't fall within development permitted by the policy. Anmore Lane is a narrow rural but busy road. The sight lines that would be necessary to make a safe access way would require a substantial removal of the hedge and mature trees that would have a detrimental impact on a rural country lane.

358536 **Clanfield Surgery, 2 White Dirt Lane, Horndean, Waterlooville, PO8 0QL**

Conversion of roof space to provide additional consulting rooms and staff coffee room, two enclosed entrance porches and new roof light windows.

TO NOTE

Cllr P Beck referred to this Application and this was duly noted with no comment.

The Decision List was duly noted.

P19/20 086 **TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S PLANNING COMMITTEE MEETING ON 10TH DECEMBER 2019**

Cllr Mrs L. Evans advised that there was nothing on the EHDC's Agenda concerning HPC.

This was duly noted.

P19/20 08 **TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 13TH JANUARY 2020**

The date was duly noted.

Meeting closed at 8.52pm

.....
Chairman

.....
Date

PLANNING REPORT SCHEDULE FOR MEETING MONDAY 9TH DECEMBER 2019

1.	28683/030	<p><u>Sixten & Cassey Ltd, Crookley Park House, Blendworth Lane, Horndean, Waterlooville, PO8 0AD</u></p> <p>T1 Horse Chestnut (heavy pruned) - Fell at 2 metres. Reason: major decay to stem, leave as habitat stump. T2 Horse Chestnut (small) - Fell at 2 metres. Reason: all bark peeling around base. T3 Horse Chestnut (multi stem) - pollard stems at 2 metres from union. Reason: decay/damage throughout tree. Limbs have been falling into neighbour's carpark. T4 Lime - Pollard at 5 metres. Reason: major damage to stem. T5 Horse Chestnut - Pollard at 5 metres. Reason: major damage to stem. T6 Horse Chestnut - Pollard at 5 metres. Reason: two large holes in left stem around 3 metres high from old pruning cuts.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr Mrs I Weeks</p> <p>Report:</p> <p>T1 Horse Chestnut (heavy pruned) Fell at 2 mts: Reason major decay to stem, leave as habitat stump.</p> <p>T2 Horse Chestnut (small) Fell at 2 mts Reason all bark peeling around base.</p> <p>T3 Horse Chestnut (multi stem) Pollard stems at 2mts from union Reason decay/damage throughout tree. Limbs have been falling into neighbour's car park.</p> <p>T4 Lime Pollard at 5 mts reason major damage to stem.</p> <p>T5 Horse Chestnut Pollard at 5mts Reason Major Damage to stem.</p> <p>T6 Horse Chestnut Pollard at 5 mts reason two large holes in left stem around 3 mts high from old pruning cuts.</p> <p>If replacements trees are required these will replace with beech trees.</p> <p>RECOMMENDATION: NO OBJECTION provided that the works are carried out at the correct time of year, and by a professional with the correct qualifications.</p> <p>Cllr Mrs I weeks</p> <p>04.12.2019</p>
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2.

58504

1 Coombs Close, Horndean, Waterlooville, PO8 0HE

Conversion and extension of garage to annexe

Ward: Downs

Cllr Rep: Cllr Dr C Jacobs

Report:

Size Layout & density: The application focusses on creating a sizeable annexe comprising lounge/dinner, kitchen, bathroom and 2 bedrooms. The annexe will have its own entrance.

Design, appearance and materials: Similar to existing.

Street Scene: The street scene will be not change significantly as the existing property has a reasonable length (shared) drive and tree screening.

Overall Highway safety: The drive is shared and on a corner, any additional traffic could represent a hazard to both the neighbouring property and other residents in the road.

Noise and Disturbance from completed development: There could be noise and disturbance for the neighbouring property due to an increased flow of traffic.

Parking: If the existing garage is lost, parking will have to be on the drive. In addition, if there are other residents at the address, there may be additional cars.

Overlooking and loss of privacy: There could be a loss of privacy for the neighbouring property due to an increased flow of traffic.

Traffic generation: See comments above.

Ground contamination: EHDC Drainage officer stated that "The proposals will generate increased run-off, which must be attenuated on site and not increase flood risk elsewhere." There is no evidence in plans of any contingencies to contain any addition water run-off.

Conclusions: This is a large annexe with its own entrance and substantial accommodation. The size equates to that of a possible separate dwelling.

It may also cause disturbance for the neighbours and present a traffic hazard.

RECOMMENDATION: OBJECTION for the following reasons:

1. Possibly disturbance for the neighbours.
2. Possible parking issues
3. Possible traffic Issues.

		<p>4. In addition, it is a large annexe with a separate entrance. This is contrary to EHDC's Residential Extensions & Householder Development' Supplementary Planning Document which states: "Annexes to existing dwellings are specifically intended to provide ancillary accommodation, for example to accommodate relatives or dependants....typically, it [the annexe] should not have a separate entrance or staircase, nor should it include a separate kitchen."</p> <p>Cllr Dr C Jacobs 03.12.2019</p>
	57483/001	<p><u>Land West of, Ashley Close, Lovedean, Waterloooville</u></p> <p>T1 Hazel - Reduce the overhanging branches back by 2 metres to the boundary, up to a height of 10 metres from the ground. T2 Oak - Reduce the height by 2 metres from 14 metres leaving a finished height of 12 metres. Reduce the width of the tree from 6 metres by 1.5 metres leaving a finish of 4.5 metres. Reason: These works are intended to prevent the trees from becoming too overbearing.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs E Tickell</p> <p>Report:</p> <p>NATURE OF APPLICATION :- T1 Hazel - Reduce the overhanging branches back by 2 metres to the boundary, up to a height of 10 metres from the ground. T2 Oak - Reduce the height by 2 metres from 14 metres leaving a finished height of 12 metres. Reduce the width of the tree from 6 metres by 1.5 metres leaving a finish of 4.5 metres. Reason: These works are intended to prevent the trees from becoming too overbearing.</p> <p>OBSERVATIONS:- The woodland within which these trees are situated are in private ownership and it is a little concerning that no effort has been made to contact the owners who do live locally. Subject to that comment, the proposed works would all appear to form part of what would be routing management works.</p> <p>RECOMMENDATION:- NO OBJECTION subject to the Tree Officer being satisfied that the works are appropriate, that they are carried out at the correct time of year and by a professional with the necessary qualifications.</p> <p>Cllr Mrs E Tickell 05.12.2019</p>
4.	55331/001	<p><u>19 Elmeswelle Road, Horndean, Waterloooville, PO8 9RR</u></p> <p>Single storey rear extension</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs E Tickell</p> <p>Report:</p>

		<p>NATURE OF APPLICATION: Single storey rear extension.</p> <p>OBSERVATIONS: The proposal is for a small scale single storey extension that will increase the size of the kitchen. It would not appear to affect any of the neighbours. At the time of preparing this report, no public comments have been filed.</p> <p>STREET SCENE: This will be unaffected.</p> <p>PARKING: This will be unaffected.</p> <p>RECOMMENDATION:- NO OBJECTION Cllr Mrs E Tickell 05.12.2019</p>
5.	54168/003	<p><u>5 Kilderkin Drive, Horndean, Waterlooville, PO8 0FF</u></p> <p>Proposal: T1 Sycamore - Remove the lower limb starting at 4 metres from the ground heading towards house. Reduce the height by 3 metres from 18 metres leaving a finished height of 15 metres. Reduce the width of the tree from 14 metres by 2.5 metres leaving a finish of 11.5 metres. T2 Ash - Remove tree, as it blocks light and is over bearing, is hanging over the house, shows signs of die back. T3 Beech - Reduce three extended branches over the house by 4 metres, to bring them in shape with the rest of the crown and keep them clear of the property. On car sales side of the tree, would like to crown lift to 8 metres from ground, and reduce the two length limbs back by 4 metres away from the roof. T4 Beech - Remove tree, as it is small and suppressed by its neighbouring trees and can only ever grow towards the house being a continuing issue.</p> <p>These works are intended to open up the house and garden whilst retaining the better specimens. In the case of removals we would not replant as there is not a suitable area.</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Mrs I Weeks</p> <p>Report: In the case of removal tree would not replant as there is not a suitable area.</p> <p>RECOMMENDATION: NO OBJECTION provided that the work is carried out at the correct time of year and by a qualified professional.</p> <p>Cllr Mrs I Weeks 04.12.2019</p>
6.	22358/016	<p><u>111 South Lane, Clanfield, Waterlooville, PO8 0RY</u></p> <p>Extension to existing garden store/garage including windows at first floor level and habitable accommodation. (Part alternative to 22358/014)</p> <p>TO NOTE</p>

7.	56329/001	<p><u>Stubbins Down rear of Milkwood Caravan, Down Road, Horndean, Waterlooville</u></p> <p>T1 Holly, T4 Hawthorn, T5 Elder, T7 Hawthorn, T8 Hawthorn, T9 Hawthorn, T10 Hawthorn, T11 Cherry, T12 Hawthorn, T13 Cherry, T14 Hawthorn, T15. Hawthorn, T16 Cherry, T17 Ash, T19 Hawthorn, T21 Hawthorn, T22 Hawthorn, T27 Hawthorn - Cut all to ground level. T2 Hazel, T3 Hazel, T6 Hazel, T18 Hazel, T20 Hazel, T23 Hazel, T24 Hazel, T25 Hazel, T26 Hazel, T28 Hazel – Coppice</p> <p>General tree maintenance to remove tree growth from wall that is becoming damaged and trees touching residents cars following several public complaints.</p> <p>TO NOTE - HPC APPLICATION</p>
8.	39583/002	<p><u>103 Merchistoun Road, Horndean, Waterlooville, PO8 9NQ</u></p> <p>Conservatory following demolition of existing conservatory</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R. Veitch</p> <p>Report:</p> <p>Size Layout & density: Very similar to the existing structure.</p> <p>Design, appearance and materials: Very similar to the existing structure.</p> <p>Street Scene: No change</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No change</p> <p>Parking: No change</p> <p>Overlooking and loss of privacy: No change</p> <p>Traffic generation: No change</p> <p>Ground contamination: No obvious source</p> <p>Conclusions: Virtually a like for like replacement, thus I would recommend that No Objection be raised regarding this application.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr R Veitch 01.12.2019</p>
9.	33321/018	<p><u>66 Bulls Copse Lane, Horndean, Waterlooville, PO8 9RA</u></p> <p>T1 Oak in the rear garden of 66 Bulls Copse Lane – Fell</p> <p>Ward: Kings & Blendworth</p>

		<p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>A verbal Report will be given at the meeting.</p>
10.	22965/020	<p><u>Kingscourt School, 182 Five Heads Road, Horndean, Waterlooville, PO8 9NJ</u></p> <p>Single storey timber framed teaching building to rear of existing school</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs E Tickell</p> <p>Report:</p> <p>OBSERVATIONS:- Councillors are asked to look at the illustrations of the proposed single storey building set out in the DAS. The proposed use is as a teaching building. It will have black zinc cladding. The existing school building is a striking building with an historic heritage. The proposed new building is very modern and in stark contrast to the elegance of the historic building. The DAS describes the proposals as giving an elegant and contemporary look sensitive to the buildings historic setting. The DAS is of course produced by the Architect for the Applicant.</p> <p>STREET SCENE:- The building is to the rear of the exiting building is a single storey and is unlikely to affect the street scene.</p> <p>PARKING:- Believe that this will not be affected.</p> <p>LOCAL PLANNING POLICIES:- CP29-Design.</p> <p>RECOMMENDATION:- OBJECTION as the design and external appearance of the proposed building is so modern and stark in design that it does not respect the area's particular characteristics. It is very different from the character and identity of the existing building contrary to CP29-Design.</p> <p>Cllr Mrs E Tickell 05.12.2019</p>
11.	SDNP/19/04735/FUL	<p><u>Blendworth Lith Farm London Road Horndean Waterlooville PO8 0WR</u></p> <p>Construction of detached barn, retention of reduced area of hardstanding and removal of storage container. (Amended proposal, plans and description received 19/11/19).</p> <p>Ward: Kings & Blendworth</p> <p>Cllr Rep: Cllr Mrs I Weeks</p> <p>Report:</p> <p>The farm in question is in the South Down National Park and is on agricultural land.</p>

		<p>There have been two previous applications, for the retention of a container and hardstanding on this site which we did not have any objection to.</p> <p>There would not be any change to the access</p> <p>The parking would not be a problem</p> <p>There is minimal risk of flooding.</p> <p>There have not been any objections from the Biodiversity and geological Conservation Dept.</p> <p>The street scene would change, but I do believe that a timber building would be more appropriate to the landscape than the container.</p> <p>I accept that if given permission this barn would be a permanent fixture whereas the container could be moved.</p> <p>RECOMMENDATION: NO OBJECTION, with a comment that the building is used for agricultural purposes only, and that if the building ceases to be used or required for such purposes it shall be removed and the site re-instated.</p> <p>Cllr Mrs I Weeks 04.12.2019</p>
12.	34869/017	<p><u>Shrover Lodge, Anmore Lane, Horndean, Waterlooville, PO7 6HN</u></p> <p>Alteration of existing field entrance and change of use of part of field to include the formation of new residential access roadway to afford alternative access.</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs E Tickell</p> <p>Report:</p> <p>NATURE OF APPLICATION:- Alteration of existing field entrance and change of use of part of field to include the formation of new residential access roadway to afford alternative access.</p> <p>OBSERVATIONS:- Councillors are asked to look at the Location Plan and Proposed Block and Site Plans. The existing driveway is a shared accessway as shown in blue. The proposed new accessway is as shown in red. There is allegedly an existing historic field access from Anmore Lane that will be used as the new entrance. The drive then proceeds across the field as shown. The Applicant is showing that the hedging either side of the new access would be reinforced with native hedging. The downside of the proposal is that it creates an urban entrance to a rural lane.</p> <p>RECOMMENDATION:- NO OBJECTION, subject to there being an enforceable condition requiring the reinforcement of the screen</p>

		<p>hedging with native British species on either side of the new accessway to mitigate the effect of the introduction of the substantial gate on the rural road.</p> <p>Cllr E Tickell 05.12.2019</p>
13.	58536	<p><u>Clanfield Surgery, 2 White Dirt Lane, Horndean, Waterlooville, PO8 0QL</u></p> <p>Conversion of roof space to provide additional consulting rooms and staff coffee room, two enclosed entrance porches and new roof light windows</p> <p>TO NOTE</p>

Planning application 33321/018

66 Bulls Copse Lane
Waterlooville
PO8 9RA

This application is for the removal of oak tree T1 which is currently subject to a tree preservation order EH338 1995 (G1)

The application has been made by a claims management company and would appear to be expressly contrary to the wishes of the owner of the tree

It is alleged that the tree is removing sufficient water from the soil to cause subsidence but it is also noted that during winter months the effect is reversed causing heave.

Following the removal of a large number of trees to facilitate the construction of Oaks Coppice, areas of Bulls Copse Lane suffer flooding due to excessive water run-off, and removal of more trees is therefore potentially undesirable.

The report also questions the adequacy of the foundations of the garage, which was almost certainly constructed after the tree had reached maturity. Although replanting of a different species has been listed within the application, a mature oak cannot readily be replaced, while a garage can

I therefore recommend OBJECTION to this application



Paul Beck

Horndean Parish Council

8th December 2019

PLANNING REPORT SCHEDULE FOR MEETING MONDAY 13TH JANUARY 2020

1.	33649/002	<p><u>132 Hazleton Way, Horndean, Waterlooville, PO8 9DP</u></p> <p>2.15 metre high fence with concrete posts at 3 metre centres</p>
2.	29919/002	<p><u>Horndean Health Centre, Blendworth Lane, Horndean, Waterlooville, PO8 0AA</u></p> <p>Demolition of existing building and construction of a new 2.5 storey building containing 7 residential flats with associated car parking, hard and soft landscaping & refuse storage</p> <p>A Verbal Report will be given at the meeting.</p>
3.	58544	<p><u>19 Teal Close, Horndean, Waterlooville, PO8 9YF</u></p> <p>Single storey rear extension</p> <p>OBSERVATIONS:- This application for a single storey rear extension will be a family room and utility room. The extension will be brick built with tile hanging. Bifold doors with glazed area over will exit onto the rear garden. There will also be a velux window in the roof.</p> <p>STREET SCENE:- The property is set on a corner plot so the extension will be visible from the road. It is of modest size appropriate to the host dwelling so should be acceptable.</p> <p>RECOMMENDATION:- NO OBJECTION</p> <p>Cllr Mrs E. Tickell 06.01.2020</p>
4.	25288/005	<p><u>Land north of, 102 Downhouse Road, Catherington, Waterlooville</u></p> <p>Removal of condition 20 attached to 25288/004</p> <p>OBSERVATIONS:- Condition 20 reads as follows:-</p> <p>No development shall start on site until a full scheme of works for a traffic calming development within the vicinity of the site access which reduces vehicle speeds on Downhouse Road past the site.</p> <p>The agreed scheme shall be implemented in full prior to the first occupation of any of the dwellings hereby approved. Reason - To provide satisfactory access and in the interests of highway safety.</p> <p>Time and time again throughout the consultation on the application, local residents and those using Downhouse Rd referred to the unsafe speeds of many drivers. The speed indicators have recorded speeds of up to 92mph. HCC has those records. The approach from the north is via a corner. The solution was to reduce the speed limit from 40mph to 30 mph plus the laying of a red surface. Highways now state that they would be happy for the removal of the condition but that sight lines should be maintained as specified in their response. This is a retrograde step on highway safety for this area. Vehicles will already be speeding by the time they reach this site that will have a number of vehicle movements due to its size.</p>

		<p>RECOMMENDATION: - OBJECTION. Highway safety should dictate that the speed limit is reduced and the road marked as originally agreed to ensure the highway safety of the new residents at this development and existing users of the road.</p> <p>Cllr Mrs E Tickell 09.01.2020</p>
5.	56502/002	<p><u>69 Rosemary Way, Horndean, Waterlooville, PO8 9DQ</u></p> <p>Side extension, increase roof height to form first floor accommodation with dormer to side and front porch.</p> <p>A Verbal Report will be given at the meeting.</p>
6.	25963/017	<p><u>Southern Co-Operative Ltd, 2-14 White Dirt Lane, Horndean, Waterlooville, PO8 0QL</u></p> <p>Installation of 2 x rapid electric vehicle charging stations</p> <p>TO NOTE</p>
7.	39583/002	<p><u>103 Merchistoun Road, Horndean, Waterlooville, PO8 9NQ</u></p> <p>Conservatory following demolition of existing conservatory (as amended by plans received 13/12/2019)</p> <p>Size Layout & density: Very similar to the existing structure.</p> <p>Design, appearance and materials: Very similar to the existing structure.</p> <p>Street Scene: No change.</p> <p>Overall Highway safety: No Change</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: No change.</p> <p>Overlooking and loss of privacy: No change.</p> <p>Traffic generation: No change.</p> <p>Ground contamination: No obvious source.</p> <p>Conclusions: Virtually a like for like replacement, thus I would recommend that No Objection be raised regarding this application. The modified plans seem to address the problem highlighted by EHDC.</p> <p>RECOMMENDATION: NO OBJECTION.</p> <p>Cllr R Veitch 08.01.2020</p>

8.	58166/001	<p><u>140 Hazleton Way, Horndean, Waterlooville, PO8 9DP</u></p> <p>Retrospective application for fence alongside boundary</p> <p>A Verbal Report will be given at the meeting.</p>
9.	22321/016	<p><u>Hill View, 27A Southdown Road, Horndean, Waterlooville, PO8 0ET</u></p> <p>Retrospective application for a wall adjacent to a highway, with alterations to include stainless steel railings and gate</p>
10.	53876	<p><u>19 Quail Way, Horndean, Waterlooville, PO8 9YN</u></p> <p>Lawful Development Certificate proposed - Single storey rear extension</p> <p>Size Layout & density: Within the permitted development size and there is sufficient space for the extension.</p> <p>Design, appearance and materials: In keeping with the existing building: No change.</p> <p>Street Scene: No change.</p> <p>Overall Highway: No change.</p> <p>Noise and Disturbance from completed development: No change.</p> <p>Parking: No change.</p> <p>Overlooking and loss of privacy: No change.</p> <p>Traffic Generation: No change.</p> <p>Ground Contamination: No obvious source.</p> <p>Conclusions: No Objection be raised regarding this application.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr R Veitch 08.01.2020</p>
11.	57462/002	<p><u>9 South Road, Horndean, Waterlooville, PO8 0EN</u></p> <p>Replacement of existing flat roof to garage with pitched roof.</p> <p>A Verbal Report will be given at the meeting.</p>
12.	21377/006	<p><u>68 Catherington Lane, Horndean, Waterlooville, PO8 9HZ</u></p> <p>Detached chalet bungalow following demolition of existing summer house, installation of a dormer window to side of main dwelling and removal of conservatory and Juliet balcony and extend crossover</p> <p>Size Layout & density: The proposed site is very limited in size. For this reason I would recommend that this would constitute overdevelopment of the site, contrary to Policy CP29.</p>

		<p>Design, appearance and materials: The design would seem to be sympathetic to the area, but the materials used would need to be checked for similarity with the surrounding buildings.</p> <p>Street Scene: A significant change but not a massive one. The street scene would most often be that of parked cars.</p> <p>Overall Highway safety: Up to two vehicles would need to reverse over the pavement since there is no space to turn a vehicle around.</p> <p>Noise and Disturbance from completed development: An increase by that for a two bed dwelling in a small space.</p> <p>Parking: Sufficient space for two cars but only just.</p> <p>Overlooking and loss of privacy: No significant change.</p> <p>Traffic generation: Up to two more cars.</p> <p>Ground contamination: No obvious source.</p> <p>Conclusions: My recommendation is that the following OBJECTION be raised regarding this application: The proposed new dwelling would result in overdevelopment of the site, contrary to Policy CP2.</p> <p>RECOMMENDATION: NO OBJECTION.</p> <p>Cllr R Veitch 08.01.2020</p>
13.	58009/002	<p><u>72 Downhouse Road, Catherington, Waterlooville, PO8 0TY</u></p> <p>Dwelling and garage following demolition of existing dwelling and detached garage</p> <p>- There is an existing permission to extend the existing two bedroom bungalow. The application indicates that the foundations are in fact inadequate hence this application. It is for a four bedroom two storey dwelling. Pre application advice has been taken and apparently that is reflected in the design and eaves height. The proposed building as shown by the street scene would be in keeping with the character and appearance of the area. The garage is the same as under the existing permission.</p> <p>Size Layout & density: - It will be a two storey four bedroom dwelling set in a good sized plot. It should not affect the amenity of the neighbours.</p> <p>Street Scene: - This indicates that the size and design are in keeping with the character and appearance of the area.</p> <p>Local Planning Policies: - CP27- Pollution. CP29 -Design.</p> <p>Overall Highway safety: - This should not be affected even though it is a larger house.</p> <p>Noise and Disturbance from completed development: - That from a four bedroom as opposed to a two bedroom dwelling.</p>

		<p>Parking: - This is adequate on site. There is also a single garage.</p> <p>Overlooking and loss of privacy: - The proposals should not affect the neighbours.</p> <p>Traffic generation: - That from a larger dwelling.</p> <p>Ground contamination: - Unknown.</p> <p>RECOMMENDATION:- NO OBJECTION</p> <p>Cllr Mrs E Tickell 10.01.2020</p>
14.	21210/003	<p><u>121 Hazleton Way, Horndean, Waterlooville, PO8 9DN</u></p> <p>Variation of condition 4 of 21210/002 to allow substitution of plans to show a decrease the rear proposed extension roof design in favour for a mansard roof with roof lantern.</p> <p>A Verbal Report will be given at the meeting.</p>
15.	34088/020	<p><u>Yoells Copse off, Loxwood Road, Horndean, Waterlooville</u></p> <p>T1 Oak overhanging back garden of 34 Loxwood Road - crown reduction of up to 3 metres and to appropriate growth points lower crown (Prune back overhanging branches to the boundary line from ground level to a height not exceeding 7m)</p> <p>OBSERVATIONS:- Back in May, the Applicant obtained consent to prune back overhanging branches to a height not exceeding 7m. The application form states that the Tree Officer has suggested a crown reduction as above.</p> <p>RECOMMENDATION:- NO OBJECTION provided that the Tree Officer is happy with the application as made.</p> <p>Cllr Mrs E Tickell 06.01.2020</p>
16.	<u>58560</u>	<p><u>20 Keydell Avenue, Horndean, Waterlooville, PO8 9TA</u></p> <p>single storey rear extension following demolition of front and rear conservatories</p> <p>Size Layout & density: A realistic increase in the size of the dwelling, and will not be too imposing as amended.</p> <p>Design, appearance and materials: This should be in keeping with the existing design.</p> <p>Street Scene: Minor change by loss of conservatory but probably returns street scene to more in keeping with neighbouring properties.</p> <p>Overall Highway safety: No significant change.</p> <p>Noise and Disturbance from completed development: No obvious change.</p> <p>Parking: There is no change to the parking requirements.</p>

		<p>Overlooking and loss of privacy: Not Applicable.</p> <p>Traffic generation: Not Applicable.</p> <p>Ground contamination: No obvious change.</p> <p>Conclusions: A relatively small increase made in keeping with the existing property with little change in accommodation size.</p> <p>RECOMMENDATION: NO OBJECTION</p> <p>Cllr P Beck 09.01.2020</p>
17.	34869/018	<p><u>Shrover Lodge, Anmore Lane, Horndean, Waterlooville, PO7 6HN</u></p> <p>Use of land as residential garden, creation of lake and landscaping.</p> <p>Observations: - Councillors are asked to look at the proposed site plan which shows the creation of a substantial lake with fishing pontoon. Please also look at the aerial photograph at the front of the DAS which clearly shows how rural the site location is. The property is outside the SPB and is thus covered by the Countryside provisions set out in CP19- Development in the Countryside. There has been no consultation with EHDC officers or neighbours. Drainage (consultee) have lodged an objection based on the risk of potential flooding to downstream land and property.</p> <p>Size Layout & density: - This is a very substantial fishing lake that would completely change the character and appearance of this open site within a rural area. The property is screened but there is a query as to the effect of the new accessway for which an application has been made separately and to which HPC has objected.</p> <p>Street Scene: - There is a query as to how the separate application for a new access would affect the street scene.</p> <p>Local Planning Policies: - CP19- Development in the Countryside. The proposals would totally change the character and appearance of the land. Since they are for the sole enjoyment off a residential dwelling, they could not be said to be necessary for farming, forestry or other rural enterprise. This is an inappropriate type and scale of development in the countryside. CP20- Landscape. The proposals do not conserve and enhance the rural nature of this area but create a substantial fishing lake and garden for the enjoyment of the residential dwelling. CP29- Design. The proposals are not appropriate and sympathetic to the sites rural setting. It would be a private garden in a rural area completely changing its character.</p> <p>Overall Highway safety: - Believed not affected but the committees' comments in relation to the application under 34869/017 should be noted as Anmore Lane is a busy, narrow rural road.</p> <p>Noise and Disturbance from completed development: - Unknown. Parking: - N/A.</p>

Overlooking and loss of privacy: - N/A.

Traffic generation: - Unknown but there is a separate application for a new access.

Ground contamination: - Expert consultees should comment on this.

RECOMMENDATION:- OBJECTION because of the following reasons:-

1. Non-compliance with CP19- Development in the Countryside as the proposals do not fall within any of the criteria for development in the Countryside. They would completely change the character and appearance of the site o that of a substantial fishing lake and garden ancillary to the dwelling house.

2. Non-compliance with CP20- Landscape. The proposals fail to conserve and enhance the rural landscape.

3. Non-compliance with CP29- Design. The proposals are not appropriate or sympathetic to the rural setting of Shrover Lodge and completely change the character of the area by the creation of a private garden.

Cllr Mrs E Tickell
10.01.2020

DECISION LIST

<p>Reference No: 58347 PARISH: Horndean Location: 72 North Road, Horndean, Waterlooville, PO8 0ED Proposal: Single storey rear extension, conversion of roof space to habitable accommodation to include three dormers to front elevation and one dormer to rear elevation (as amended by drawings received 14.11.19 and 15.11.19) Decision: PERMISSION Decision Date: 29 November, 2019</p>
<p>Reference No: 58456 PARISH: Horndean Location: 48 Rowlands Castle Road, Horndean, Waterlooville, PO8 0DL Proposal: Single storey extensions to side and rear following demolition of existing rear conservatory Decision: PERMISSION Decision Date: 29 November, 2019</p>
<p>Reference No: 24276/002 PARISH: Horndean Location: 32 Briar Close, Horndean, Waterlooville, PO8 9ED Proposal: Two storey front/side extension following demolition of existing detached garage Decision: PERMISSION Decision Date: 4 December, 2019</p>
<p>Reference No: 54714/004 PARISH: Horndean Location: 186 Portsmouth Road, Horndean, Waterlooville, PO8 9HP Proposal: Retrospective replacement garage (Amended plan received 26/11/2019) Decision: PERMISSION Decision Date: 12 December, 2019</p>
<p>Reference No: 49659/006 PARISH: Horndean Location: 50 Wagtail Road, Horndean, Waterlooville, PO8 9YD Proposal: Beech - reduce height by 2m leaving a finished height of 11m, reduce width by 2m leaving a finish of 8m. Decision: CONSENT Decision Date: 9 December, 2019</p>
<p>Reference No: 39690/008 PARISH: Horndean Location: 39 Murray Road, Horndean, Waterlooville, PO8 9JQ Proposal: T1 - Cherry - Fell T2 - Field Maple - crown lift to a height of 5m Decision: CONSENT Decision Date: 9 December, 2019</p>
<p>Reference No: 58027/001 PARISH: Horndean Location: 5 Heath Close, Horndean, Waterlooville, PO8 9PS Proposal: Increase in roof height to provide additional accommodation at first floor level and dormer windows to front and rear Decision: PERMISSION Decision Date: 11 December, 2019</p>
<p>Reference No: 22877/005 PARISH: Horndean Location: 209 Lovedean Lane, Horndean, Waterlooville, PO8 9RT Proposal: T1 Walnut - Reduce crown height by no more than 5 metres and crown width by no more than 5 metres and to appropriate growth points leaving a finished crown height of approx 40 metres and a finished crown width of approx 30 metres Decision: CONSENT Decision Date: 18 December, 2019</p>
<p>Reference No: 57883/002 PARISH: Horndean Location: 21 Mapletree Avenue, Horndean, Waterlooville, PO8 9BN Proposal: Single storey extensions to side/rear, porch to front Decision: PERMISSION Decision Date: 18 December, 2019</p>
<p>Reference No: 29113/013 PARISH: Horndean Location: Wisteria Rest Home, 82 London Road, Horndean, Waterlooville, PO8 0BU Proposal: Rear extensions to ground and first floor with internal alterations Decision: PERMISSION Decision Date: 20 December, 2019</p>