

Planning & Highways Committee Meeting

27 June 2017 | at 19:30

Kings Worthy Community Centre, Fraser Road, Kings Worthy

Clerk	Christopher Read
Chairman of the Meeting	Councillor Ian Gordon
Councillors	Les Haswell Karen McCleery Judith Steventon Baker Stewart Newell
Members of the Public	1

P/17/079 – Apologies for absence

None.

P/17/080 – Public question time

A parishioner asked for an update on the proposed Top Field development. Cllr Gordon noted that there was nothing further on this matter.

Action Items	Action by	Target
None.		

P/17/081 – Agree and sign the minutes of the Parish Council meeting on 30 May 2017

The minutes of the meeting held on 30th May 2017 were agreed as a true record of the meeting and signed by the Chairman.

P/17/082– Matters arising from the meeting held on 30 May 2017

P/17/68 – Proposed Top Field Development – See above.

P/17/68 – Pedestrian Safety barriers at the Heights – It was agreed for Cllr Gordon to write to HCC, to highlight the safety issues behind the proposal. If HCC will not install the barriers, then funding will request from Finance to do so.

(member of public left at this point)

Action Items	Action by	Target
Write to HCC.	Cllr Gordon	ASAP

Request additional £1800 if HCC will not install proposed barriers.	Clerk	12/07/17
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P/17/083 - To Consider planning applications received since the last Meeting

WCC Reference	Location / Proposed works
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 alterations and additions to the Coach House; new and relocated car parking and minibus parking; ancillary works and landscaping.
Action / Response	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.
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)
Action / Response	The Parish Council has no objections to this application.
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 outbuildings into 1 no. new dwellinghouse
Action / Response	<p>The Parish Council wish to object to this application on the following grounds:</p> <ol style="list-style-type: none"> 1. This proposal constitutes overdevelopment of an already cramped site. 2. The allocated parking is insufficient and does not meet the WCC criteria of 1.5 spaces per dwelling. 3. The proposal will constitute over intensive use of a private drive. <p>If the officer is minded to approve this application, Councillors would like this to be considered by the Planning committee.</p>
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.
Action / Response	The Parish Council has no objections to this application.
17/01542/TPO	Berwen 17 Tovey Place Kings Worthy SO23 7PP
	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.
Action / Response	The Parish Council wish to support this application

P/17/084 - Dashboard

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

Cllr Gordon noted that the applicant for SDNP/17/01733/HOUS has withdrawn the proposed new access road.

Action Items

Obtain progress updates on 16/02766/FUL, 17/00659/HOU, 17/00829/FUL

Action by

Cllr Gordon

Target

25/07/17

P/17/085 - Updates (if any)

Road safety issues in Hookpit Farm Lane / Burnet Lane - No further update on this issue.

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

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

Proposed parking in area in Fraser Road - Arrangement of the meeting to discuss this proposal is still ongoing.

Meetings attended - No further update on this issue.

Action Items	Action by	Target
None.		

P/17/086 - Speed Watch

Cllr Newell asked whether we have any volunteers for this initiative? Cllr Gordon responded stating that we currently have 1 volunteer.

Action Items	Action by	Target
Cllr Gordon is to invite a representative from the Police, to answer questions about the scheme and how they obtain volunteers.	Cllr Gordon	25/07/17

P/17/087 - To discuss any issues referred from the Parish Council meeting

None.

Action Items	Action by	Target

P/17/088 - Clerk's Notices

None.

Action Items	Action by	Target
None.		

P/17/89 - Chairman's Notices

None.

Action Items	Action by	Target
None.		

P/17/90 - Consider items for inclusion in Communications

None.

P/17/091 - Items for discussion at the Next Meeting - 25 July 2017

None.

Meeting Closed: 20:42

Signed:		Date:	
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Kings Worthy Parish Council - Planning Dashboard for 27th June 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]	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. 	
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.	
17/00659/HOU	Meadow View Basingstoke Road Kings Worthy SO21 1AB	Erection of single storey front extension and 2 storey side extension.	The Parish Council wish to support this application.	Permitted
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 committee	
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	Clr Gordon is to ask the case officer what the proposed amendments are.	
17/00804/HOU	Wickets 164 Lovedon Lane Kings Worthy SO23 7NJ	Construction of a three-bay, oak-framed garden store to be situated at south-western edge of property. Dimensions will be 7500mm x 5000mm with a ridge height of 4000mm.	Clr Gordon is to ask the case officer to clarify where on the site the store is to be located on the site.	Permitted
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.	Clr Gordon is to speak to the case officer with regards to this proposed dwelling and feedback the officer's comments to committee members.	
17/00996/HOU	7 Court Road Kings Worthy SO23 7QJ	Single storey rear extension, alterations to existing porch, new French doors to annexe	The Parish Council has no objections to this application.	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.	

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 will pose a safety hazard. If the officer is minded to approve this application, we wish for this to be considered by the Planning committee.	
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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