

Planning & Highways Committee Meeting

31 October 2017 at 19:30

Kings Worthy Community Centre, Fraser Road, Kings Worthy

Clerks	Richard Hanney
Chairman of the Meeting	Councillor Ian Gordon
Councillors	Karen McCleery Judith Steventon Baker Stewart Newell Les Haswell
Members of the Public	2

P/17/127 – Apologies for absence

None.

P/17/128 – Public Question Time

Top Field. A question was raised about the meeting with WCC regarding Top Field. They were told that the 4 councillors who had attended a previous meeting relating to this matter had met WCC to discuss a proposal from Drew Smith to sell the land to WCC. The issues raised were discussed at the full Parish Meeting on 16 October in closed session as there was commercially sensitive information. The meeting with WCC considered the building of the 25 social houses which already have outline planning permission additional homes will need to be built make it financially viable. The Parish Council agreed that subject to certain conditions being met it would support WCC going out to public consultation.

Cart & Horses Junction. A member of public asked about proposals to divert traffic along Springvale Road that they had seen in the local press. The Parish Council had no knowledge of this proposal

P/17/129 – Agree and sign the minutes of the Parish Council meeting on 26 September 2017

The minutes of the meeting held on 26 September 2017 were agreed as a true record and signed by the Chairman

P/17/130 Matters arising from the meeting held on 26 September 2017

P/17/112. Replies had been received from Hyde Homes and Drew Smith. Drew Smith's response was that they had instructed contractors to carry out the works. However it was reported that only one side of the bank had been cut. It was agreed that we would press for the remaining work to be done.

P/17/104. A response had been received from Cllr Humby, Executive Member for Environment and Transport, however he had not addressed all of our concerns. It was agreed that we would make further contact to address these issues.

P/17/124. The enforcement officer had responded quickly following the report of demolition of Lindisfarne and had reported that the development had been given permission in a planning re-submission.

P/17/131

17/02455/FUL	Ministry Of Defence Worthy Down Camp Worthy Down Winchester Hampshire SO21 2RG
	The erection of a 120sqm Teaching Block (Building 115) at Worthy Down Army Barracks
Action / Response	No objection was raised

17/02656/TPO	89A Springvale Road Kings Worthy Winchester Hampshire SO23 7RB
	Reduction of tree subject to TPO
Action / Response	It was decided to defer the decision to the arboricultural officer

17/02581/TPO	11 The Woodlands Kings Worthy SO23 7QQ
	Beech (T1) - Crown thin canopy by 10% to increase light into garden and property. Reduce branches on the South West side by 2-3m leaving a branch length of 5-6m. To increase light into garden and property. Yew (T2) - Fell. Customer would like more light and does not want the tree.

Action / Response	It was agreed to defer the decision on the Beech to the arboricultural officer and to speak to him with regard to the Yew Tree and the applicants reason for It was agreed to speak to the arboricultural officer with regard to the applicants wish to fell it.
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17/02555/TPC	Willow Cottage London Road Kings Worthy SO23 7QN
	Fell 1 No Norway Maple to ground level
Action / Response	It appeared that permission had already been granted by the arboricultural officer.

17/02513/HOU	122 Springvale Road Kings Worthy Winchester Hampshire SO23 7RB
	New rear single storey extension, attic conversion into bedroom with rear box dormer, new single garage with small home office.
Action / Response	The Parish Council ask that a condition be placed on the intended garage/home office that this cannot be used for any form of accommodation in the future

17/02495/FUL	North Winchester Farm North Winchester Farm Stoke Charity Road Kings Worthy SO21 2RP Change of use of former agricultural buildings to 4200sqm of commercial floorspace (B1 & B8 Use), access, parking, landscaping and associated works
	The planning committee gave considerable thought to the application that is outside of the settlement boundary and has not been included in LP11. No details are available on the number, type and size of vehicles that will be using these additional facilities or the frequency of traffic movements that may result in unreasonable pressure through the village, particularly on Stoke Charity Road and Lovedon Lane.

	<p>It was expressed that to allow this further development to go ahead would create an Industrial Estate on greenbelt land outside the village settlement area. It should be pointed out that this has not been included in LPII and is not in the Village design statement. The Parish Council therefore objects to the application.</p> <p>Given the sensitivity of the application Kings Worthy Parish Council would ask that this is brought before WCC Planning Committee.</p>
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P/17/132 - Dashboard

The dashboard is attached as part of the minutes.

It was noted that application 17/02149/FUL had be permitted but with a clause that the stables should not be used for various purposes including living accommodation as requested by the Parish Council.

Application 17/00829/FUL has been referred to committee

P/17/133- Updates if any

Following a presentation on Neighbourhood Plans attended by Cllr Gordon and Cllr Taylor it was agreed to propose that the Parish Council should consider the creation of a Neighbourhood Plan.

P/17/134 - To discuss any issues referred from the Parish Council meeting

none

P/17/135- Clerk's Notices

A revised calculation on the budget for street lighting had been undertaken with current expenditure after 6 months of £2661 against the annual budget of £6000. An increase in the centrally set tariff for energy use had been queried as it represents a further increase of between 13 - 18%.

Action Items	Action by	Target
To agree budget for street lighting 2018-19	Committee	Next meeting

P/17/136- To Chairman's Notices

HCC had still not responded to requests to install cycle chicanes. It was agreed to write a final time and if the request is refused to proceed with installation at Parish Council expense.

Cllr Gordon agreed to examine the condition of the footpath from Tesco to Lovedon Lane which had been reported as being in a poor state of repair.

P/17/137 – Consider items for inclusion in Communications

To include reference to the Planning Application at North Winchester Farm on the Parish Council website and Newsletter.

P/17/126 – Items for discussion at the Next Meeting – 28 November 2017

Street Lighting budget 2018-19

Meeting Closed:	20.45
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Signed:		Date:	
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Kings Worthy Parish Council - Planning Dashboard for 31 October 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 (2017/18) [ex. VAT]	Actual (2017/18)		Saving against budget
				6 months [ex. VAT]	12 months [ex. VAT]	
PA-H	P-003	Street Lighting 2017/18	Project	£6,000	£2,661	n/a

3060.219

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)
SDNP/17/03382/FUL	The Coach House Mill Lane Abbots Worthy Hamp	Construction of one dwelling with associated parking and landscaping	no objection	
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	
17/0189544/HOU	I vale Way, Kings Worthy	single storey rear extension	no objection	permitted
17/01637/FUL	155 Springcale Road Headbourne Worthy	variation in construction	no comment	permitted
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, involving part demolition, alterations, extensions and new build works at the eastern end of Worthy Park House and part demolition of former stable yard wall together with	Cllr Gordon is to speak with Itchen Valley Parish Council to ascertain their views on the application and will email this information to committee members.	
1701462/FUL	The Croft, 52 Lovendon Lane	two bed dwelling rear of property	no objection	permitted

17/00829/FUL	Patchings Legion Lane Kings Worthy	new 4 bedroom property next to existing bugalow	Objection on the grounds that the application is for a barn like appearance which is not in keeping with the surrounding properties. When looking to the rear of the property again I feel that it will not blend in with the surrounding area	
17/00826/HOU	20a Springvale Road Kings Worthy	additional access from The Pastures		permitted
17/01950/HOU	22 Church Green Close Kings Worthy	errection of detached garage	support	permitted
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 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.	permitted
17/02256/PNHOU	34 Fraser Road Kings Worthy Hampshire SO23 7PJ	The extension will replace an existing conservatory. The extension will comprise an orangery size 5900mm wide by 3360mm deep. There will be a full height brick wall to the side facing our neighbour at no. 36. The front of the orangery will face to side wall of no. 32	support	permission not required
17/02154/HOU	4 Roberts Close Kings Worthy SO23 7LY	Single story extension to bungalow	SUPPORT	permitted
17/02287/TPO	Hinton House Hinton House Drive Kings Worthy SO23 7NH	T1. Pine. Fell and replace due to decline	defer to arboriculturalist	permitted
17/02149/FUL	Woodhams Farm Springvale Road Kings Worthy SO23 7LB	Construction of 5 bay stable block with hay store, feed + tack office, staff facilities and rug washing facility rooms.	The Parish Council ask that there is a restriction on the application to ensure it is not converted to residential accommodation in the future and that it would not be used for staff living quarters	permitted no living accomodation allowed
17/02159/FUL	Land at Hinton Field	Installation of a battery for the storage of electricity providing National Grid ancillary services on the site of Lovedon Fields, fifty dwellings on land on Lovedon Lane, Kings Worthy, the planning application for which was approved on 29/01/2016 (reference: 15/01624/FUL). The proposed development would be installed on land currently designated as unallocated car parking spaces in the Visitors Car Park, removing 3 car parking spaces. The battery and ancillary equipment (an inverter and a control cabinet) will be mounted on shallow concrete foundations (plinth), surrounded by landscaped screening, a raised kerb and crash bollards.	The Parish Council objects to the application as the siting of the unit appears to be reducing parking places. We would like to see these places restored somewhere on the development.	permitted

SDNP/17/04559/PRE	Mill Lane Farm Mill Lane Abbots Worthy Winchester Hampshire SO21 1DS	Demolition of one dwelling the Mill Land Farm House, and the erection of one x 3 bedroom dwelling, one x 4 bedroom dwelling and one x 5 bedroom dwelling, providing a net gain of two dwellings. The existing Barn and Outbuildings would be retained with the Barn being converted in to six x 2 bedroom Holiday Lets with the Outbuildings acting as support building for the Holiday Lets.	The Parish expressed concern that the proposed development is outside the settlement boundary	
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<u>Planning Decisions</u>				
by				
Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)

<u>Planning Appeals approved</u>					
by					
Ref.	Brief Details (address)	Proposal	PC opinion	WCC Decision	Planning Inspectorate Decision

<u>Enforcement Notices - Open Cases</u>					
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 Offices, he advised that he didn't realise they were breaking any law by building the shed. He will apply for planning permission and remove the ladders etc from the garden.			
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 15/02895/FUL. The landowner showed me the approved plan which showed the side extension and three roof dormers of equal size providing balance and symmetry to the rear elevation. He stated that it was his intension to change the roof design and erect one large dormer on the dwelling and leave the smaller one on the extension. I advised that an application showing the actual and proposed works would need to be submitted because he would not be building to the approved drawing.			

<u>Enforcement Notices</u>					
Ref.	Brief Details (address)	Issue			

Income: Planning and Highways														1	1	1	1	1	1	1	
2014/2015 Budget	2014/2015 Actual	2015/2016 Budget	2015/2016 Actual	2016/17 Budget	2016/7 Actual	2017/18 Budget	2017/2018 Budget ytd	2017/2018 Actual ytd	Variance ytd	Forecast Outturn	2018/19 Budget	SAGE Code	Income Item/Description	Apr	May	Jun	Jul	Aug	Sep	Oct	
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		Total Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expenses: Planning and Highways														Monthly Actual Analysis 2017/2018							
2014/2015 Budget	2014/2015 Actual	2015/2016 Budget	2015/2016 Actual	2016/17 Budget	2016/7 Actual	2017/18 Budget	2017/2018 Budget ytd	2017/2018 Actual ytd	Variance ytd	Forecast Outturn	2018/19 Budget	SAGE Code	Expenditure Item/Description	Apr	May	Jun	Jul	Aug	Sep	Oct	
7,000.00	6,807.01	7,545.43	5,926.52	7,250.00	5,644.14	6,000.00	3,000.00	2,661.06	338.94				Street Lighting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,661.06
			1,500.00		0.00	1,500.00	1,500.00	0.00	1,500.00				Speedwatch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	1,200.00	1,200.00	0.00	1,200.00				Cycle Chicanes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	5,500.00	5,500.00	0.00	5,500.00				Fraser Road Parking Measures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7,000.00	6,807.01	7,545.43	5,926.52	8,750.00	5,644.14	14,200.00	11,199.99	2,661.06	8,538.93	0.00	0.00		Total expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,661.06

DRAFT