

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 31st January 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: 1

Action

P/17/01 Apologies for Absence	
Apologies had been received from Cllrs Newell.	
P/17/02 Public Question Time	
None.	
P/17/03 Minutes of the Meeting held on the 22nd November 2016	
The minutes of the meeting held on 22 nd November 2016 were agreed as a true record of the meeting and signed by the Chairman.	
P/16/04 Minutes of the Meeting held on the 28th December 2016	
The following amendments were made to the minutes. <ul style="list-style-type: none">• Date of meeting corrected.• P/16/156 – Comma inserted. The minutes were then agreed as a true record of the meeting and signed by the Chairman.	
P/17/05 Matters Arising from the meetings held on 22nd November & 28th December 2016	
<ul style="list-style-type: none">○ P/16/139 Proposed development of Top Field – Still awaiting the inspector's decision on the Village Green Application.○ P/16/139 Cycle Chicanes at the Heights – It was agreed to wait for Cllr Newell to return to formulate a proposal.	

P/17/06 To Consider Planning Applications received since the last Meeting

WCC. Reference	Location / Works to be done
16/03040/FUL	40 Pound Road Kings Worthy SO23 7PU Change of use from disused doctors surgery to provide a two bedroom ground floor flat.
Response:	The Parish Council wish to support this application.
16/03096/TPO	Barton Cottage Springvale Avenue Kings Worthy Hampshire SO23 7LH 5No. Lime trees to re-pollard by removing stems to previous pollard points at the top of the main stems.
Response:	The Parish Council wish to support this application.
16/03118/HOU	10 Princess Court Kings Worthy SO23 7FN Construction of an attached single storey garden room at the rear of the house.
Response:	The Parish Council wish to support this application.
16/03148/HOU	62 Wesley Road Kings Worthy SO23 7PX Garage conversion. Brick up existing garage door and put in a window. Raise height of the garage floor to match the rest of the house.
Response:	The Parish Council has no objections to this application.
16/03204/HOU	Hi Lo Sherbrooke Close Kings Worthy SO23 7PN Front and rear extensions. Roof extension. Removal of existing garage.
Response:	The Parish Council have no objections to this application as long as no parked cars are displaced from the site, onto Sherbrooke Close.
16/03234/HOU	Northcote 20 Boyne Mead Road Kings Worthy SO23 7QZ Erection of a new single garage.
Response:	The Parish Council has no objections to this application.
16/03400/FUL	Snows Volvo London Road Kings Worthy SO23 7QD External lighting to the existing car dealership and workshop premises
Response:	It agreed to ask WCC to clarify the purpose of the lights before the committee make a decision.

16/03401/HOU	Meadow View Basingstoke Road Kings Worthy SO21 1AB Single storey extension. Removal of existing chimney. Extension of roof to create covered porch
Response:	The Parish Council wish to support this application.

16/03462/FUL	Lindisfarne Forbes Road Kings Worthy Hampshire SO23 7PQ Alterations including front and side extension to allow conversion of existing 3 bedroom dwelling to form 2 x 3 bedroom dwellings with associated works.
Response:	The Parish Council wish to object as Councillors disagree with the Highway Officer's report on the grounds that the lower access is in an unsuitable location.

P/17/07 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.
16/00054/REF - It was agreed not to make any further written representation for this application.
- **Enforcement Notices** - see dashboard.

P/17/08 Updates

- **Road Safety Issues in Hookpit Farm Lane / Burnett Close** - The installation of a speed measuring device is to be chased.
- **Redesign of B3047/A33 and Lovedon Lane/A33 junctions** - Cllr Gordon is to chase the installation of 'No U Turn' sign at the B3047/A33 junction.
- **Parking on grass verges** - It was agreed to approach WCC with regards to installing double yellow lines in parts of Fraser Road.
- **Meetings Attended** - Cllr Gordon noted that on Friday 20th & Monday 23rd the water main outside the Cornerways site burst. HCC Highways responded quickly and placed warning signage and gritted both the road and the pavements.
Cllr Gordon witnessed cars attempting to deliberately soak pedestrians. This was reported to the police but they would not attend or place 'Slow' signs. Cllr Gordon is to bring this up with the Police & Crime Commissioner on 10th February 2017.

Clerk
Cllr Gordon
Clerk
Cllr Gordon

P/17/09	Village Design Statement (VDS)	
Cllrs Gordon & McCleery are to arrange to meet to discuss the updating of the VDS.		Cllr Gordon & McCleery
P/17/10	Emergency Plan	
None.		
P/17/11	Speed Watch	
Cllr Gordon confirmed that the grant towards Speed Watch is still available. Cllr Steventon Baker stated that some residents in Churchill Close are speeding. It was agreed for Cllr Gordon to speak with WCC.		Cllr Gordon
P/17/12	To discuss any issues referred from the Parish Council meeting	
None.		
P/17/13	Clerk's Notices	
None.		
P/17/14	Chairman's Notices	
Tesco - Cllr McCleery reported that a delivery for the Tesco store had arrived at 07:30 and on other instances large articulated lorries are being used. (1 member of the public left at this point) Cllr Gordon is to speak with Tesco with regards to the both times and size of vehicles being used to make deliveries.		Cllr Gordon
P/17/15	Consider items for inclusion in Communications	
None.		
P/17/16	Items for discussion at the Next Meeting	
None.		
P/17/17	Date of Next Meeting	

The next meeting is scheduled for Tuesday 28th February 2017.

The meeting closed at 20:57.

Signed

Date

Kings Worthy Parish Council - Planning Dashboard for 31st January 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	£2,632	N/A	

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)	
16/01898/FUL	Meadow Farm House Basingstoke Road Kings Worthy Winchester Hampshire SO21 1AB	Temporary planning permission for a period of three years for siting of a mobile home to provide accommodation for an agricultural worker (retrospective)	The Parish Council has no objections to this application.	Permitted
16/02338/FUL	Leaflands Mortimer Close Kings Worthy SO23 7QX	3 no. new detached 3 bedroom dwellings.	The Parish Council has no objections to this application.	Permitted
16/02346/HOU	The Carrick 244A Springvale Road Kings Worthy Winchester Hampshire SO23 7LF	Existing bungalow roof raised to provide new first floor accommodation. New pitched and flat roof areas. New roof lights and dormers. Rear flat roof remodelled and new glazed lantern light installed. Stove flue repositioned. Internal and external alterations to the existing bungalow including render to the existing brick walls. Two ground floor side windows infilled. Two new ground floor side windows. Some existing windows replaced.	The Parish Council wish to support this application.	Permitted
SDNP/16/06031/FUL	Worthy Park House Worthy Park Lane Kings Worthy Winchester Hampshire SO21 1AN	Erection of plant room with installation of biomass boiler	It was agreed for Cllr Gordon to speak to Itchen Valley Parish Council to ascertain their opinion on this application. Members have concerns with regards to the increased traffic and object to the parking of cars in the wooded area.	
16/02716/FUL	Barton Cottage Springvale Avenue Kings Worthy SO23 7LH	Demolition of existing dwelling and garage and erection of replacement dwelling with integrated garage	Kings Worthy Parish Council planning committee considered this application at its meeting held on the 28th December 2016 and agreed to support this application	Permitted
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 LPPII 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.	

16/02794/HOU	126 Springvale Road Kings Worthy SO23 7RB	Rear extension and internal alterations	The Parish Council support this application having considered it at their planning meeting held on the 28th December 2016	Permitted
16/02913/FUL	Street Record Eversley Gardens Kings Worthy Hampshire	Erection of garden sheds for 17 houses to securely store garden equipment and bikes (Amendment to 15/01624/FUL)	Kings Worthy Parish Council planning committee considered this application at its meeting held on the 28th December 2016 and agreed to support this application as detailed in the drawings submitted with the application.	Permitted
16/02971/LDP	24 Church Green Close Kings Worthy SO23 7TT	Proposed conservatory to the side of the property.	Kings Worthy Parish Council planning committee considered this application at its meeting held on the 28th December 2016 where it was agreed that this application should be supported.	Permitted
16/03131/TPO	Elm House Mortimer Close Kings Worthy Winchester Hampshire SO23 7QX	1. Ash - repollard to historic pollard points 2. Beech - reduce canopy of tree by up to 2 metres	The Parish Council wish to support this application.	Permitted
16/03245/HOU	126 Springvale Road Kings Worthy SO23 7RB	Single storey timber garden room	Having considered this application at its Planning Meeting held on the 28th December 2016 The Parish Council Support this application	Permitted

Planning Appeals approved by Planning Inspector

Ref.	Brief Details (address)	Proposal	PC opinion	WCC Decision	Planning Inspectorate Decision
16/00049/REF (APP/L1765/W/16/3154950)	Tudor Cottage 22 Church Lane Kings Worthy Winchester Hampshire SO23 7QS	Proposed new three bedroom house (WITHIN THE CURTILAGE OF A LISTED BUILDING) (AMENDED PLANS 14.01.16)	The Parish Council are concerned with regard to the revised parking facilities, as the amendments now show that parking for the new house has been moved to the front of the building. This will result in cars reversing onto Church Lane at its narrowest point close to a bus stop. There is also a lack of visitors parking, with Church Lane being as narrow as it is especially at this part of the lane there is no on street parking available on Church Lane. The vehicle splays on the plans submitted to Winchester City Council are not clear and appear to show a splay indicating that vehicles which will not allow easy access to the proposed new parking area if entering when coming from the direction of the B3047. It is also noted that in providing parking facilities at the front of the property, the fencing shown in the previous plans which would have screened the property have been removed. Being in a conservation area there is no screening to hide a modern property that sits adjacent to a historic thatched cottage.	Refused	Dismissed
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	
17/00004/REF (APP/L1765/D/16/3165728)	Kilchelwin 41 Wesley Road Kings Worthy SO23 7PX	Amendment to approved planning application 15/02895/FUL to allow for second floor dormer on rear elevation.	The Parish Council see no grounds on which to object to this application.	Refused	

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