



# Horndean Parish Council

## NOTICE OF MEETING

**A MEETING OF THE PLANNING AND PUBLIC SERVICES COMMITTEE WILL BE HELD ONLINE ON MONDAY 8<sup>TH</sup> MARCH 2021 AT 7.30PM**

**Members of the public can login via the website link.**

Documents pertaining to the meeting are available to download from the HPC website.

Members are summoned to attend

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

Carla Baverstock-Jones, GCILEx, PSLC  
Chief Officer,

2<sup>nd</sup> March 2021

### 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 18th February 2021.
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. Aquind update by Cllr P. Little.
6. To discuss and note any planning appeals.
7. 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.*
8. To discuss representation of Horndean Parish Council at forthcoming EHDC's Planning Committee meeting on 11<sup>th</sup> March 2021.
9. To note the date of the next meeting as Monday 29<sup>th</sup> March 2021.



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

### **THE MINUTES OF THE PLANNING AND PUBLIC SERVICES COMMITTEE VIRTUAL MEETING HELD ON MONDAY 15<sup>TH</sup> FEBRUARY 2021 AT 7.00PM.**

**PRESENT:** Cllrs P Beck (Chairman), Mrs E Tickell (Vice Chairman), Mrs L Evans,  
Mrs I Weeks, P Little, D Prosser, Mrs I Weeks

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

**PUBLIC  
ATTENDANCE:** There were no members of the public present.

**P20/21 044      TO RECEIVE APOLOGIES FOR ABSENCE**

All members were present.

**P20/21 045      TO RECEIVE ANY DECLARATIONS OF INTEREST**

There were no declarations of interest.

**P20/21 046      TO RECEIVE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE  
HELD ON 11<sup>TH</sup> JANUARY 2021.**

It was **RESOLVED** that the minutes of the Planning Committee meeting held on 11<sup>th</sup> January 2021 be duly signed as a true record of the meeting.

**P20/21 047      TO OPEN THE MEETING TO MEMBERS OF THE PUBLIC**

There were no members of the public present.

**P20/21 048      TO DISCUSS AND NOTE ANY PLANNING APPEALS**

**APP/M1710/W/20/3252140**

**Shrover Lodge, Anmore Lane, Horndean, Waterlooville, PO7 6HN**

Cllr P Beck asked for comments. There were none and this Appeal was duly noted.

**P 20/21 049      AQUIND UPDATE FROM CLLR P LITTLE.**

Cllr P Little advised he listened into a phone meeting which took place on 12<sup>th</sup> February 2021 between Winchester City Council and Denmead Parish Council. He also advised that there was another phone meeting due to take place between EHDC, Hampshire Highways and Winchester County Council on Thursday 18<sup>th</sup> February 2021 at which he will represent Horndean Parish Council.

He had ascertained that Winchester and Denmead Parish Council had both objected to the initial route proposed in the Aquind Report and advised that it is now proposed that all heavy vehicles should go through Horndean to Day Lane. New traffic figures will be required.

A discussion took place. Particular concerns were raised about the amount of proposed HGV traffic that could be going through Horndean and Lovedean by several members. Cllr Mrs L Evans referred to page 4 of the Report to the section entitled 'Revised HGV Construction Management Strategy for Day Lane'. Cllr Mrs L Evans asked if Cllr P Little could ascertain how this would be managed, monitored and enforced. Further discussion took place. Cllr P Little advised two additional items that needed to be taken into consideration were the possibility of this contract being sold on to a third party and also the figures quoted do not include vehicles such as transit vans. All members agreed that Day Lane would not be able to cope with the proposed amount of heavy traffic and the Lane is too narrow for the proposed passing bays.

After further discussion it was agreed to ask Cllr P Little to put HPC's concerns forward, to investigate further and report back to the next meeting.

**P 20/21 050      TO CONSIDER PLANNING APPLICATIONS AND NOTE DECISION LIST**

**25923/008      37 Southdown Road, Horndean, Waterlooville, PO8 0ET**

2 additional roof dormer windows and entrance lobby to south elevation, small balcony to west elevation.

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllr R Veitch referred to his Report (please see attached Report Schedule). Cllr Mrs E Tickell advised that there could be a problem with this Application given the conditions imposed in an earlier permission. After a short discussion it was agreed to change the original recommendation to objection, based on the unacceptable effect on the amenity of the neighbour to the south through loss of privacy from the new windows unless the Case Officer is satisfied that there is no breach of conditions 4 and 5 of planning permission 25923/003.

**RECOMMENDATION: OBJECTION** based on the unacceptable effect on the amenity of the neighbour to the south through loss of privacy from the new windows unless the Case Officer is satisfied that there is no breach of conditions 4 and 5 of planning permission 25923/003.

**55985      206 Portsmouth Road, Horndean, Waterlooville, PO8 9HR**

Detached garage / carport to front

Ward: Kings and Blendworth

Cllr Rep: Cllr P Beck

Cllr P Beck referred to his Report (please see attached Report Schedule). Cllr Mrs L Evans

advised permission had already been granted on Friday 12<sup>th</sup> February 2021. A short discussion took place. It was agreed to send the Ward Councillor's Report to the Case Officer for information.

**28126                    53 Portsmouth Road, Horndean, Waterloooville, PO8 9LN**

Proposed Roof Alterations to Include raised ridge height, front and rear dormers (as amended plans received by the Local Planning Authority 14 December 2020).

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Unable to obtain extension Recommendation has been agreed and forwarded to Case Officer prior to meeting. Therefore this is to be NOTED.

This was duly noted.

**26398/025            'Sunnyview' to be incorporated as a C3 use under single planning unit of 'Sunrise'**

Ward: Downs

Cllr Rep: Cllr R Veitch

Cllr R Veitch submitted a Report but it was advised that this Application was subsequently withdrawn. This was duly noted.

**20686/002            31 Highcroft Lane, Horndean, Waterloooville, PO8 9NX  
Replacement dwelling following demolition of existing dwelling.**

**31 Highcroft Lane, Horndean, Waterloooville, PO8 9NX  
Replacement dwelling following demolition of existing dwelling (as amended by plans received 25 January 2021).**

Ward: Murray

Cllr Rep: Cllr P Little

Unable to obtain extension Recommendation has been agreed and forwarded to Case Officer prior to meeting, therefore this is to be NOTED.

This was duly noted.

**29362/004            154 White Dirt Lane, Horndean, Waterloooville, PO8 0TT**

Increase roof height to provide a loft conversion with dormer windows to front and rear.

Ward: Catherington

Cllr Rep: Cllrs Mrs E Tickell & D Prosser

Cllr D Prosser referred to his Report (please see attached Report Schedule). A short discussion



took place regarding the plans not showing any accurate dimensions. Cllr Mrs E Tickell suggested this be added to our Recommendation.

**RECOMMENDATION: NO OBJECTION**, subject to the Case Officer obtaining and being satisfied with the provision of additional documents showing accurate dimensions.

Cllr Mrs L Evans left the meeting.

35461/012      **The Farmhouse, 240 Catherington Lane, Horndean, Waterlooville, PO8 0TA**

Replacement of window with double doors on the west elevation, closure of pedestrian access from Catherington Lane and widening of vehicular access to Five Heads Road.

35461/013      **The Farmhouse, 240 Catherington Lane, Horndean, Waterlooville, PO8 0TA**

Listed Building consent - External alterations including replacement of window with double doors on the west elevation, widening of window to annexe, closure of pedestrian access from Catherington Lane and widening of vehicular access to Five Heads Road. Internal alterations including removal of partition wall within the annexe, blocking up doorway on landing to bathroom, blocking up window from landing to family bathroom at first floor level and the installation of partition walls at second floor level

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & D Prosser

Cllr Mrs E Tickell referred to her Report for both Applications.

**RECOMMENDATION:-**

1. **NO OBJECTION** in relation to the planning application under 35461/012.
2. **NO OBJECTION** to the listed building application under 35461/013 and the comments and recommendation of the Conservation Officer are noted.

Cllr Mrs L Evans re-joined the meeting.

30083/009      **Nyewood, Lith Avenue, Horndean, Waterlooville, PO8 0BS**

Oak tree - crown lift new growth by approx 5 metres. Crown thin by 10% and reduce crown by 1 metre to leave a finished height of approx 13 metres and a finished crown spread of approx 12 metres.

Ward: Murray

Cllr Rep: Cllr R Veitch

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

**RECOMMENDATION: NO OBJECTION**

**31194/003      Jubilee Hall, Crouch Lane, Horndean, Waterlooville, PO8 9SU**

To clad the exterior apex of the existing community hall (North elevation) to match the newly completed extension  
TO BE NOTED.

This was duly noted.

**59068      45 Winkfield Row, Horndean PO8 9TL**

Single storey extension.

Ward: Kings & Blendworth

Cllr Rep: Cllr P Beck

Cllr P Beck referred to his Report (please see attached Report Schedule).

**RECOMMENDATION: NO OBJECTION**

**39682/001      18 Heath Close, Horndean, PO8 9PS**

Single storey rear and side extension. Change of roof design to existing front facing first floor dormer. 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**

**58949      Access to land South of the Dairy, Catherington Lane, Horndean**

Ward: Catherington

Cllr Reps: Cllrs Mrs E Tickell & Cllr D Prosser

Cllr Mrs E Tickell referred to her Report (please see attached Report Schedule). Cllr Tickell advised that we had seen this Application before and unfortunately the plans available were poor, so that the committee had no option but to reiterate the previous recommendation of objection and also address the concerns about the paddock and the fact that The Preliminary Ecological Appraisal was still outstanding. A short discussion took place.

**RECOMMENDATION: OBJECTION** for the reasons already put forward at the meeting of the 16th November 2020 and filed on the 17th November together with additional comments numbered 5 and 6:-

1. The proposal in relation to the laying of hard-core is of an inappropriate type and scale of development is not the type of development envisaged by the policy. Further, it would detract from the landscape character and quality of the countryside contrary to CP19- Development in the Countryside.

2. A 4m wide gate would seem excessive and would have a detrimental impact on the street scene. This combined with the proposed hard-core would be contrary to CP20- Landscape in that the proposals do not protect and enhance the settlement of Catherington on its urban edge. The existing hedge and tree line forms part of the natural and historic features of this area. Its proposed replacement by a post and wire fence would have a detrimental impact on the street scene.
3. The proposal for such a wide access way and the removal of the hedge and tree line with the latter being replaced by a post and wire fence would conflict with CP21- Biodiversity that seeks to maintain existing networks of wildlife corridors and habitat.
4. The proposed gate is not set back from Catherington Lane and would interfere and obstruct the traffic flow on it. (Additional note from meeting of 15th February 2021- the plan is unclear as to location of the gate).
5. The additional plan does not show the hard standing in relation to the proposed paddock area and would appear to indicate that the bulk of the field would comprise hard standing rendering the remainder of the field unsuitable as a paddock.
6. The Preliminary Ecological Appraisal is outstanding.

**27558/005      Anchor House, 70 London Road, Horndean, Waterlooville, PO8 0BX**

1.8m high boundary wall to front

Ward: Kings & Blendworth

Cllr Rep: Cllr Mrs I Weeks.

Cllr Mrs I Weeks referred to her Report (please see Report Schedule). A short discussion took place, Cllr Mrs E Tickell proposed that the recommendation should be changed to objection and referred to the Horndean Design Statement and failure to observe the guidelines set out in the Residential Extensions and Householder Development SPD in relation to front boundary fences. It was agreed to change the recommendation to Objection referring to several reasons why as discussed.

**RECOMMENDATION:- OBJECTION** for the following reasons:-

1. The detrimental impact on the street scene by the height and design of the fence and the gates contrary to CP29-Design.
2. Failure to observe the guidelines set out in the Residential Extensions and Householder Development SPD in relation to front boundary fences.
3. Failure to note the design issues and recommendations set out in the Horndean Village Design Statement relating to maintaining the distinctive character of Horndean Village.
4. If a gate is permitted, should it be set back within the property to allow vehicles to pull off the busy London Rd before gaining access to the property? 6m is often required.

23293/015

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

Conversion/internal reconfiguration of current shop, new entrance/ramp and alterations to pathway

Ward: Kings & Blendworth

Cllrs Rep: Cllr Mrs I Weeks

Cllr Mrs I Weeks referred to her Report (please see attached Report Schedule). A short discussion took place.

**RECOMMENDATION: NO OBJECTION**

The Decision List was duly noted.

**P20/21 051**

**TO DISCUSS REPRESENTATION OF HORNDEAN PARISH COUNCIL AT FORTHCOMING EHDC'S VIRTUAL PLANNING COMMITTEE MEETING ON 11<sup>TH</sup> MARCH 2021.**

A short discussion took place and it was agreed to make a decision nearer the time once the Agenda has been published by EHDC.

**P20/21 052**

**TO NOTE THE DATE OF THE NEXT MEETING AS MONDAY 8<sup>TH</sup> MARCH 2020**

The date was duly noted.

Meeting ended 7.54pm

.....  
Chairman

.....  
Date



**PLANNING REPORT SCHEDULE FOR MEETING MONDAY 8<sup>TH</sup> MARCH 2021**

1.	55679/001	<p><b><u>18 Victory Avenue, Horndean, Waterlooville, PO8 9PH</u></b></p> <p>T1 - Ash - We would like to remove the lower limbs at 5.5 metres from the ground growing out to the left and 7 metres from the ground growing over the garden</p> <p>T2 - Oak - Remove the two lower limbs at 6 metres and 6.5 metres from the ground growing over the garden</p> <p>T3 - Ash - Remove the lower limbs at 9 metres &amp; 9.5 Metres from the ground over the garden, and reduce the limb at 7 metres on the right to the remaining growth shooting towards the rear</p> <p>T4 - Remove the limb at 6 metres from the ground growing out to the right</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout &amp; density: N/A</p> <p>Design appearance and materials: N/A</p> <p>Street Scene: No change other than to improve the appearance of the trees.</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: N/A</p> <p>Parking: N/A</p> <p>Overlooking and loss of privacy: N/A</p> <p>Traffic generation: N/A</p> <p>Ground contamination: N/A</p> <p>Conclusions: The trees are quite large and this application seems to be one of simple tree management although there might be elements of the work that are more for the applicants benefit than that of the trees. My recommendation is that No Objection be raised regarding this application, subject only to the Tree Officer's agreement that the work is necessary and will be for the long term benefit of the trees, and the work is carried out by qualified personnel</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr P Beck 03.03.2021</p>
2.	20049/008	<p><b><u>Shrover Cottage, Anmore Lane, Horndean, Waterlooville, PO7 6HN</u></b></p> <p>S52 Deed of Variation - to remove restriction on the occupation of the adjoining Coach House</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr Mrs E Tickell</p>

		<p>Report:</p> <p>OBSERVATIONS: - A covenant was imposed on the Coach House in 1988 restricting its use to occupation by a person in full time employment at Shrover Cottage or by a member of the family living at Shrover Cottage. It was secured by a s52 Deed of Covenant and this application is to release the same by agreement. HPC cannot usefully comment on the application as there is no information given as to why the restriction was imposed. It would seem that there has not been any change in the character of the property or the neighbourhood or other circumstance of the land.</p> <p><b>RECOMMENDATION: - OBJECTION</b> unless the information available to the case officer indicates that the covenant no longer serves any useful purpose.</p> <p>Cllr Mrs E Tickell 03.03.2021</p>
3.	<b>SDNP/20/05205/FUL</b>	<p><b><u>Land Between Woodhouse Lane and Boyes Lane Blendworth Waterlooville</u></b></p> <p>Proposal: Retrospective application for the construction of hard surfacing to form a track between existing access and agricultural barn (barn approved under: SDNP/19/03310/APNB)</p> <p>Ward: Rowlands Castle (next to one of HPC's foot paths &amp; Kings &amp; Blendworth Ward)</p> <p>Cllr Rep: Cllr P Little</p> <p>Report</p> <p>Size Layout &amp; density: Councillors should look at the photographs on the location plan</p> <p>Design, appearance and materials: The application form says crushed aggregate but please see the photographs on the location plan. This is a retrospective application for a track that has already been constructed.</p> <p>Street Scene: This will be substantially changed as was previously an open field</p> <p>Overall Highway safety: There will be a change from the extra traffic generated</p> <p>Noise and Disturbance from completed development: There will be a change as this is a grade 3 agricultural field that would normally have just tractors and harvesters in at specified times. Now it has vehicles up and down it.</p> <p>Parking: Major change if this application is approved</p> <p>Overlooking and loss of privacy: None visible</p> <p>Traffic generation: Major change if this application is approved</p> <p>Ground contamination: No change</p> <p>Conclusions:</p> <ol style="list-style-type: none"> <li>1. Request that the outstanding application SDNP/20/03124/FUL for the temporary permission for equestrian use is determined first.</li> <li>2. If the track is authorised in connection with the temporary equestrian use, then it too should be temporary and should be removed on the expiry of the temporary permission with the ground being reinstated to agricultural use.</li> </ol>

		<p>3. Conflicts with the purposes of the Park. Further it does not meet the criteria for development in SD4 as there is no need for the track in connection with an agricultural use and it would undermine the open and undeveloped land between settlements by not conserving or enhancing the landscape character in this area.</p> <p><b>RECOMMENDATION: OBJECTION</b>, this application is a contravention of the objectives of SD4.</p> <p>Cllr P Little 02.03.2021</p>
4.	57761/001	<p><b><u>10 Catkin Grove, Horndean, Waterlooville, PO8 0UW</u></b></p> <p>Prior notification for single storey development extending 4 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres.</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr Mrs I Weeks</p> <p><b>05/03/2021 – <u>THIS APPLICATION HAS BEEN WITHDRAWN</u></b></p> <p>Report: This application is a prior notification for a single storey development extending 4m beyond the rear of wall of the original dwelling, incorporating an eaves height of 3 m and a maximum height of 3 m</p> <p>The property is a semidetached two storey brick built property and lies within the settlement boundary for Horndean, permission was given on the 18 June 2018 for an almost identical size conservatory, which according to the plans submitted does not appeared to have been built.</p> <p>The size and layout is acceptable.</p> <p>The street scene would not change as it will not be seen from the road.</p> <p>Highway safety not affected as no change to access.</p> <p>Parking not affected as not any increase in bedrooms.</p> <p>Noise and disturbance, apart from the erection of the extension would not be affected.</p> <p>Because of the position of the proposed extension it would not have any impact on the adjoining properties.</p> <p>There is not any information on the materials being used, so therefore I cannot comment.</p> <p>To date there has been one comment from a neighbour that states they do not have any objections.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr Mrs I Weeks 03.03.2021</p>

5.	51873/001	<p><b><u>Quercus House, Bridle Path, Horndean, Waterlooville, PO8 9PA</u></b></p> <p>To fell Ash (T3) due to Ash dieback and is a health and safety hazard. Sheds a large amount of branches in heavy winds.</p> <p>Tree Condition: The Ash is showing clear signs of Ash dieback as outlined in the expert's report. The lower branches represent a hazard and the whole tree could fall into the neighbouring property or into the field behind the property.</p> <p><b>RECOMMENDATION: NO OBJECTION</b>  Cllr D Prosser  26.02.2021</p>
6.	59102	<p><b><u>5 Farmers Way, Horndean, Waterlooville, PO8 9GY</u></b></p> <p>Lawful Development Certificate for a proposed use or development - construction of single storey rear extension]</p> <p>Ward: Murray</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:  Size Layout &amp; density: No significant change to the size of the dwelling.</p> <p>Design, appearance and materials: In keeping with the existing building.</p> <p>Street Scene: No change</p> <p>Overall Highway safety: No change</p> <p>Noise and Disturbance from completed development: No significant change.</p> <p>Parking: No change to parking.</p> <p>Overlooking and loss of privacy: No problems identified.</p> <p>Traffic generation: Not a significant change.</p> <p>Ground contamination: No obvious source (the possible need for deeper foundations has been noted on the plans).</p> <p><b>RECOMMENDATION: NO OBJECTION</b>  Cllr R Veitch  22.02.2021</p>

7.	38429/004	<b><u>49A Glamorgan Road, Catherington, Waterloooville, PO8 0TS</u></b>
		<p>Two storey rear extension, first floor side extension and extension of existing decking to rear garden</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr D Prosser</p> <p>Size Layout &amp; density: This proposal is a 3.5m extension to the rear at a width of 4.5m on the South side of the dwelling with an additional first floor side extension on this side also. This creates a fifth bedroom and additional living spaces on the ground and first floors. The decking is then a further 3.3m into the garden. The net effect is the current courtyard on the south side is replaced with a two storey addition.</p> <p>Design, appearance and materials: The roof design in the elevation looks complex. Previous applications have had to comply with requirements for both the brickwork and tiling (presumably also applicable here). Also previous applications state permission must be sought for additional windows on the south side and have also insisted upon obscured glass and blinds (for light pollution). The proposal here is for partially obscured glass only.</p> <p>Street Scene: The street scene of Glamorgan road is not uniform at this end of the road and is not significantly changed by this development.</p> <p>Overall Highway safety: No change.</p> <p>Noise and Disturbance from completed development: Minor</p> <p>Parking: This development creates a 5 bedroom dwelling. There is not enough space for 4 cars to park easily.</p> <p>Overlooking and loss of privacy: The addition of the south side facing bedroom overlooks no.47 which would appear to have a pool area near the rear of the house. This may be an issue for loss of privacy and also light pollution.</p> <p>Traffic generation: Minor (Glamorgan Road is unpaved after no.49).</p> <p>Environmental: Previous extensions to the property have required detailed landscaping and planting plans to be submitted.</p> <p><b>RECOMMENDATION: OBJECTION</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>• Parking space may be inadequate for this size of dwelling (Vehicle Parking standards SPD)</li> <li>• Windows on the South Side may cause loss of privacy to neighbouring property (CP29/CP27)</li> <li>• Detailed Planting and landscaping plan required in previous applications should also be provided here</li> </ul> <p>Cllr D Prosser</p> <p>26.02.2021</p>



8.	37126/002	<u><b>73 Portsmouth Road, Horndean, Waterlooville, PO8 9LH</b></u>
		<p>Oak Framed Double Garage to front of house</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr Mrs I Weeks</p> <p>Report:</p> <p>Although this application states it is for a double garage, in the drawings provided it implies it is for a garage and a workshop</p> <p>The measurements are approximately 6m x 5.5 with a height of 4m</p> <p>The size and layout is acceptable</p> <p>The design and material is acceptable.</p> <p>The garage would be seen from the street but is acceptable.</p> <p>There is no change to the access, and traffic should not be increased.</p> <p>There would not be any change in parking as the property has plenty of a space.</p> <p>There would not be any issues with noise or disturbance, providing that the workshop is used for personal use.</p> <p>Overlooking would not be a problem.</p> <p>To date there has not been any objections from neighbours.</p> <p><b>RECOMMENDATION: NO OBJECTION</b>, provided that the intended workshop is used for personal use only.</p> <p>Cllr Mrs I Weeks</p> <p>03.03.2021</p>
9.	57046/005	<u><b>35 Keydell Avenue, Horndean, Waterlooville, PO8 9TD</b></u>
		<p>Single Storey rear extension linked to Garage</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p> <p>Size Layout &amp; density: The extension will increase the footprint size of the property but not excessively so relative to the overall size of the plot.</p> <p>Design, appearance and materials: The design matches the rest of property.</p> <p>Street Scene: Not affected as the extension is to the rear.</p>

		<p>Overall Highway safety: No significant change</p> <p>Noise and Disturbance from completed development: Little change.</p> <p>Parking: No change as the extension is to the rear with no increase in number of bedrooms.</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: This is a relatively modest extension into a large rear garden to provide additional living space.</p> <p><b>RECOMMENDATION: NO OBJECTION.</b></p> <p>Cllr P Beck, 03.03.2021</p>
10.	21864/019	<p><b><u>The Dairy, Roads Hill, Horndean, Waterlooville, PO8 0TG</u></b></p> <p>Outline application for redevelopment of existing commercial and equestrian site of 0.59ha with nine dwellings (3 single storey, 6 two storey) and two, single storey business units (240m2) together with revised and new vehicular accesses and car parking and single storey community building (scout hut) on 0.14ha</p> <p>Ward: Catherington</p> <p>Cllr Rep: Cllr D Prosser</p> <p>Report:</p> <p>Size Layout &amp; density: The majority of this planned development is on brownfield land on the corner of Roads Hill and Catherington Lane. These plans seek to address some of the issues raised in a previous submission in June 2016 21864/018. The Two industrial units have and the Residential dwellings will be accessed from a new junction with Roads Hill. The residential dwellings have a number of different proposed designs and the layout seems to allow sufficient space for each with parking. The Scout Hut is at the south west corner of the land and can only be accessed via Road's Hill itself. The land is currently outside of the settlement boundary, so CP19 applies.</p> <p>Design, appearance and materials: The sketches and simulations show quite an attractive set of designs. The mixture of Commercial and Residential may conflict from an appearance perspective</p> <p>Street Scene: This land is currently brownfield and commercial in use. There is general support for an improvement to the street scene, albeit this will involve felling 6 trees from these plans.</p>

		<p>Overall Highway safety: The scout hut is located a considerable distance along Roads Hill. The new housing will be accessed from Roads Hill. Roads Hill is already a busy cut-through with no passing places. It is used a lot by commercial vehicles such as Pete's Airlink. Events at the Scout Hut would attract even more traffic at times creating severe safety issues. The Land has been offered (for free) by the Landowner to create passing spaces acknowledges there is a problem.</p> <p>Noise and Disturbance from completed development: The Scout Hut could cause disturbance where it is currently located on the plan to the residences in Ham Lane.</p> <p>Parking: Residential parking for the houses should not be an issue from the current plans. For the Scout hut parking is unclear.</p> <p>Overlooking and loss of privacy: N/A</p> <p>Traffic generation: The Scout Hut could create periodic heavy traffic. The residential traffic minor to moderate impact.</p> <p>Environmental: EHDC Drainage have expressed concerns over the drainage plans for the residential part into the Catherington Lane Main Sewer and state that the scout hut would require special drainage arrangements. These are not included in the plans. 6 Trees would be felled to accommodate the development. Wildlife and Archaeological surveys have yielded nothing of significant concern.</p> <p><b>RECOMMENDATION: OBJECTION</b> for the following reasons:</p> <ul style="list-style-type: none"> <li>• CP10 Spatial Strategy for Housing was raised on the previous 21864/018 still applies. This site is not allocated according to EHD Housing and Employment Allocation Local Plan and there is no real pressing need identified for the Scout Hut.</li> <li>• CP 19 - There is no identified need for this housing to accommodate agricultural workers</li> <li>• Road's Hill is very unsuitable for additional traffic at this potential level even with passing places</li> <li>• The location of the Scout Hut on the plans is an issue for both traffic and drainage</li> <li>• Paddock land between the housing and the scout hut is not explicitly protected from further development</li> </ul> <p>The employment issues highlighted in 21864/018 could be assumed to be addressed by the Commercial units on the site but this is unclear</p> <p>Cllr D Prosser 02.03.2021</p>
11.	40031/002	<p><b><u>2 Kings Mede, Horndean, Waterlooville, PO8 9TN</u></b></p> <p>Retention of close boarded timber fence no higher than 2 metres that replaces conifer hedge.</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Beck</p> <p>Report:</p>

Size Layout & density: The fence erected is 2m high.

Design, appearance and materials: The fence is totally out keeping with the other properties in Kings Mede which generally have low front walls and some shrubbery.

Street Scene: A very significant change to the street scene with the removal of a mature hedge and replacement with a stark fence.

Overall Highway safety: No significant change

Noise and Disturbance from completed development: No obvious change

Parking: There is no obvious change to parking

Overlooking and loss of privacy: N/A

Traffic generation: N/A

Ground contamination: no obvious source.

Conclusions: This application is for the retention of the newly fitted fence. Had the applicant followed the correct procedure and applied for planning permission my report would have been as follows:

The application contravenes the requirements of the JCS document CP20 – Landscape clause d “protect and enhance natural .. features which contribute to the distinctive character of the district’s landscape, such as trees, ...hedgerows, ...

The application contravenes the requirements of the JCS document CP21 – Biodiversity clause b “extend specific protection to, and encourage enhancement of, other sites and features which are of local value for wildlife, for example important .... hedgerows...

The application contravenes the requirements of the JCS document CP29- Design – clause d “ensure that the layout and design of development .....and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;

The application contravenes the requirements of the EHDC document Residential Extensions & Householder Development’ Supplementary Planning Document clause 3.10 Boundary treatments “Boundary treatments such as fences, walls and hedges, whether traditional or modern, contribute a great deal to the streetscape and character of an area. ....

The application contravenes the requirements of the EHDC document Residential Extensions & Householder Development’ Supplementary Planning Document clause 3.11 Boundary treatments “Where new boundary treatments are proposed, care must be taken to ensure that the proposals (including the materials and detailing) are sympathetic to the surroundings<sup>4</sup>. Care should be taken to ensure that any proposed walls and fences do not harm the street scene. Where residential areas have a distinctive, open or sylvan character, the erection of walls and fences over 1 metre at the front of the property is unlikely to be acceptable. The character of such estates is derived from the open, landscaped environment and physical, built barriers will significantly detract from that character. ....

**NOTE** that the above clauses are not quoted fully, but the relevant sections are repeated verbatim

**RECOMMENDATION: OBJECTION** – based on the observations above

		<p>Cllr P Beck</p> <p>03.03.2021</p>
12.	59016	<p><b><u>Unit, 16A Westfields Industrial Estate, Portsmouth Road, Horndean, Waterlooville, PO8 0JX</u></b></p> <p>Change of Use of Ground Floor of existing Warehouse Unit to Members Only Retail Warehouse (sui generis)</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>Size Layout &amp; density: No change that can be ascertained from external viewing or examining submitted plans.</p> <p>Design, appearance and materials: No change that can be ascertained from external viewing or examining submitted plans.</p> <p>Street Scene: No change</p> <p>Overall Highway safety: Could change, dependent on number of members attending. (described as 80 members at present)</p> <p>Noise and Disturbance from completed development: Could change, dependent on number of members attending. (described as 80 members at present)</p> <p>Parking: Possible increase dependant on numbers of members attending (described as 80 members at present)</p> <p>Overlooking and loss of privacy: None visible</p> <p>Traffic generation: Possible increase dependant on numbers of members attending (described as 80 members at present)</p> <p>Ground contamination: No change</p> <p>Conclusions: Basically the unit becomes a form of cash and carry unit for a religious group of approx. 80 members.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr P Little</p> <p>02.03.2021</p>



13.	59113	<p><b><u>92 Hazleton Way, Horndean, Waterlooville, PO8 9DW</u></b></p> <p>Lawful Development Certificate for Proposed Use or Development - Single storey extension to rear</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr P Little</p> <p>Report:</p> <p>Size Layout &amp; density: Replacement of existing light build conservatory with a brick built extension</p> <p>Design, appearance and materials: In keeping with existing</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: None visible</p> <p>Traffic generation: No change</p> <p>Ground contamination: No change</p> <p>Conclusions: This is a like for like replacement of a temporary / light structure for a more permanent brick structure.</p> <p><b>RECOMMENDATION: NO OBJECTION</b></p> <p>Cllr P Little – 02.03.2021</p>
14.	55562/009	<p><b><u>Development Land East of Horndean, Rowlands Castle Road, Horndean, Waterlooville</u></b></p> <p>Reserved Matters application pursuant to outline planning permission 55562/007 for Phase 1: care home, associated parking, access, bin and cycle stores, electricity substation, landscaping, open space, suds/drainage and other associated works. Appearance, Scale, Layout, Landscaping to be considered</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr Mrs L Evans</p> <p>A verbal Report will be given at the meeting.</p>

15.	35339/004	<p><b><u>Grace Cottage, Down Road, Horndean, Waterlooville, PO8 0EU</u></b></p> <p>Ash T1 – Fell</p> <p>Ward: Downs</p> <p>Cllr Rep: Cllr R Veitch</p> <p>Report:</p> <p>Tree Condition: Although the tree in question has three trunks, it does not seem to be in a bad condition, in fact the tree has produced a good number of buds for this spring.</p> <p>The reason given for felling the tree is to make way for a planned (and permitted) garage.</p> <p><b>RECOMMENDATION: OBJECTION</b> for the following reasons:</p> <p>If the tree must be felled then some mitigating action should be in place (e.g. the planting of native tree(s) elsewhere on the property).</p> <p>If permission is granted for the works then the usual provisos should be put in place (i.e. that the Tree officer gives consent for the works, that the works are carried out at an appropriate time of year and by suitably qualified operatives).</p> <p>Cllr R Veitch</p> <p>01.03.2021</p>
16.	<b>SDNP/21/0 0548/FUL</b>	<p><b><u>Land East of New Barn Farm Lane Blendworth Waterlooville Hampshire</u></b></p> <p>Change of use from Equestrian to a mixed use, of equestrian and residential, to allow for the creation of 4 Gypsy/Traveller Pitches, comprising the siting of 1 mobile home, 1 touring caravan, and the erection of 1 dayroom, per pitch</p> <p>Ward: Kings &amp; Blendworth</p> <p>Cllr Rep: Cllr Mrs E. Tickell</p> <p>Report:</p> <p>Observations: - This is a retrospective application. The site is located within the South Downs National Park. The purpose of the Park is twofold seeking firstly to conserve and enhance its natural beauty, wildlife and heritage and secondly to promote opportunities for public understanding and enjoyment of the special qualities of the area. The Local Plan is landscape led and development will not be allowed that would compromise the designation and purposes of the Park.</p> <p>Size Layout &amp; density: - Councillors are asked to look at the aerial photograph in the letter dated 29.01.21 from WS Planning and Architecture uploaded with the documents as 'Covering Letter'.</p> <p>Street Scene: - This would be totally changed from an open, undeveloped equestrian site to the four pitches as described in the application.</p> <p>Local Planning Policies: - The South Downs National Park Local Plan and in particular Policy SD4-Landscape Character and SD33- Gypsies, Travellers and Travelling Show People.</p>

Overall Highway safety: - The existing entrance will be used that has the appropriate sight lines. There will be an increase in traffic on a rural lane as a result of the changed use of the site.

Noise and Disturbance from completed development: - That from occupation of the site and use for four pitches.

Parking: - There appears to be adequate parking on site.

Overlooking and loss of privacy: - N/A. This is a field within the open and undeveloped land between settlements in the South Downs National Park.

Traffic generation: - That from the four pitches and ancillary use.

Ground contamination: - Waste disposal from the site could be a problem.

Conclusions: -

**RECOMMENDATION:- OBJECTION** because of the following reasons:-

1. The proposed development directly conflicts with the statutory purposes of the South Downs National Park Local Plan and also policy SD4- Landscape character. The site is an open, undeveloped site in the countryside lying between settlements. The proposals do not conserve or enhance the natural beauty of the local area and would have a detrimental impact on the same.
2. The site lies some distance from settled communities in Rowlands Castle and Horndean and is accessible only along narrow, rural lanes. There is no local infrastructure or services in this area. There are no nearby schools without a drive to the settled communities.
3. There is no identified need having regard to the Gypsy and Traveller Accommodation Assessments carried out in East Hampshire on an annual basis with the latest being published in September 2020.

Cllr Mrs E Tickell  
05.03.2021

## 07.01.2021 - 12.02.2021 - DECISION LIST

<p>Reference No: 59029 PARISH: Horndean  Location: 7 Highcroft Lane, Horndean, Waterlooville, PO8 9NX  Proposal: Single storey extension to front  Decision: WITHDRAWN Decision Date: 7 January, 2021</p>
<p>Location: 15 North Road, Horndean, Waterlooville, PO8 0EH  Proposal: Prior notification for enlargement of a dwellinghouse by construction of additional storey(s) incorporating a maximum height of 7.6 metres  Decision: PRIOR APPROVAL IS REQUIRED AND REFUSED  Decision Date: 24 December, 2020</p>
<p>Reference No: 54139/002 PARISH: Horndean  Location: 149 Lovedean Lane, Horndean, Waterlooville, PO8 9RW  Proposal: New access onto Lovedean Lane together with the demolition of 149 Lovedean Lane and associated landscaping to serve residential development proposed under planning application 54139/001 (East Hampshire) and APP/20/00455 (Havant)  Decision: PERMISSION Decision Date: 26 January, 2021</p>
<p>Reference No: 21984/002 PARISH: Horndean  Location: 66 Catherington Lane, Horndean, Waterlooville, PO8 9JA  Proposal: Alterations to roof to provide first floor accommodation including hip to gable lift and side dormer and carport to side  Decision: REFUSAL Decision Date: 26 January, 2021</p>
<p>Reference No: 21984/003 PARISH: Horndean  Location: 66 Catherington Lane, Horndean, Waterlooville, PO8 9JA  Proposal: Detached garage with accommodation over following demolition of existing garage.  Decision: REFUSAL Decision Date: 26 January, 2021</p>
<p>Reference No: 28419/005 PARISH: Horndean  Location: 20 Wilton Drive, Horndean, Waterlooville, PO8 9QY  Proposal: Two story side extension (AS AMENDED BY PLAN RECEIVED 10/12/2020)  Decision: PERMISSION Decision Date: 27 January, 2021</p>
<p>Reference No: 52821/001 PARISH: Horndean  Location: 82 Kings Mede, Horndean, Waterlooville, PO8 9TH  Proposal: Detached double garage with storage over, single storey extension to side following demolition of existing garage.  Decision: PERMISSION Decision Date: 26 January, 2021</p>
<p>Reference No: 58985 PARISH: Horndean  Location: Hedgerows, Coldhill Lane, Horndean, Waterlooville, Horndean, PO8 9SB  Proposal: Lawful Development Certificate Proposed - Two single storey side extensions and single storey rear extension (amended plan received 21/1/21)  Decision: LAWFULNESS CERTIF - PROPOSED - PERMITTED Decision Date: 26 January, 2021</p>
<p>Reference No: 29843/027 PARISH: Horndean  Location: White Dirt Farm, White Dirt Lane, Horndean, Waterlooville, PO8 0TN  Proposal: Change of use of commercial storage building to one dwelling, including a replacement roof and associated garden and parking area (AMENDED STRUCTURAL SURVEY AND DETAILS RECEIVED 15/01/2021)  Decision: REFUSAL Decision Date: 22 January, 2021</p>
<p>Reference No: 28126/002 PARISH: Horndean  Location: 53 Portsmouth Road, Horndean, Waterlooville, PO8 9LN  Proposal: Proposed roof alterations to include raised ridge height, front and rear dormers (as amended plans received by the Local Planning Authority 15 January 2021).</p>

07.01.2021 - 12.02.2021 - DECISION LIST

Decision: PERMISSION Decision Date: 22 January, 2021
Reference No: 59011 PARISH: Horndean Location: 130A Downhouse Road, Catherington, Waterlooville, PO8 0TZ Proposal: T1-Oak- reduce crown height by 2m, leaving a crown height of 10m. Reduce crown width by 2m, leaving a crown width of 8m. Decision: CONSENT Decision Date: 27 January, 2021
Reference No: 58933 PARISH: Horndean Location: 219 London Road, Horndean, Waterlooville, PO8 0HN Proposal: Conversion of existing garage to habitable accommodation, increase height of existing outbuilding Decision: PERMISSION Decision Date: 28 January, 2021
Reference No: 54139/001 PARISH: Horndean Location: Reserve Housing Site, Lovedean Lane, Horndean, Waterlooville Proposal: Outline application - Residential development of up to 56 dwellings, open space, landscaping, access, the demolition of 149 Lovedean Lane and associated works (part of application site within Havant Borough Council) (Access only to be considered) Decision: OUTLINE PERMISSION Decision Date: 4 February, 2021
Reference No: 51534/003 PARISH: Horndean Location: Land Rear of units C4 - C2, Lakesmere Road, Horndean, Waterlooville Proposal: G1 - Target prune group of trees (Sycamores) at rear of unit C1 to create a 3m clearance. (removing approx. 3m) trees are currently resting on buildings. Decision: CONSENT Decision Date: 4 February, 20
Reference No: 30083/009 PARISH: Horndean Location: Nyewood, Lith Avenue, Horndean, Waterlooville, PO8 0BS Proposal: Oak tree - crown lift new growth by approx 5 metres. Crown thin by 10% and reduce crown by 1 metre to leave a finished height of approx 13 metres and a finished crown spread of approx 12 metres Decision: CONSENT Decision Date: 25 February, 2021
Reference No: 59068 PARISH: Horndean Location: 45 Winkfield Row, Horndean, Waterlooville, PO8 9TL Proposal: Single storey extension to rear Decision: PERMISSION Decision Date: 25 February, 2021