

## Planning & Highways Committee Meeting

**29 August 2017 | at 19:30**

**Kings Worthy Community Centre, Fraser Road, Kings Worthy**

<b>Clerks</b>	Christopher Read Richard Hanney
<b>Chairman of the Meeting</b>	Councillor Ian Gordon
<b>Councillors</b>	Karen McCleery Judith Steventon Baker Stewart Newell Martin Taylor (non-voting capacity)
<b>Members of the Public</b>	4

### P/17/104 - Apologies for absence

None.

### P/17/104 - Public Question Time

SDNP/17/03382/FUL The Coach House, Mill Lane – Cllr Gordon read out an email from a Mill Lane resident, which stated that they wish to object to the application on public safety grounds.

Another local resident noted that the junction of Mill Lane/B3047 is dangerous, particularly when turning right from Mill Lane.

The applicant gave a short presentation highlighting the following:

- The applicant has amended the plans to remove windows from western elevation.
- The various highways reports referenced in the objections can be up to 30 years old and the applicant read out the Hampshire County Council Highways Officer's report which raises no objections to the application.

A local resident highlighted issues he has had with the access off Mill Lane, with goods vehicles turning on his drive and/or grass.

It was unanimously agreed to move item 5 on the agenda to this point of the meeting.

### P/17/105 - To Consider planning applications received since the last Meeting

WCC Reference	Location / Proposed works
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SDNP/17/03382/FUL	The Coach House Mill Lane Abbots Worthy Hampshire SO21 1DS
	Construction of one dwelling, with associated parking and landscaping
<b>Action / Response</b>	A vote was held on whether to submit the following response: 3 voted in favour of submitting a response of no objections, with 1 councillor abstaining
17/00829/FUL	Patchings Legion Lane Kings Worthy SO23 7RA
	Proposed new 4no. bedroom property with associated amenity space, within existing boundary adjacent to an existing bungalow. (AMENDED PLANS RECEIVED 28th JULY 2017)
<b>Action / Response</b>	It was agreed to circulate the letter of objection to members for before a decision is made.
17/00802/HOU & 17/00803/LIS	Tudor Cottage 22 Church Lane Kings Worthy Winchester Hampshire SO23 7QS
	Replacement fencing and access path.
<b>Action / Response</b>	It was agreed to defer this decision to the conservation officer.
17/01854/HOU	1 Vale Way Kings Worthy SO23 7LL
	Single storey rear extension
<b>Action / Response</b>	The Parish Council has no objections to this application.
17/01637/FUL	Alfred Homes Plot 1 155 Springvale Road Headbourne Worthy Hampshire
	Retrospective variation of condition 2 of application 16/02044/FUL (Redevelopment of the site following the demolition of existing dwelling house at 155 Springvale Road and the erection of 4no. dwellings comprising of 1 x two bed and 3 x three bed houses with associated landscaping, and parking) to regularise alterations made to the scheme during the construction process.
<b>Action / Response</b>	No comment to be submitted.
17/01462/FUL	The Croft 52 Lovedon Lane Kings Worthy SO23 7NS
	1 No. Two bed dwelling to rear of existing property
<b>Action / Response</b>	The Parish Council has no objections to this application.

17/01491/HOU	1 Ilex Close Kings Worthy SO23 7TL
	GROUND AND FIRST FLOOR EXTENSIONS TO DWELLING PLUS ASSOCIATED ALTERATIONS
<b>Action / Response</b>	The Parish Council has no objections to this application.

17/00826/HOU	20A Springvale Road Kings Worthy SO23 7LT
	This application is to provide an additional access to 20A Springvale Road. The additional access would be from 'The Pastures'.
<b>Action / Response</b>	The Parish Council wish support to this application.

17/01950/HOU	22 Church Green Close Kings Worthy Winchester Hampshire SO23 7TT
	Erection of detached garage unit.
<b>Action / Response</b>	The Parish Council wish support to this application.

SDNP/17/04181/TCA	Meadow Cottage 8 Mill Lane Abbots Worthy Winchester Hampshire SO21 1DS
	T1. Larch tree, Fell.
<b>Action / Response</b>	It was agreed to defer this decision to the arboricultural officer.

#### **P/17/106 - Agree and sign the minutes of the Parish Council meeting on 27 June 2017**

The minutes of the meeting held on 25 July 2017 were then agreed as a true record of the meeting and signed by the Chairman.

#### **P/17/107- Matters arising from the meeting held on 30 May 2017**

**P/17/96 - Proposed Top Field Development** - Nothing further.

**P/17/96 - Pedestrian Safety barriers at the Heights** - Nothing further.

#### **P/17/108 - Dashboard**

The dashboard is attached as part of the minutes of the meeting.

#### **P/17/109 - Updates (if any)**

**Redesign of B3047/A33 & Lovedon Lane/A33 junctions** - Cllr Newell is to write to HCC to chase a response on this issue.

**Parking on grass verges** - No further update on this issue.

**Proposed parking area in Fraser Road** - No further update on this issue.

**Meetings attended** – Cllr Gordon noted that both the applications for 14 & 150 Springvale Road were approved by the WCC planning committee, despite the Parish Council's objections.

Action Items	Action by	Target
Write a chase letter to HCC re. A33 junction.	Cllr Newell	ASAP

**P/17/110 – To discuss any issues referred from the Parish Council meeting**

None.

**P/17/111 – Clerk's Notices**

None.

**P/17/112 – Chairman's Notices**

**Lindisfarne** – Cllr Gordon report to the committee that the property of Lindisfarne, Forbes Road has been demolished. The planning permission granted was to extend and divide and this is to be raised with WCC planning enforcement.

**Scrub land at off Hookpit Farm Lane** – Cllr Gordon is to contact Hyde Homes as this land has no become very overgrown.

**Junction of Hookpit Farm Lane and Springvale Road** – This item is to be sent to the next Parish Council meeting.

Action Items	Action by	Target
Contact WCC planning enforcement re. Lindisfarne.	Cllr Gordon	ASAP
Contact Hyde Homes re. scrub land	Cllr Gordon	ASAP
Send Hookpit Farm Lane junction to full council.	Clerk	18/09/2017

**P/17/113 – Consider items for inclusion in Communications**

None.

**P/17/114 – Items for discussion at the Next Meeting – 26 September 2017**

None.

<b>Meeting Closed:</b>	<b>21:12</b>
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<b>Signed:</b>		<b>Date:</b>	
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## Kings Worthy Parish Council - Planning Dashboard for 29th August 2017

### Major Initiatives

(e.g. budget not available, over £1000, project, grant)

Ref.	Brief Details (indicate if project team appointed)	Type (new project, maintenance)	Budget (2016/17) [ex. VAT]	Actual (2016/17)	Saving against budget	
				12 months [ex. VAT]	12 months [ex. VAT]	
PA-H	P-003	Street Lighting 2016/17	Project	£7,250	£5,644	£1,606

Information only

### Initiatives – Not Requiring PC Approval

(e.g. budget not available, over £1000, project, grant)

Ref.	Brief Details (indicate if project team appointed)	Type (new project, maintenance)	Cost Estimate [ex. VAT]	Budget Source	Approvals Dates			Completed
					P & H	Finance	PC	

Information only

### Planning Responses – under Chairman's action (to meet submission deadlines)

Ref.	Brief Details (address)	Proposal	Approval Dates			Completed / Decision
			Letters of Support to PC	PC Support	WCC Support	

### Planning Responses – as approved by Planning & Highways Committee

Ref.	Brief Details	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)
13/00463/PTH	Land off Hookpit Farm Lane	Proposed footpath diversion	No end date provided (with Recreation & Amenities Committee)	APPROVED
17/00418/FUL	Woodhams Farm New Barn Springvale Road Kings Worthy SO23 7LB	Change of use from Agricultural Building to Warehouse and Storage B8	Councillors expressed concerns with access to the site particularly in relation to the junction and the width of the access road for larger vehicles.	APPROVED
SDNP/17/01733/HOUS	Abbots Worthy House Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DR	Extension on the roof and new access road and drive.	The Parish Council has no objections to the proposed roof extension but, strongly object to the new access road and if the officer is minded to approve this application, we wish for this to be sent before the planning	
SDNP/17/02305/NMA	2 Old Farm Cottages Martyr Worthy Road Abbots Worthy SO21 1DU	Minor amendment to approved planning application SDNP/15/00739/HOUS	CLlr Gordon is to ask the case officer what the proposed amendments are.	APPROVED
17/01017/FUL	150 Springvale Road Kings Worthy Winchester Hampshire SO23 7RB	Two bedroom house and associated parking in land to the side of 150 Springvale road Kingsworthy	The Parish Council find this proposed property to be inappropriate for the site and given the proximity to the narrowed old railway bridge, the traffic	APPROVED

SDNP/17/02875/FUL & SDNP/17/02876/LIS	Worthy Park House Worthy Park Lane Kings Worthy Winchester Hampshire SO21 1AN	Proposed additional accommodation for the existing school including new dining room/kitchen and teaching building.	Clr Gordon is to speak with Itchen Valley Parish Council to ascertain their views on the application and will email this information to committee	
17/01124/OUT	14 Springvale Road Kings Worthy Winchester Hampshire SO23 7LT	Outline application for the conversion of existing dwellinghouse into 2 flats and conversion of existing	The Parish Council wish to object to this application on the following grounds:	APPROVED
17/01474/FUL	5 Boyne Rise Kings Worthy SO23 7RE	Demolition of existing dwelling and erection of 5no.	Clr Gordon is to speak with the case officer on this application and report	
17/01328/HOU	17/01328/HOU 19 Bull Farm Lovedon Lane Kings Worthy SO21 1AQ	2 storey side extension and balcony	The Parish Council has no objections to the application.	
17/01361/FUL	King Charles 6 Lovedon Lane Kings Worthy SO23 7NU	Timber pergola and balustrade to front existing seating area	The Parish Council wish to support this application but would like to see that the owner ensures there is adequate parking on the site, particularly if	APPROVED
17/01591/AVC	King Charles 6 Lovedon Lane Kings Worthy Winchester Hampshire SO23 7NU	Timber shaped board with individual letters	The Parish Council has no objections to the application.	APPROVED
17/01393/HOU	1 Gillingham Close Kings Worthy SO23 7RL	Loft conversion with 3 velux windows to the front elevation and a triangular gable ended dormer to the rear elevation	Action / Response The Parish Council wish to support this application.	APPROVED
17/01491/HOU	1 Ilex Close Kings Worthy SO23 7TL	GROUND AND FIRST FLOOR EXTENSIONS TO DWELLING PLUS ASSOCIATED ALTERATIONS	The Parish Council have concerns that the proposed works would overpower the property to the north west. Also, councillors do not agree with the removal of garages, which can displace cars on to the road and feel that the proposed off-site parking is not suitable.	
17/01477/FUL	Leaflands Mortimer Close Kings Worthy SO23 7QX	Development of 4 semi-detached dwellings on land to the rear of Leaflands, Mortimer Close, Kings Worthy	The Parish Council wish to object to this application due to inadequate onsite parking and issues with the increase of traffic on a narrow road. Action / Response Cllr Gordon is to speak with the case officer on this application and report back to members.	
17/01498/FUL	50 Willis Waye Kings Worthy SO23 7QT	PROPOSED 2 No. DWELLINGS	The Parish Council wish to object to this application as it constitutes severe	REFUSED
17/01600/FUL	68 Springvale Road Kings Worthy SO23 7LZ	Replacement gates	The Parish Council wish to support this application.	
SDNP/17/03544/HOUS	Mark Two Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DR	Rendering of property (PART RETROSPECTIVE) and associated alterations to existing windows and balcony.	The Parish Council wish to defer this to the conservation officer's decision.	

#### Planning Decisions by Winchester City Council- no Planning & Highways Committee view given

Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)

#### Planning Appeals approved by Planning Inspector

Ref.	Brief Details (address)	Proposal	PC opinion	WCC Decision	Planning Inspectorate Decision

**Enforcement Notices – Open Cases**

Ref.	Brief Details (address)	Issue
15/00135/MIXED	1 Edinburgh Road, Kings Worthy, SO23 7NY	Alleged unauthorised use of land, untidy site and construction of a shed on a concrete foundation. Last inspection date (10/09/2015) - Met with owner in City
16/00088/CARAVN	Meadow Farm House, Basingstoke Road, Kings Worthy, Winchester, Hampshire, SO21 1AB	Alleged residential use of mobile home.
16/00219/PLAN	Kilchelwin, 41 Wesley Road, Kings Worthy, Hampshire, SO23 7PX	Site visited, met with landowner and inspected the alleged breach. A 4m deep single storey rear extension has been erected but had not yet been completed, and the garage that had once been attached to the gable had been demolished in preparation of the works to erect the two storey side extension approved by under

**Enforcement Notices – Closed Cases (updated by Winchester City Council)**

Ref.	Brief Details (address)	Issue

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