

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 24 February 2015
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy

Present: Councillors: Ian Gordon (Chairman)
Karen McCleery
Judith Steventon Baker
Martin Taylor
Sarah White

Clerks: Chris Read

Public: 7

P/15/17 Apologies for Absence

Apologies for absence were received from Cllr Newell

P/15/18 Winchester Housing Trust – Mountbatten Place Garage Site

It was agreed by the committee to move this item up the agenda.

Leanne Smith (CEO of Winchester Housing Trust [WHT]) and Nigel Freemantle (Mapledean Developments Limited), gave a presentation regarding a proposed development of the Winchester City Council (WCC) garage site in Mountbatten Place.

Leanne Smith (CEO of WHT) gave an overview of the reasons behind the development and some background on the WHT. The proposed development is to provide 100% rented properties on the site. There are currently 564 people on the WCC housing list for a one bedroom property, in Kings Worthy. The properties are to all be one bedroom to meet this demand and this is also the reason that 100% rented seemed appropriate. There are currently 81 one bedroom rental properties in the Kings Worthy area. The total number of affordable rental properties, of any size in the Kings Worthy area, is 363. The Winchester Housing Trust currently has a total of 120 Winchester properties in their portfolio.

Nigel Freemantle (Mapledean Developments Limited) gave a presentation on the proposed plans for the development. It was noted that the design needed to reflect the constrained size of the site and the visibility from 3 sides. The proposed properties are small houses, with no allotted gardens. The living accommodation is upstairs, with the bedroom etc. downstairs.

The arboricultural report has also been included in the design of the site, with only 2 trees being removed. These trees, if left, would restrict the development of approximately half the site. It was noted in the report that all the trees on the site are in good condition. Parking for the residents of the development will be in the

Action

form of 8 unallocated spaces. The neighbouring properties with frontages overlooking the developed part for the site, all have sufficient vegetation in their front gardens to obscure the development. The current plan is for only 5 properties on the site.

(Cllr K. McCleery arrived at this point [19:51pm])

Only 4 of the garages on the site are currently used for parking of cars. WCC have asked for further parking provision off the site, to allow for the loss involved by removal of the garages. Current plans include the possibility of extending the layby in Mountbatten Place. WCC are the freeholders of land surrounding the site, including the layby in question.

Cllr Gordon informed the committee that any houses on this site will count towards our LPP2 allocation of 250 dwellings but has already been included in our current figures.

Cllr Gordon thanked both Leanne Smith (CEO – WHT) and Nigel Freemantle (Mapledean Developments Limited), for their presentation.

P/15/19 Public Question Time

Two parishioners congratulated the Winchester Housing Trust, and Mapledean Developments on their presentation.

A parishioner asked whether the trees on the WCC garage site have Tree Preservation Orders (TPO's) on them? It was stated that as far as one was aware, trees on WCC land do not normally have TPO's on them.

A Parishioner asked the committee that, based on the Parish Council being unsupportive of the last application to build on Top Field, whether this has changed in light of the new application? Cllr Gordon responded saying that was on the agenda will be discussed later.

A parishioner asked the committee two questions;

1. Parking on the grass verges is becoming an issue. Cllr Gordon responded by saying that this was on the agenda and will be discussed later.
2. Opinion around the village, is that the Traffic Regulation Order (TRO) is done and dusted, is this the case? Cllr Gordon responded saying that HCC have yet to hold a public consultation on the TRO. The Parishioner asked for an additional statement from the Parish Council, regarding the TRO. Cllr Gordon responded that this will need to be sent to the next full Parish Council meeting for them to agree an additional statement.

The committee agreed that due to the numbers of parishioners attending with regards to item 7 it would be prudent for this item to follow.

P/15/20 Winchester City Council Public consultation on proposed development of Top Field

Cllr Gordon stated that both he and Cllr Taylor had attended a meeting to discuss the proposed development of Top Field, with WCC. They were told that Drew Smith

will gift the land to WCC for them to proceed with a planning application for this site, on the condition that they to be used as the builders.

The Parish Council were told by WCC that there will be a public exhibition in Tubbs Hall. The Parish Council asked WCC if they could move their exhibition to another location within the Parish, to distance the Parish Council from the non-collaborative event. The Parish Council are keeping to their previous decision regarding the development on Top Field. If however, the public consultation shows strong support for the development of Top Field, the Parish Council will place heavier restrictions as to the timescale one has to live within the area, or have connections, to qualify for one the proposed properties.

Drew Smith have been told categorically that the Top Field Site (Site 2506) was last in the public consultations of the shortlisted sites. The second site for development, by public opinion would be the old Kings Worthy house site (Site 2508).

A parishioner asked, where the feedback from last night's WCC consultation will be going? Cllr White stated that there were no dates on the feedback form and no obvious online advertisement of the event, and notices were only erected shortly before the event. WCC stated that the majority will decide regarding the development. Cllr White was also informed that the results will be published on the Parish Council's website but they have not asked permission to do so. It was agreed to place information on the website, for contacting WCC with responses regarding the development. It was also noted that there is no return address on the feedback form.

Cllr Taylor informed the committee that WCC have stated, there will be no referendum on this proposed development, so even without a majority it could still go ahead. Cllr Gordon noted that any development on the site would need proper management.

Cllr White spoke to a WCC planning officer at the event, where he stated putting housing on a rural exception site is the only way of restricting the housing to local people. Housing provided on other sites within the Parish will be on a 60/40 split, no restrictions can be placed on planning application as to who can be housed in the social housing element. However the Parish Council will be investigating with HAB housing as to who they may use as the agency to allocate affordable housing on the site.

Cllr K. McCleery asked, whether homes built as council houses can be purchased by the tenants? Cllr Gordon responded that new council houses are now restricted by a covenant, preventing them from being purchased, as per previously.

Cllr Steventon Baker stated that the WCC obtained a loan of approximately £24 million to buy back some council houses. Currently certain properties can still be acquired but at market value. The City Council must also be offered the property for purchase before it can be sold to anyone else. Also any monies from the sales of council's houses is kept for the construction of new council properties.

Cllr K. McCleery stated she was disappointed that the consultation was simply a revamp of the previous application. Cllr K. McCleery was also informed that no money would be available to purchase/allocate open space on Top Field. Cllr Gordon stated that he had received contradicting information from another officer. Cllr K. McCleery also noted that the questionnaire was skewed in favour of the

proposed development.

(1 member of the public left at this point)

P/15/21 Minutes of the Meeting held on the 27 January 2015

P/14/154 Change 'Restriction' to 'Regulation'

The minutes were then agreed and signed as a true record of the meeting by Cllr Gordon.

P/14/22 Matters arising from the Meeting of the 27 January 2015

- **PC/15/24 Drains and Gullies on Springvale Road –**

A map, with schedule of works, was presented to the committee. Cllr Gordon stated that you can see the works that have been completed or ordered. However, money is an issue for these works as Hampshire County Council (HCC) are having to finance the majority of the works. Cllr Gordon is to chase the progress of works with HCC, or contractor where appropriate.

Cllr Gordon

- **P/15/04 Update on redesign of B3047/A33 and Lovedon Lane/A33 Junctions –**

None – Cllr Gordon to chase.

Cllr Gordon

- **P/15/04 Planning application for Woodstock, Headbourne Worthy –**

None – Cllr Gordon to chase.

Cllr Gordon

- **P/15/04 Update on Traffic Regulation Order on Springvale Road –**

None – Cllr Gordon will chase but noted that HCC are behind due to staffing problems

Cllr Gordon

- **P/15/04 Update on Traffic issues in Churchill Close from the Heights –**

Cllr Gordon is to ask the WCC planning department to discuss a 'Slow' sign being erected. Cllr Gordon is also to chase why the road hasn't been signed off to HCC. It was agreed to ask the PCSO if she can attend the site, to catch the offenders.

Cllr Gordon

P/15/23 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.
- **Enforcement Notices** – see dashboard.

(2 members of public left at this point)

P/15/24 Parking on Grass Verges –

Cllr Steventon Baker has heard nothing from WCC, regarding the report on this issue. It was agreed that Cllr Gordon is to write to WCC to chase the progress on this report. A Parishioner stated that the takings for the shops adjacent to St Marys Hall are being affected by the parking issue.

Cllr Gordon

(3 members of the public left at this point)

P/15/25 Cycle Paths –

Cllr Porter (HCC) has given Cllr White a contact at the Winchester CTC. There are interested in discussing the cycle paths with the Parish Council. Cllrs K. McCleery & White are to liaise with Sue Cole (CTC). Cllr K. McCleery stated that people need to be encouraged to use the cycle lanes, like areas of Europe.

Cllrs K. McCleery & White

P/15/26 Update from Meetings – None.

P/15/27 To discuss any issues from the Parish Council Meeting – Cllrs Taylor & White and are to meet with HAB housing on 26 February.

P/15/28 Clerk’s Notices –

It was noted that the new WCC portfolio holder for Housing is Cllr Steve Miller.

P/15/29 Chairman’s Notices –

Cllr Gordon informed the committee that the buses on the day of the Winchester 10km run, were not running until 11am. This resulted in some parishioners being inconvenienced. Proper signage regarding the change of bus service were not well advertised and notices were only placed at bus stops on the Friday preceding the event. It was agreed for Cllr Gordon to write to both WCC and Stagecoach, regarding this issue.

Cllr Gordon

P/15/30 Communications – Items for Inclusion – None

P/15/31 Items for discussion at the Next Meeting – Drains

P/15/32 Date of Next Meeting

The next meeting is scheduled for Tuesday 31 March 2015.

The meeting closed at 21:47.

Signed.....

Date.....

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)	Cost Estimate	Budget Source	Approvals Dates			Notes Completed
						P & H	Finance	PC	
PA-H	P-003	Street Lighting 2014/15	Project	£7,500	Baseline budget £7500		16/01/2013	21/01/2013	First 6 months £3,310

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,	Cost Estimate	Budget Source	Approvals Dates			Notes Completed
						P & H	Finance	PC	

Information only

Planning Responses – under Chairman’s action (to meet submission deadlines)									
Ref.		Brief Details (address)	Proposal	Approvals Dates			Notes 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)	
SDNP/14/00440/D	1 Old Farm Cottages, Martyr Worthy Road, Abbots Worthy, SO21 1DU	Construction of a front porch - DISCHARGE CONDITION 2 - SDNP/13/04198/LIS	No response given as application referred to a change in roof tile type.	
14/01803/HCS	Bank Farm, Lovedon Lane, Kings Worthy, Hampshire, SO23 7NL	The proposed development will comprise of below ground open top slurry store with a concrete apron between the existing farm yard and proposed slurry store (THIS APPLICATION WILL BE DETERMINED BY HAMPSHIRE COUNTY COUNCIL)	The Parish Council have no objection to this application.	
14/01861/OUT	Land Off Hookpit Farm Lane Hookpit Farm Lane Kings Worthy	Residential development of up to 50 no. dwellings to top field and 7 no. dwellings on Dildawn; upgrading the existing access off Hookpit Farm Lane with associated roads, parking areas and landscaping with an optional access off Springvale Road (Amended description)	After due consideration and having listened to the representative of the applicant speaking in support of the application; and listening to the members of the public and their concerns with regards to the proposal. The Parish Council, on a 3 to 0 majority, decided that this application did not support LPP2, which the Parish Council supported therefore this plan was rejected.	
14/01889/OUT	Woodstock Mortimer Close Kings Worthy SO23 7QX	Outline permission considering Access and Layout for 3 no. detached dwellings and extension of existing access	The Parish Council do not support this application in that Mortimer Close is not wide enough to accommodate any on street parking, which would be generated from this development. Any on street parking would in effect cause obstruction issues and would be a danger to pedestrians.	
14/02715/TPC	The Cottage London Road Kings Worthy Winchester Hampshire SO23 7QN	1 no. Japanese Maple to lift to 2m and thin by 10% (T1), 1 no. Apple to reduce approx 1m (T2), 1 no. plum/cherry to reduce crown by approx 2m (T3), 1 no. Yew to fell (T4)	The Parish Council will be guided by the decision of the Arboricultural Officer.	Permitted
14/02556/FUL	155 Springvale Road Headbourne Worthy SO23 7LF	Redevelopment of the site following the demolition of 155 Springvale Road and the erection of 1 no two bedroom dwelling 1 no three bedroom dwelling and 2 no four bedroom dwellings with associated parking and landscaping	The Parish Council, on a 3-1 majority, wish to support this application but ask that the officer ensures that there is more than adequate parking on site.	
14/02806/TPC	Riversmead London Road Kings Worthy SO23 7QL	1 group of Cypress to reduce to 9m (G1), 1 group of Cypress to reduce to 5m (G2), 1 no. Cypress to fell	The Parish Council will be guided by the decision of the Arboricultural Officer.	Permitted
14/02689/FUL	Sunnyside Mount Pleasant Kings Worthy Winchester Hampshire SO23 7QU	Erection of detached three bedroom house with ancillary car parking and open space	The Parish Council support this application but would like to draw attention of the officer to the proximity of the proposed property to the bank, and how it affects the road behind.	Permitted
14/02841/FUL	Wistaria London Road Kings Worthy Winchester Hampshire SO23 7QN	(HOUSEHOLDER) Demolition of single storey extension and erection of replacement single storey extension to south east of property attached by glazed link; new porch access	The Parish Council have concerns with regards a new entrance onto London Road given the proximity of the junction, and the high volume of traffic. We ask that the officer consult with the Road	
14/02842/LIS	Wistaria London Road Kings Worthy Winchester Hampshire SO23 7QN	(HOUSEHOLDER) Demolition of single storey extension and erection of replacement single storey extension to south east of property attached by glazed link; new porch access	The Parish Council have concerns with regards a new entrance onto London Road given the proximity of the junction, and the high volume of traffic. We ask that the officer consult with the Road	
14/02929/FUL	Twinroofs 43 Springvale Road Kings Worthy Hampshire SO23 7ND	(HOUSEHOLDER) Erection of detached garage	The Parish Council wish to support this application.	Withdrawn

15/00005/FUL	Chalk Meadow Springvale Avenue Kings Worthy Winchester Hampshire SO23 7LH	(HOUSEHOLDER) Erection of timber summer house in rear garden (RETROSPECTIVE)	The Parish Council wish to support this application providing it meets all relevant planning requirements.	
15/00024/TPO	11 The Woodlands Kings Worthy Hampshire SO23 7QQ	1 no. Yew to reduce height by 2m and remove long branch over garden (T1), 1 no. Yew to reduce height by 2m (T2)	The Parish Council wish to be guided by the decision of the arboricultural officer.	
15/00038/FUL	3 Bentley Close Kings Worthy Hampshire SO23 7LG	(HOUSEHOLDER) Demolition of detached garage and erection of replacement.	The Parish Council wish to support this application.	Permitted

Planning Decisions by Winchester City Council–

Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)

Enforcement Notices – Open Cases (Last updated by

Ref.	Brief Details (address)	Issue
10/00336/USE	Hinton House, Hinton House Drive, Kings worthy SO23 7NH	Alleged unauthorised use of residential property (health spa) and breach of condition relating to use of garage. Follow up site visit [2VIS] (31/01/2013). Visit site to ascertain if the u/a uses have ceased
12/00269/UTL	Springvale Road Shops Car Park, Springvale Road, Kings Worthy SO23 7NB	Untidy site. Enforcement action to be initiated. S215 Notice to be drafted and passed to Legal (09/07/2013)
12/00317/BCOND	138 Springvale Road, Kings Worthy SO23 7RB	Alleged breach of conditions – trees removed. Meeting with owner/agent [MEET] (06/02/2013). Meeting on site between WCC Landscape and developer to discuss revised landscaping proposals for site, including replacement trees along boundary, which were supposed to have been retained. Revised scheme already submitted but will just need a few additional adjustments. Replacement trees to be planted in current planting season

Enforcement Notices – Closed Cases (Last updated		
Ref.	Brief Details (address)	Issue

Planning Applications for Consideration by Planning & Highways Committee (as agenda)				
Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)
SDNP/15/00401/PRE	Linesta Basingstoke Road Kings Worthy Winchester Hampshire SO21 1AA	Demolition of existing residential dwelling and associated detached garage and provision of three new dwellings comprising 1 no four bedroom 1 no three bedroom and 1 no two bedroom with associated parking/garages	Agreed to obtain more information from SDNP	
15/00095/FUL	2 The Mews Forbes Road Kings Worthy Winchester Hampshire SO23 7PQ	(HOUSEHOLDER) New window to rear elevation	The Parish Council wish to support this application.	
15/00121/FUL	Magnolia Cottage Springvale Avenue Kings Worthy Winchester Hampshire SO23 7LQ	(HOUSEHOLDER) Single storey side extension	The Parish Council wish to support this application.	
15/00177/LDP	Hilliers 7 Roberts Close Kings Worthy Hampshire SO23 7LY	Replace existing patio doors with french doors and install new french doors to replace existing window to side elevation and internal alterations (CERTIFICATE OF	The Parish Council wish to support this application.	
SDNP/15/00739/HOUS	Old Farm Cottages Martyr Worthy Road Abbots Worthy Hampshire SO21 1DU	Alterations and rear extension to existing detached double garage (WITHIN THE CURTILAGE OF A LISTED BUILDING)	Agreed to ask SDNP to clarify whether this application will constitute a change of use and ask for more information/paper	
15/00312/PNHOU	6 The Woodlands Kings Worthy Hampshire SO23 7QQ	Single storey side extension (length of extension: 0.0m, height of extension: 3.8m and height at eaves: 2.5m)	Agreed to ask WCC for the paper plans, to make an informed decision and an extension to the next meeting.	

Planning Applications for Consideration by Planning & Highways Committee (received after agenda published)				
Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)