

Planning & Highways Committee Meeting

25 July 2017 | at 19:30

Kings Worthy Community Centre, Fraser Road, Kings Worthy

Clerks	Christopher Read Richard Hanney
Chairman of the Meeting	Councillor Ian Gordon
Councillors	Les Haswell Karen McCleery Judith Steventon Baker Stewart Newell
Members of the Public	14

P/17/092 - Apologies for absence

None.

P/17/093 - To Consider planning applications received since the last Meeting

It was agreed to move the consideration of planning applications received since the last meeting, to this point in the meeting.

17/01474/FUL - A member of the public representing a group of residents gave a short presentation, outlining the following reasons for their objections:

- Gross overdevelopment of the site.
- Design being out of character with neighbouring properties.
- Excessive height of the proposed dwellings, in relation to neighbouring properties.
- Loss of privacy.
- Inadequate access with no turning area for service vehicles.
- Additional traffic noise.
- Highway Safety due to increase in volume of the traffic.
- Lack of need under Local Plan Part 2.
- Local primary school is already at capacity.
- No provision of affordable housing.
- Planning precedent due to previous refusals for similar applications.

Councillors gave their views on the proposed application and a vote was held; with two members in favour of the application, three members against and no abstentions.

It was therefore agreed to object to this application.

(13 members of the public left at this point)

WCC Reference	Location / Proposed works
17/01474/FUL	5 Boyne Rise Kings Worthy SO23 7RE
	Demolition of existing dwelling and erection of 5no. terraced houses
Action / Response	Cllr Gordon is to speak with the case officer on this application and report back to member, before formulating a formal written objection to the application.
17/01328/HOU	19 Bull Farm Lovedon Lane Kings Worthy SO21 1AQ
	2 storey side extension and balcony
Action / Response	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
Action / Response	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 there is an increase in business.
17/01591/AVC	King Charles 6 Lovedon Lane Kings Worthy Winchester Hampshire SO23 7NU
	Timber shaped board with individual letters
Action / Response	The Parish Council has no objections to the application.
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.
17/01491/HOU	1 Ilex Close Kings Worthy SO23 7TL
	GROUND AND FIRST FLOOR EXTENSIONS TO DWELLING PLUS ASSOCIATED ALTERATIONS
Action / Response	Cllr Gordon is to speak with the case officer on this application and report back to members. 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
Action / Response	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.

17/01498/FUL	50 Willis Waye Kings Worthy SO23 7QT
	PROPOSED 2 No. DWELLINGS
Action / Response	The Parish Council wish to object to this application as it constitutes severe overdevelopment of the site.

17/01600/FUL	68 Springvale Road Kings Worthy SO23 7LZ
	Replacement gates
Action / Response	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. Existing rear kitchen window and roof altered to form gabled window. Small timber screen above existing garden wall.
Action / Response	The Parish Council wish to defer this to the conservation officer's decision.

P/17/094 - Public question time
See P/17/093.

P/17/095 - Agree and sign the minutes of the Parish Council meeting on 27 June 2017
The minutes of the meeting held on 27 June 2017 were agreed as a true record of the meeting and signed by the Chairman.

P/17/096- Matters arising from the meeting held on 30 May 2017

P/17/82 - Proposed Top Field Development - Nothing further.
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P/17/82 - Pedestrian Safety barriers at the Heights - Cllr Gordon is to write a chase letter to Hampshire County Council.
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Action Items	Action by	Target
Write to chase letter to HCC.	Cllr Gordon	ASAP

P/17/097 - Dashboard

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

Cllr Gordon noted that the case officer was to inform Cllr Gordon before progressing this application (16/02766/FUL); a complaint is to be made to Julie Pinnock (Head of Planning – Winchester City Council).

Action Items	Action by	Target
Write to Julie Pinnock as per above.	Cllr Gordon	ASAP

P/17/098 - Updates (if any)

Road safety issues in Hookpit Farm Lane / Burnet Lane - It was agreed to remove this item from the agenda.

Redesign of B3047/A33 & Lovedon Lane/A33 junctions - No further update on this issue.

Parking on grass verges - Members expressed their concerns that the Parish Council have had no success with either Winchester City Council or Hampshire Police, in getting adequate traffic controls put in place to alleviate the issues from construction vehicles parking outside the building site, at number 130-132 Springvale Road.

Proposed parking area in Fraser Road - The priest in charge at St Marys Church is currently formulating a proposal. A meeting with interested parties will be arranged once this proposal has been received, if required.

Meetings attended - No further update on this issue.

P/17/099 - To discuss any issues referred from the Parish Council meeting

None.

P/17/100 - Clerk's Notices

None.

P/17/101 - Chairman's Notices

None.

P/17/102 - Consider items for inclusion in Communications

Parking outside building sites on Springvale Road.

P/17/103 - Items for discussion at the Next Meeting - 29 August 2017 (if required)

None.

Meeting Closed: 21:21

Signed:

Date:

DRAFT

Kings Worthy Parish Council - Planning Dashboard for 25th July 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)	

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.	<p>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.</p> <p>The reasoning for this is that:</p> <ol style="list-style-type: none"> 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. 	Permitted
17/00688/HOU	12 Elan Court Kings Worthy Winchester Hampshire SO23 7LN	RETROSPECTIVE - Fitting of external flue (for internal wood burner).	The Parish Council wish to be guided by the decision of the Case Officer.	Permitted
17/01080/FUL	Hill Cottage Mortimer Close Kings Worthy SO23 7QX	Proposed development of two detached dwellings- (Amendment to planning permission use of roof space to plot 1 as habitable accommodation)	The Parish Council has no objections to this application.	Permitted
17/01264/HOU	29 Wesley Road Kings Worthy Hampshire SO23 7PX	Conversion of existing garage to a wheelchair accessible bedroom with en-suite shower room.	The Parish Council has no objections to this application.	Permitted
17/01542/TPO	Berwen 17 Tovey Place Kings Worthy SO23 7PP	<p>Walnut (T7) - Crown lift to give no more than 3.5m clearance from lowest branch and ground level. Cut back branches on northern side of tree extending toward building by no more than 2m to suitable live growth points. Remove deadwood and ivy. Horse chestnut (T8) - Crown lift to give no more than 3.5m clearance from lowest branch and ground level. Cut back any branches extending toward building scaffolding to give no more than 1.5 m clearance between branch extremities and building scaffolding. Remove deadwood and ivy. Sycamore (T10) - Crown lift to give no more than 3.5m clearance from lowest branch and ground level. Remove deadwood and ivy. Sycamore (T11) - Crown lift to give no more than 3.5m clearance from lowest branch and ground level. Reduce one branch to a suitable side junction on westward side of tree to retain limb at least 1.5m in length. Remove deadwood and ivy.</p>	The Parish Council wish to support this application	Permitted

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 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.

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

Ref.	Brief Details (address)	Issue