

Planning & Highways Committee Meeting

28 November 2017 at 19:30

Kings Worthy Community Centre, Fraser Road, Kings Worthy

Clerks	Richard Hanney
Chairman of the Meeting	Councillor Ian Gordon
Councillors	Les Haswell Karen McCleery Stewart Newell Judith Steventon Baker
Members of the Public	1

P/17/139- Apologies for absence

None.

P/17/140 - Public Question Time

Top Field. A question was raised whether any progress had been made on the potential development of Top Field. It was reported that negotiations between Winchester City Council (WCC) and Drew Smith were ongoing but that the Parish Council had demanded that there should be public consultation and other caveats if its support for a planning application was to be given. The Parish Council did not know if or when development might happen if it goes ahead.

P/17/141 - Agree and sign the minutes of the Parish Council meeting on 31 October 2017

The minutes of the meeting held on 31 October 2017 were agreed as a true record and signed by the Chairman

P/17/142 Matters arising from the meeting held on 31 October 2017

Maintenance at Burnett's Close P/17/112. Drew Smith had instructed contractors to complete work but this was still outstanding. Cllr Gordon agreed to chase them up.

Cycle Chicanes P/17/136 Hampshire County Council had refused to pay for the installation of the chicanes. It was agreed that this work would be completed at Parish Council expense by March 2018.

Planning application North Winchester Farm P/17/131. An objection had been lodged. Hampshire Highways had also raised objections on similar grounds.

P/17/143

17/02696/HOU	28 Lovedon Lane Kings Worthy SO23 7NU
	New single storey extension to front of property and new 1st floor extension to rear of property
Action / Response	Application Supported

17/02681/HOU & 17/02682/LIS	Lovedean Cottage Lovedon Lane Kings Worthy SO23
	One and a half story rear extension to existing domestic property
Action / Response	It was agreed to support the application providing there are no covenants or breaches of any conservation order on the property.

17/02747/HOU	19 The Pastures Kings Worthy SO23 7LU
	To front, replace single storey pitched roof with flat roof. Replace mixed original and modern claddings with render and timber/composite board cladding to front and rear elevations. New single storey rear extension. Solar panels to roof.
Action / Response	The was no reason not to support

17/02830/HOU	47 The Pastures Kings Worthy Hampshire SO23 7LX
	Single storey rear extension, conversion of integrated garage to accommodation, alterations to the front of the property including the addition of an entrance canopy, windows and cladding
Action / Response	Concerns were expressed about the loss of car parking but to hold any objection until Cllr Gordon had ken to the Planning Officer

SDNP/17/05879/TCA	Ambers Mill Lane Abbots Worthy Winchester Hampshire SO21 1DS
	1 no. Conifer. Fell. – request to remove large conifer in front garden which is obscuring light into the house and affecting overhead power cables
Action / Response	Defer to arboricultural officer

SDNP/17/05784/TCA	East Wing The Old Rectory Park Lane Abbots Worthy SO21 1DT
	To carry out tree work as described in the attached Arboricultural Condition Survey as carried out by Plane Arboriculture Limited.
	Support subject to the arboricultural officer's decision

SDNP/17/05938/TCA	Abbots Gate Old Rectory Gardens Abbots Worthy SO21 1DW
	T1- Beech prune to give 2-3 m clearance from building and crown lift to a height of 5m by removal of primary growth only. As general management of tree
	Support subject to the arboricultural officer's decision

Base station upgrade - proposal	Woodhams Farm Kings Worthy
	Upgrading communications installation – pre submission document
	No comment

P/17/144 - Dashboard

The dashboard is attached as part of the minutes.

P/17/145– Updates if any

No further news on the Cart & Horses Junction.

P/17/146– To discuss any issues referred from the Parish Council meeting

Street Lighting Budget. It was agreed to make enquiries to see if it was possible to dim or turn off street lighting between the hours of 12pm and 5am, whether PIR sensors could be fitted and to see what cost saving might be achievable. Concerns were expressed about whether crime or vandalism might increase if the lighting was reduced.

Neighbourhood Plan. Cllr Gordon agreed to draw up detailed proposals for how a plan might be prepared and how much it might cost

Action items	Action by	Target
Enquire if savings can be made in street lighting	Clerks	Asap
Prepare proposals for creating a Neighbourhood Plan	Cllr Gordon & clerks	January 18

P/17/147- Clerk's Notices

WCC were seeking public response to its Transport Strategy consultation. It was agreed to publish it on the Parish Council Website

Action Items	Action by	Target
Add link to website	Clerk	asap

P/17/148- Chairman's Notices

HCC had indicated that requests for double yellow lines in Kings Worthy could not be included in their current budgets. It was agreed that Cllr Gordon would investigate to see if the Parish Council could pay for them.

Action items	Action by	Target
Enquire to see if double yellow lines can be introduced at Parish Council expense	Cllr Gordon	February 18

P/17/149 - Consider items for inclusion in Communications

none

P/17/150 - Items for discussion at the Next Meeting - 19 December 2017

This is a provisional meeting date
Recruitment of additional councillor to this committee

Meeting Closed:	23.05
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Signed:		Date:	
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Kings Worthy Parish Council Planning Dashboard - 28th November 2017

Initiatives that require Parish Council approval

Reference:	Details:	Type:	Budget 2017/18 [ex. VAT]	Actual YTD (2017-18) [ex. VAT]	Saving Against Budget YTD [ex. VAT]
PA-H (P-003)	Street Lighting (2017-18)	Project	£ -	£ 2,661.00	£ 339.00

Planning & Highways Committee Planning Responses

Reference:	Location	Proposal	P&H Response	WCC Decision
SDNP/17/03382/FUL	The Coach House Mill Lane Abbots Worthy Hampshire SO21 1DS	Construction of one dwelling with associated parking and landscaping	No objection	
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/17/02875/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.	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.	
17/00829/FUL	Patchings Legion Lane Kings Worthy	New 4 bedroom property next to existing bugalow	Objection on the grounds that the application is for a barn like appearance which is not in keeping with the surrounding properties. When looking to the rear of the property again I feel that it will not blend in with the surrounding area.	Permitted
17/01474/FUL	5 Boyne Rise Kings Worthy SO23 7RE	Demolition of existing dwelling and erection of 5no. terraced houses	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.	
17/02455/FUL	Ministry Of Defence Worthy Down Camp Worthy Down Winchester Hampshire SO21 2RG	The erection of a 120sqm Teaching Block (Building 115) at Worthy Down Army Barracks	The Parish Council has no objections.	Approved

SDNP/17/04559/PRE	Mill Lane Farm Mill Lane Abbots Worthy Winchester Hampshire SO21 1DS	Demolition of one dwelling the Mill Land Farm House, and the erection of one x 3 bedroom dwelling, one x 4 bedroom dwelling and one x 5 bedroom dwelling, providing a net gain of two dwellings. The existing Barn and Outbuildings would be retained with the Barn being converted in to six x 2 bedroom Holiday Lets with the Outbuildings acting as support building for the Holiday Lets.	The Parish expressed concern that the proposed development is outside the settlement boundary.	
17/02656/TPO	89A Springvale Road Kings Worthy Winchester Hampshire SO23 7RB	Reduction of tree subject to TPO	It was decided to defer the decision to the arboricultural officer.	
17/02581/TPO	11 The Woodlands Kings Worthy SO23 7QQ	Beech (T1) - Crown thin canopy by 10% to increase light into garden and property. Reduce branches on the South West side by 2-3m leaving a branch length of 5-6m. To increase light into garden and property. Yew (T2) - Fell. Customer would like more light and does not want the tree.	Beech – defer decision to arboricultural officer Yew – arboricultural officer had visited before closing date for consultation however he appears to have agreed with the Parish Council that there was no need to remove the Yew Tree and has requested that work be done to the tree.	Permitted
17/02513/HOU	122 Springvale Road Kings Worthy Winchester Hampshire SO23 7RB	New rear single storey extension, attic conversion into bedroom with rear box dormer, new single garage with small home office.	The Parish Council ask that a condition be placed on the intended garage/home office that this cannot be used for any form of accommodation in the future.	
17/02495/FUL	North Winchester Farm Stoke Charity Road Kings Worthy SO21 2RP	Change of use of former agricultural buildings to 4200sqm of commercial floorspace (B1 & B8 Use), access, parking, landscaping and associated work	The Parish Council objected on several grounds.	

Planning Inspectorate Appeals

Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's Decision

Winchester City Council Enforcement Notices		
Reference:	Location:	Issue:
17/00116/UTL	37A Ramsay Road, Kings Worthy, Winchester, Hampshire, SO23 7PW	Alleged that the land at the address is untidy.
17/00158/ADVERT	Fitness Suite, Woodhams Farm, Kings Worthy, Winchester, Hampshire, SO23 7LB	Alleged that an advertising sign has been put up at the bottom of the Woodhams farm track on Springvale Road. Agent emailed advising of change of use from B1 offices to B2 Sports Clinic. Awaiting response as the land owner is currently abroad. Advised any associate adverts will require advert consent and all others should be removed.
17/00205/USE	Snows Volvo, London Road, Kings Worthy, Winchester, Hampshire, SO23 7QD	Alleged that the Volvo garage have moved part of the fence back in to the bungalow and are putting scalplings down for a parking area. Agent has confirmed that an application will be submitted shortly. Awaiting further details.
17/00251/BCOND	Mobile Home at Cherry Tree Stables Ltd, Stoke Charity Road, Kings Worthy, Winchester, Hampshire, SO21 2RP	Alleged that condition 2 of PP 16/02766/FUL has not been adhered to. The mobile home is not a Log cabin. Email to Lorna H requesting whether approval has been given for a different type of mobile home.
17/00325/WKS	50 Eversley Gardens, Kings Worthy, Winchester, Hampshire, SO23 7GQ	A shed has been erected in the garden but PD rights have been removed. Spoke to owner.
SDNP/17/00476/LB	The Coach House, Mill Lane, Abbots Worthy, Hampshire, SO21 1DS	Alleged that listed wall is in need of repair.

Winchester City Council Closed Enforcement Notices (as informed by Winchester City Council)		
Reference:	Location:	Issue:
16/00260/COU	Woodhams Farm New Barn Springvale Road Kings Worthy Hampshire	Alleged that without planning permission the operating of a B2 use business from farm barn. Reason closed - Planning App Approved.
17/00016/PLAN	Wistaria London Road Kings Worthy Winchester Hampshire SO23 7QN	Breach of Condition 5/6 (render not matching of Listed Building Consent 16/00886/LIS. Door to north elevation does not accord with plans. Reason closed - Breach Ceased.
17/00254/WKS	Lindisfarne Forbes Road Kings Worthy Hampshire SO23 7PQ	Alleged - house is being knocked down rather than being converted - ref : 16/03462/FUL. Reason closed - Not expedient to pursue.