

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 25th April 2017
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy

Present: Chair of the meeting: Ian Gordon

Councillors: Les Haswell
Karen McCleery
Judith Steventon Baker

Hampshire County Council (HCC): None

Winchester City Council (WCC): None

Clerk: Christopher Read

Public: 2

Action

P/17/48	Apologies for Absence
Apologies had been received from Cllr Newell.	

P/17/49	Public Question Time
None.	

P/17/50	Minutes of the Meeting held on the 28th March 2017
The minutes of the meeting held on 28 th March 2017 were agreed as a true record of the meeting and signed by the Chairman.	

P/17/51	Matters Arising from the meetings held on 28th March 2017
<p>P/17/36 Proposed Top Field Development – The Parish Council have received confirmation, in writing, that Drew Smith have withdrawn their appeal for the construction of up to 50 dwellings on the Top Field site (ref: APP/L1765/W/15/3137137).</p> <p>P/17/36 Cycle Chicanes in the Heights – James Emmett (HCC – Area Countryside Access Manager) is to visit the site and advise on what measures can be taken.</p>	

P/17/52	To Consider Planning Applications received since the last Meeting
WCC. Reference	Location / Works to be done
17/00659/HOU	Meadow View Basingstoke Road Kings Worthy SO21 1AB Erection of single storey front extension and 2 storey side extension.
Response:	The Parish Council wish to support this application.

17/00670/HOU	Half Acre 3 Nations Hill Winchester SO23 7QY Replace existing roof tiles with slate, render over existing brickwork and erection of two dormer windows to front elevation
Response:	It was agreed for Cllr Gordon to speak to the officer and email their comments to committee members.

17/00929/TPO	The Firs Hookpit Farm Lane Kings Worthy SO23 7NA T1 - 1no. Western Red Cedar, crown lift to 4m all round and clear 1m from adjacent garage T2 - 1no. Western Red Cedar, fell T3 - 1no. Western Red Cedar, crown lift to 4m all round and clear 1m from adjacent garage.
Response:	The Parish Council wish to support this application.

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.
Response:	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 committee.

Cllr Gordon noted that he had received a complaint from a Parishioner, stating that the wall around Abbots Worthy House is subject to a preservation order and that the current repointing work is being carried out with incorrect materials.

P/17/53 Dashboard

The dashboard is attached as part of the minutes of the meeting. It listed the following items:

- **Major Initiatives – Requiring PC Approval** – None
- **Initiatives - Not Requiring PC Approval** - None
- **Planning Responses – under Chairman’s Action** – None.
- **Planning Decisions Advised by Winchester City Council** – see dashboard of Planning Responses as approved by Planning & Highways Committee.
- **Planning Decisions by Winchester City Council – no Planning & Highways Committee view given** – see dashboard.
- **Planning Appeals approved by Planning Inspector** – see dashboard.
- **Enforcement Notices** – see dashboard.

P/17/54 Updates

- **Road safety issues in Hookpit Farm Lane / Burnet Lane** – The Clerk reported that the SLR unit would have to be mounted at least 90 metres from the junction and a new pole would need to be installed to mount the unit. After discussion, it

was therefore agreed to ask our County Councillor to again request the installation of a black box measuring device.

Cllr Gordon

- **Redesign of B3047/A33 and Lovedon Lane/A33 junctions** – Nothing further.
- **Parking on grass verges** – Awaiting reply with regards to funding double yellow lines.
- **Proposed parking in area in Fraser Road** – It was agreed to recommend to Parish Council that a meeting be arranged with representatives of WCC, St Marys Church, Springvale Pharmacy, Springvale Stores, Kings Worthy Balti House and the Parish Council, to discuss the proposal.
- **Meetings attended –**
WCC Planning Forum – Cllr Gordon reported back to members on the forum and highlighted the main points that were raised.

Clerk

P/17/55 Speed Watch

Cllr Gordon stated that another Parish Council maybe interested in sharing the unit.

P/17/56 To discuss any issues referred from the Parish Council meeting

None.

P/17/57 Clerk's Notices

Deans Cottages – A request had been received from the Worthys Local History Group, to ask the Parish Council for support in requesting that a plaque be set into the brickwork inscribed with 'Dean Cottages', as this name is of historical value. It was agreed to support this request and Cllr Gordon is to draft a letter to the developers.

Cllr Gordon

The Clerk is to draft a policy for requesting that this kind of naming is incorporated in to development on sites of historical interest.

Clerk

WCC Draft Housing Strategy 2017/18 – 2022/23 – Members are to send any comments they wish to make into the office by Friday 28th April 2017.

All members

P/17/58 Chairman's Notices

None.

P/17/59 Consider items for inclusion in Communications

Air Raid Shelter in Springvale Road

P/17/60 Items for discussion at the Next Meeting

None.

P/17/61 Date of Next Meeting

The next meeting is scheduled for Tuesday 30th May 2017.

The meeting closed at 20:55.

Signed

Date

Kings Worthy Parish Council - Planning Dashboard for 25th April 2017

Major Initiatives - Requiring PC Approval (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
				6 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)	

16/02766/FUL	Stables North Winchester Poultry Farm Stoke Charity Road Kings Worthy Winchester Hampshire SO21 2RP	Site a mobile home on existing commercial equestrian yard.	Kings Worthy Parish Council planning committee considered this application at its meeting held on the 28th December 2016 and agreed not to support this application as detailed in the accompanying drawings submitted with the application. The reasoning for this is that: 1. It sits outside of the village settlement area for Kings Worthy Parish Council. When looking at expanding the settlement boundary the Parish Council felt that Lovedon Lane and Stoke Charity road gave a clear indication as to the revised Settlement boundary line keeping areas beyond this as green field areas. This was submitted to members of the public in exhibitions held by the Parish Council and were found acceptable. 2. It is not situated in any areas that were agreed suitable for development by the Parish Council when considering its response to LPP11 which was submitted and accepted by the inspector in his examination of the plan for Kings Worthy Parish. 3. When the original application to erect stabling and ménage for the horse which the Parish Council Supported, there was no question that in the near future residential accommodation would be required, had this had been the case then the Parish Council may not have looked so favourably on the original application. 4. The Parish Council did consider the number of supporters to the application and found that many of them feelings of local residents, only those of people that find it a suitable place as to where they can keep their horses.	
16/03400/FUL	Snows Volvo London Road Kings Worthy SO23 7QD	External lighting to the existing car dealership and workshop premises	It agreed to ask WCC to clarify the purpose of the lights before the committee make a decision.	
16/03535/HOU	Kilchelwin 41 Wesley Road Kings Worthy SO23 7PX	Installation of new soffits, fascias and cladding, amendment to approved	The Parish Council has no objections to this application.	Permitted
17/00213/HOU	1 Brooke Close Kings Worthy SO23 7PG	Loft conversion/extension	The Parish Council has no objections to this application.	Permitted
17/00276/HOU	1 Ramsay Road Kings Worthy Winchester Hampshire SO23 7PW	Erection of two storey side and single storey rear extensions	The Parish Council has no objections to this application.	
17/00353/FUL	13 Willis Waye Kings Worthy SO23 7QT	To replace an existing small porch with a larger one.	The Parish Council has no objections to this application.	Permitted
17/00360/FUL	130 Springvale Road Kings Worthy Winchester Hampshire SO23 7RB	This application refers to both 130 and 132 Springvale Road - Application Reference Number: 16/02340/FUL Date of Decision: 17/11/2016 Condition Number(s): Condition No.2 Conditions(s) Variation: To allow changes to the approved scheme to include splitting plots 3 and 4 into detached units, general floor layout and elevation changes, changes to access and car parking arrangements and new 2 storey extensions to existing houses.	The Parish Council has no objections to this application.	Permitted
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. It was agreed to write to WCC to ask the highway officer's views on the above concerns.	

17/00433/HOU	120 Springvale Road Kings Worthy SO23 7RB	Retrospective application for the erection of a close-boarded timber fence	The Parish Council has no objections to this application.	
17/00472/FUL	St Mary's Chapel Fraser Road Kings Worthy SO23 7PJ	Replace existing metal shed (1.7 x 2.05m x 1.8m high) with a larger shed (2.2 x 2.7m x 2m high) similar in style	The Parish Council has no objections to this application.	Permitted
17/00544/HOU	10 Elan Court Kings Worthy SO23 7LN	New window to side elevation	The Parish Council has no objections to this application.	

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
16/00054/REF (APP/L1765/W/16/3161913)	Land Next To Hookpit Farm Stoke Charity Road Kings Worthy Hampshire	Erection of a single dwelling house	The Parish Council wish to object to this application on the grounds that it is outside the settlement boundary and does not meet the development requirements of such a site. If the officer is recommending acceptance, the Parish Council would like this application to be sent to committee and ensure that the Parish Council are notified.	Refused	Dismissed

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 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 intention 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

Enforcement Notices - Closed Cases (updated by Winchester City Council)

Ref.	Brief Details (address)	Issue