

# Kings Worthy Parish Council

## PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 24 June 2014  
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy

Present: Councillors: Ian Gordon (Chairman)  
Phil Allen  
Stewart Newell  
Kim Torkington  
Sarah White

Clerk: Chris Read

Public: 3

### **P/14/79 Apologies for Absence**

Apologies for absence were received from Cllr Steventon-Baker

### **P/14/80 Public Question Time**

- **Cameras on Springvale Road/Hookpit Farm Lane/Cundell Way** – A member of the public asked why there were cameras on tripods down by the Tesco store on Springvale Road. One looking up, one looking down and a camera looking into both Cundell Way and Hookpit Farm Lane.

Cllr Gordon explained that these cameras could possibly be part of Hampshire County Council's (HCC), process for collecting more data concerning the Traffic Regulation Order (TRO) being processed for that area. Following further discussions it was felt that rather than camera's the equipment could well be surveying equipment. The reason for surveying the area could be for a number of reasons and that the Parish Council would not necessarily be informed of any such work-taking place. The member of public that raised the issue did say that drivers were braking sharply when they saw the equipment.

- **Local Plan Part II (LPPII) Inspection** - A member of public asked whether LPP II was going to be inspected by the government planning inspectorate this July. Cllr Gordon stated that LPPII will go to the government planning inspectorate after July but no date has yet been confirmed. It is most likely that the July date is when it's going to be reviewed by Winchester City Council (WCC).

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Date.....

- **Top Field Ploughing** – A member of the public raised concerns with the respect of the (site 2506) being ploughed and felt that they should have been checked for wild life before carrying out the work. Cllr Gordon explained that the land had been used by farmer Bright up until eighteen months ago when he handed it back to Drew Smith Ltd. Cllr Gordon also stated that when Drew Smith Ltd prepared the site for the previous development, they checked for and moved, any endangered wildlife. Cllr Newell noted that you only need to apply to Natural England to plough your land if; it's above 2 hectares in size and that have been fallow for 15 years or more. It was agreed to write to Drew Smith Ltd, to ascertain whether they have abided by relevant environmental legislation and if they have sought Natural England's approval, under the EIA regulations. **Action – Cllr Newell.** Cllr Torkington noted that this was an issue of transparency and that Drew Smith should be working with the Parish Council on issues like this.

**(2 member of the public left at this point)**

**P/14/81 Election of Chairman**

The name of one councillor had been proposed for the position of chairman;

Cllr White informed the Clerk in writing, of her intent to nominate Cllr Ian Gordon prior to the meeting.

Cllr I. Gordon – proposed by Cllr S. White– seconded by Cllr S. Newell

Cllr Ian Gordon was elected unanimously via a show of hands.

**P/14/82 Election of Vice-Chairman**

The name of one councillor had been proposed for the position of vice-chairman;

Cllr K. Torkington – proposed by Cllr P. Allen– seconded by Cllr S. Newell

Cllr Kim Torkington was elected unanimously via a show of hands.

**P/14/83 Minutes of the Meeting held on the 29 April & 20 May 2014**

The minutes for 29 April 2014 were amended as follows:

P/14/47 – “consultation” changed to “responses”

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

**P/14/84 Matters Arising from the Meeting of the 20 May 2014**

- **P/13/176 Flooding** – A meeting to discuss an emergency plan is to be held with HCC, the Highways Agency, Fire and Rescue, plus Cllrs Newell, Allen & White, on the 23<sup>rd</sup> July 2014.

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- **P/14/34 Planning Application for Woodstock, Headbourne Worthy** – Cllr Gordon explained the history behind this application to Cllr Torkington. It was noted that Winchester City Council (WCC) are pursuing the owner of this property over the House in Multiple Occupancy (HMO) issue. Cllr Gordon also noted that nothing further had been heard regarding to the application for two new builds.
- **P/19/176 Redesign of B3047/A33 Junction** – Cllr Gordon noted that he had contacted the Environment Agency (EA) regarding the drains along this stretch of road. He had received a phone call from an EA officer, asking where the drains in question were. A further email received from the EA, noted that they would be sending a crew out to improve the drainage along this stretch.

It was agreed that a letter be written to Steve Woodward and to Steven Faulkner, to ascertain the progress on the plans for this junction. The letter is also to ask if there has been any further correspondence regarding the plans, and to note that the Parish Council (PC) have not received any copies. Cllr Sean Woodward (HCC) is to be copied in on this letter. **Action Cllr Gordon & Clerk.**

Cllr Allen raised the fact that significant works have gone ahead at the bottom of St Marys Close, including installation of geo-textile and gravelling just inside the gate where the footpath connects with the A33. It was noted the stone gravel was large and contained no small material to bind it, which makes it hard to walk on and is not consistent with current Disability Discrimination Act (DDA) legislation. Cllr Allen state that it was necessary to gain permission when carrying this type of works on a public footpath. It was also noted that a pile of gravel still remains on the verge, adjacent to the A33. Cllr Allen stated that one can drive across a footpath, but not on a footpath. It was noted by Cllr Allen that Peter Watson (HCC) gave authority to surface the highway but this has gone beyond the highway.

Cllr Gordon to pursue the drop in the kerb, flooding and planning issues related to this area. **Action – Cllr Gordon**

- **P/13/184 Abbots Worthy House** – No further progress on this issue.

Cllr Gordon noted that he is still awaiting a response from the Highways Agency, regarding getting the footpath adjacent to Abbots Worthy house cleared, and details of whose responsibility it is to carry out these works. Cllr Gordon also noted that another path adjacent to “rabbit field” (Site 2508), was also in need of clearing. Cllr Gordon stated that he was in the process of ascertaining who owns which hedgerows and who is responsible for maintaining them.

- **P/14/16 Hyde Homes Allocation** – Cllr Gordon noted that the mail drop, attached to the May Planning & Highways minutes, is identical to the new mail drop which was signed off by Debbie Rhodes, of WCC & Hampshire Alliance

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for Rural Affordable Housing (HARAH). Cllr Gordon was told by Hyde Homes that they liked to name their developments, hence why it was originally named Southside Embankment. The feedback from members of the public, was that the previous advertising material didn't clearly show where the development was. Cllr Gordon was told that in the future, Hyde Homes will be consulting parish council's from the start on future developments.

Hyde homes have also contacted the office to discuss the need for attending the 20<sup>th</sup> May Planning & Highways meeting. Cllr Gordon contacted Hyde Homes and after discussions, Hyde Homes felt that meeting with Planning & Highways committee would not progress the scheme, thus they have not attended. It was noted by Cllr Gordon at this point that it was Hyde Homes that had requested to attend tonight's meeting. Cllr Gordon was also informed, by Hyde Homes, that Debbie Rhodes (WCC & HARAH) had authorised them to move to the next phase of the S106 agreement.

Cllr Gordon noted that the S106 agreement had been used to move people from the middle of Kings Worthy, up to the new development, despite not having resided in Kings Worthy for long. Therefore in the future, the time of residence needs to be set at a longer period than the current 3 years.

- **Tesco Site** – Cllr Gordon visited the Tesco Express store on the 24<sup>th</sup> June, to check the state of the site. It was agreed to investigate the need for Tesco to put unitainers in the car park/by the garage, when they have room within their rear compound. **Action – Cllr Gordon.**

#### **P/14/85      Dashboard**

In reference to application 13/00463/PTH, which had yet to be decided by WCC, regarding the proposed footpath diversion on the land off Hookpit Farm Lane. Cllr Gordon asked whether the ploughing on top field had affected the situation of footpaths at top field. Cllr Allen stated that the statutory footpaths had not been affected. Cllr Allen is to double check that this is the case. **Action- Cllr Allen.**

Cllr Gordon to chase 12/00269/UTL (Springvale Road Shops Car Park). **Action – Cllr Gordon.**

Cllr Gordon to check if there is still an outstanding forestry order on the paddock at Abbots Worthy House

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

Signed.....

Date.....

- **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.**

**P/14/86 Planning Applications received since 24<sup>th</sup> June 2014**

<b>Case Reference</b>	<b>Address/Works to be done</b>	<b>Comment</b>
14/00922/LIS	St Marys Church, London Road, Kings Worthy Installation of a bicycle rack immediately adjacent the church building (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)	The Parish Council wish to support this application
14/01156/FUL	2 Campion Way, Kings Worthy (HOUSEHOLDER) Single storey rear extension	The Parish Council wish to support this application
14/01177/FUL	68 Wesley Road, Kings Worthy (HOUSEHOLDER) Two storey side extension and first floor side extension	The Parish Council have no objections to this application
14/01212/FUL	60 Wesley Road, Kings Worthy (HOUSEHOLDER) First floor side extension	The Parish Council have no objections to this application
14/01306/FUL	4 The Wynfords, The Pastures, Kings Worthy (HOUSEHOLDER) Single storey side extension	The Parish Council wish to support to this application
14/01395/FUL	Oaklands, Stoke Charity Road, Kings Worthy (HOUSEHOLDER) Residential use of existing timber framed annexe building	The Parish Council have no objections to this application

**P/14/87 Cycle Paths –** Cllr White suggested that the cycle path that currently runs from Winchester City and stops at Bedfield Lane, be extended under the bridge as the pavement is already used as such. Also the path running adjacent to site 365 be made into a cycle path. It was noted by Cllr White that Cycle Paths had been brought up due to the Parish Plan. A suggestion was made to extend the current cycle path, right the way through to the turning for Hinton House Drive, including a crossing at of London Road.

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Cllr Allen asked whether this would need to be put into Local Plan Part II (LPPII). Cllr Newell noted that LPPII was mainly for development.

Cllr Gordon noted that the Village Design Statement (VDS) needs upgrading and needs to be reviewed regularly. Cllr White noted that it's in the Parish Plan for the VDS to be reviewed.

Steve Opacic (WCC) and Cllr Jackie Porter (HCC) are to be contacted for advice on cycle paths. **Action – Cllr Gordon.**

Cllr Allen noted that LPPII doesn't contain policy S9 and it was agreed that a letter be written to Steve Opacic (WCC) to ascertain whether policy S9 can be put into LPP2. Also to ask what infrastructure can be put into LPPII and how/where/when this can happen. **Action – Cllr Gordon & Clerk.**

Cllr Newell noted that the Parish Council filled out documents relating to infrastructure, prior to LPPII, and whether these can be incorporated in LPPII.

**P/14/88 Core Strategy Part II Update** – It was agreed to remove the document from the Parish Council website front page, and replace it with a link to the WCC page. **Action - Clerk**

**P/14/89 Local Bus Consultation Update** - None

**P/14/90 Grass Cutting throughout the Village** – Cllr Gordon noted that he and the parish office had received emails regarding the length of time between cuts. A letter from Mark Bailey, Joint East Hampshire District Council/WCC Environmental Services Contract Manager had been received regarding grass cutting [see attached]. It was noted that the Parish Council need to keep an eye on this and WCC are to be contacted to ascertain the frequency of the grass cuts during a year. **Action – Cllr Gordon.** It was agreed that once ascertained, the frequency of cuts be placed on the Parish Council website and a link directing people to the correct body for complaints. **Action – Clerk.**

**P/14/91 Update from Meetings** - None

**P/14/92 To discuss any issues from the Parish Council Meeting** - None

**P/14/93 Clerk's Notices** - None

**P/14/94 Chairman's Notices** – An invitation had been received from T2 architects regarding discussions about development of the land rear to Half Acre, 3 Nation Hill. Cllr White stated she would likely be attending.

**P/14/95 Communications - Items for Inclusion** – Cllr White suggested a document for the Notice Boards, which summarises the current result of LPP2. It was agreed that this document be reviewed, and if necessary amended, then sent back to the Communications group.

**P/14/96 Items for discussion at the Next Meeting**

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Parking on Grass verges.

It was noted by Cllr Gordon that PCSO Croutear was prepared to leaflet cars parking on the footpaths/grass verges (those that aren't permissible). It was agreed that Cllr Newell would write to Cllr Jackie Porter (HCC) and Cllrs Jane Rutter & Robert Johnston (WCC) with a view to including them in a public consultation on ways to solve the parking problem in the Springvale Estate. **Action – Cllr Newell**

It was agreed that councillors would invite the residents of the flats in Fraser Road along with the residents that park on the bend in Fraser Road below Tubbs Hall. **Action – All**

**P/14/97      Date of Next Meeting**

The next meeting is scheduled for Tuesday 29 July 2014

The meeting closed at 22:54 pm.

Signed.....

Date.....

Signed.....

Date.....

DRAFT

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 2013/14	Project	£7,500	Baseline budget £7500		16/01/2013	21/01/2013	First 6 months £3,119

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)	
13/01956/HCS	Down Farm, Bull Farm, Lovedon Lane, Kings Worthy, SO21 1AQ	Installation of a slurry hold, provision of a steel frame and roof on top of an existing silage clamp	No objection	
SDNP/14/00440/DCON 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.	
14/00582/LDP	5 Vian Place, Kings Worthy, SO23 7NR	Rear ground floor extension;loft conversion with dormer;addition of Velux roof lights(East); Paving of part of the front garden with permeable paving (CERTIFICATE OF LAWFULNESS)	Councillor Gordon to contact the case officer.	
14/00609/PNHOU	5 Vian Place, Kings Worthy, SO23 7NR	Single storey rear extension (length of extension: 5.3m, height of extension: 3.3m and height at eaves: 3m)	Councillor Gordon to contact the case officer.	
14/00670/FUL	17 Frampton Way, Kings Worthy, SO23 7QE	(HOUSEHOLDER) Conversion of garage into living accommodation	No Comment given	Permitted
14/00773/AVC	Tesco Express, 74 Springvale Road, Kings Worthy, SO23 7NB	1 no. non illuminated fascia sign, 1 no. internally illuminated fascia sign, 2 no. internally illuminated hanging signs 3 no. non illuminated graphic panels and 1 no. non illuminated seasonal graphics	The Parish Council wish to support this application but have criticism that the works have been started prior to the consultation period expiring.	Permitted
14/00785/FUL	24 Springvale Road, Kings Worthy, SO23 7LZ	(HOUSEHOLDER) Single car port with bicycle storage	The Parish Council have reservations that the building will be against the hedge adjacent to Springvale Road, therefore in front of the building line.	Permitted
14/00838/FUL	Kingsmead, 5 Court Road, Kings Worthy, SO23 7QJ	(HOUSEHOLDER) Two storey side extension, single storey rear extension, new pitched roof to existing single storey rear extension and alterations to fenestration	The Parish Council have no objections to this application.	Permitted
14/00953/TPO	9 The Woodlands, Kings Worthy, SO23 7QQ	1 no. Beech to remove 3 lowest branches, reduce main branch over garden by 2-3m, thin canopy by 10%, reduce 2 higher branches to bring back inline with remaining canopy (T1), 1 no. Sycamore to fell (T2), 1 no. Sycamore to to remove deadwood (T3), 1 no. Sycamore to fell (T4), 1 no. Sycamore to reduce branches towards house by 2m, thin canopy by 10%, low branch towards T1 removed, remove deadwood (T5)	The Parish council have no objections to this applications as long as T2 is checked for bats.	Permitted
14/01029/FUL	9 Gillingham Close, Kings Worthy	(HOUSEHOLDER) Single storey rear extension	The Parish Council wish to support this application.	
14/01030/FUL	127 Springvale Road, Kings Worthy	(HOUSEHOLDER) installation of rooflight to side elevations and additional window to front	The Parish Council have no objections to this application.	

14/01080/FUL	Denbeti, Sherbrooke Close, Kings Worthy	(HOUSEHOLDER) Single storey rear extension incorporating 3 no. roof lights, single storey front extension following removal of existing front porch, 2 no. new windows to side elevation and new off road parking area at front of property	The Parish Council wish to support this application.	
SDNP/14/02369/TCA	The Coach House, Kings Worthy Grove, Basingstoke Road, Kings Worthy	1 no. Maple to clear around the low voltage power line to achieve a 1m clearance (T1), 1 no. Lime to clear around the low voltage power line to achieve a 1m clearance (T1),	The Parish Council wish to support this application.	No Objection
SDNP/14/02414/HOUS	Land To The Rear Of Abbots Worthy House, Abbots Worthy	Conversion of garage and lack room into living accommodation	The Parish Council wish to support this application subject to the entrance, onto Mill Lane, being checked for suitable access for the emergency services.	Withdrawn
14/01053/FUL	45 Willis Waye, Kings Worthy	Detached double garage	The Parish Council wish to support this application.	

#### 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 by

Ref.	Brief Details (address)	Issue

<b>Planning Applications for Consideration by Planning &amp; Highways Committee (as agenda)</b>				
<b>Ref.</b>	<b>Brief Details (address)</b>	<b>Proposal</b>	<b>PC opinion</b>	<b>WCC decision (O = Officers) (C = Committee)</b>
14/00922/LIS	St Marys Church, London Road, Kings Worthy, Winchester, Hampshire, SO23 7QL	Installation of a bicycle rack immediately adjacent the church building (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)	The Parish Council wish to support this application.	
14/01156/FUL	2 Campion Way, Kings Worthy, Hampshire, SO23 7QP	(HOUSEHOLDER) Single storey rear extension	The Parish Council wish to support this application.	
14/01177/FUL	68 Wesley Road, Kings Worthy, Hampshire, SO23 7PX	(HOUSEHOLDER) Two storey side extension and first floor side extension	The Parish Council have no objections to this application.	
14/01212/FUL	60 Wesley Road, Kings Worthy, Hampshire, SO23 7PX	(HOUSEHOLDER) First floor side extension	The Parish Council have no objections to this application.	
14/01395/FUL	Oaklands, Stoke Charity Road, Kings Worthy, Hampshire, SO21 2RP	(HOUSEHOLDER) Residential use of existing timber framed annexe building	The Parish Council have no objections to this application.	

<b>Planning Applications for Consideration by Planning &amp; Highways Committee (received after agenda published)</b>				
<b>Ref.</b>	<b>Brief Details (address)</b>	<b>Proposal</b>	<b>PC opinion</b>	<b>WCC decision (O = Officers) (C = Committee)</b>
14/01308/FUL	4 The Wynfords, The Pastures, Kings Worthy, Winchester, Hampshire, SO23 7LX	(HOUSEHOLDER) Single storey side extension	The Parish Council wish to support this application.	

Dear Councillors

You may be aware that we have been experiencing some issues with the monthly (G4) grass cutting programme for Winchester District. I would like to take the opportunity to update you on the situation and how we are managing this.

Extreme wet weather at the beginning of the year combined with the subsequent mild weather have resulted in the contractor falling behind the agreed programme. As a result the 4th grass cut of the year, which began on 2nd June, is approximately 6-8 days behind schedule. We have worked with the contractor to put a catch-up plan in place. This includes the contractor providing additional equipment and working overtime during evenings and weekends. The plan will ensure that the 4th cut is completed on schedule at the end of the month and that the 5th cut will start on schedule at the beginning of July.

The 4 times per year grass cut (G5) started at the beginning of June. This is 3 weeks ahead of schedule. On a positive note we are receiving some good feedback on the actual quality of the cutting.

I would hope that the information above will assist you with any complaints coming directly to you from residents although we would ask that you encourage residents to report any issues directly to the Customer Call centre on 0300 300 0013. Alternatively issues can be raised using the 'Report it' app which will also provide an audit trail for monitoring purposes. If, however, you have any specific concerns please contact the Joint Client Team who will be more than happy to help.

Should Members have concerns regarding specific areas that appear to have been wrongly classified or missed off the contract I would be pleased to receive this information in order that checks can be carried out and the appropriate action can be taken.

Kind regards

Mark

Mark Bailey

Joint EHDC/WCC Environmental Services Contracts Manager

Signed.....

Date.....

DRAFT

Signed.....

Date.....