

Planning & Highways Committee Meeting

19 December 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 Stewart Newell
Members of the Public	10

P/17/151- Apologies for absence

Cllrs Karen McCleery, Mandy Hallisey and Dorry Hudson

P/17/152- Public Question Time

none

P/17/153 - Agree and sign the minutes of the Parish Council meeting on 28 November 2017

The minutes of the meeting held on 28 November 2017 were agreed as a true record and signed by the Chairman subject to a spelling correction under P/17/143 Action/response for 47 The Pastures - 'ken' corrected as 'spoken'.

P/17/154 Matters arising from the meeting held on 28 November 2017

Maintenance at Burnett's Close P/17/112 - The work has now been completed

Appointment of Councillors to this committee P/17/150 Cllrs Hallisey and Hudson had been appointed to this committee

Cycle Chicanes P/17/136 - Our Maintenance Technician has agreed to consider how these may be installed at to provide a quote for the work.

Application for development at North Winchester Farm P/17/131 - Hampshire Highways have withdrawn their objection following receipt of projected traffic movements. The Parish Council has been asked by the Planning and Architectural designer if the Parish Council will consider removing its objections. It was agreed that Cllr Gordon will speak to the Highways Officer to ascertain whether the projected traffic movements can be relied on but that the Council stands by its original objections.

Planning application 47 The Pastures - P/17/143 - No comment to be made regarding conversion of an integral garage

Street Lighting Budget P/17/146 - A meeting with the ITS & Street Lighting officer is planned for January 2018

Action items	Action by	Target
Contact the Highways Officer regarding projected traffic movements at North Winchester Farm	Cllr Gordon	asap

P/17/155	
17/01474/FUL	5 Boyne Rise Kings Worthy SO23 7RE AMENDED PLANS 06.12.2017 Demolition of existing dwelling and erection of 4 dwellings
Action / Response	In view of the public interest this item was taken after Public Question Time. Public concerns were expressed. It was agreed to object to the amended application on the grounds that the proposed buildings were out of character with the location, overlooked neighbouring properties and that it was not possible for service and all other vehicles to access and leave the site in forward gear. If a revised plan for lower density, reduced dominance of the properties and provision of a turning space for vehicles was submitted a more sympathetic view might be taken. The members of public left the meeting at 20:05

17/02935/FUL	Car Wash at Front Offices Old Station Yard London Road Kings Worthy Winchester Hampshire SO23 7QA 1. Extend existing the Car wash unit by adding one six-meter bay - bay to be steel frame clad in sheet metal profiled cladding 2. Erect temporary steel-clad canopy in yard to give protection from weather
Action / Response	Concern was expressed about the intrusion of the proposed canopy it was agreed to submit an objection unless the Planning Officer could provide reassurance. Cllr Gordon agreed to contact the Planning Officer

P/17/156 - Dashboard
The dashboard is attached as part of the minutes.

P/17/157- Clerk's Notices
None.

P/17/158- Chairman's Notices

The next meeting may need to be brought forward if any new applications need to be considered before 30 January 2018.

The Highways Forum for Parishes had been attended by Cllr Gordon and Richard Haney. The meeting had been informative and introduced the new contractor, Skanska.

Issues had been raised regarding the repair of the road surface at Nations Hill – the response was that a temporary repair had been undertaken but full repair was outstanding.

Cllr Humby had asked for concerns regarding the junction of Mill Lane and Park Road to be re-submitted to him.

P/17/159- Items for discussion at the Next Meeting – 30 January 2018

None.

Meeting Closed:	21:04
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Signed:		Date:	
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Kings Worthy Parish Council Planning Dashboard - 14 December 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.	
17/02696/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	Application supported	
17/01474/FUL amendment	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.	
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	

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.	
17/02681/HOU	Lovedean Cottage Lovedon Lane Kings Worthy SO23	One and a half story rear extension to existing domestic property	It was agreed to support the application providing there are no covenants or breaches of any conservation order on the property.	
17/02513/HOU amendment	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.	
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	Concerns were expressed about the loss of car parking but to hold any objection until Cllr Gordon had ken to the Planning Officer	
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.	The was no reason not to support	
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	Defer to arboricultural officer	no objection
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	no objection
Base station upgrade - proposal	Woodhams Farm Kings Worthy	Upgrading communications installation – pre submission document	No comment	

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.