

Planning & Highways Committee Meeting

27 March 2018 | at 19:30

Kings Worthy Community Centre, Fraser Road, Kings Worthy

Clerk	Richard Hanney
Chairman of the Meeting	Councillor Ian Gordon
Councillors	Cllrs Mandy Hallisey, Dorry Hudson and Stewart Newell
Members of the Public	10

P/18/21 – Apologies for Absence

Cllrs Les Haswell, Karen McCleery, and Judith Steventon Baker

P/18/22 – Public Question Time

A question was raised as to whether there had been any updates on planning issues with regards to Top Field and Tudor Way (inc. Dildawn). The Parish Council had received no updates with regards to either the outstanding planning issues, or the City Council's proposals for the site.

P/18/23 – Presentation on development plans at 99-103 Springvale Road

A representative of Savills Chartered Surveyors outlined plans for 15 mixed properties on this site and questions were taken from the public through the chair.

The main areas of concern were –

- The need for a safe access from the site, particularly due to issues with both Boyne Rise and Hayden Close.
- To look at the landscaping, which could affect the footpath along the frontage and the sight line for drivers.
- That the 2 storied properties will dominate neighbouring properties. A preference for bungalows was expressed, as well as the need to cut into the sloping bank to the rear to make the larger properties less dominate to properties at the rear.
- The need to provide affordable housing as part of the development rather than an off-site contribution.

A question was asked as to whether the access road would be adopted, it was thought not and that it would be maintained privately.

Comments are being taken by Savills until 5 April 2018.

(The Savills Representative and 5 members of the public left the meeting - 20:30)

P/18/24 – Planning Applications

(It was agreed to move this application to this point of the meeting.)

SDNP/17/03382/FUL	The Coach House Mill Lane Abbots Worthy Hampshire SO21 1DS
	Construction of one dwelling, with associated parking and landscaping (Amended Plans - 06/03/2018)
Action / Response	No Objection.

P/18/25 – To agree and sign the minutes of the meeting held on 27 February 2018

The minutes of the meeting held on 27 February 2018 were agreed as a true record and signed by the Chairman.

P/18/26 – Matters arising from the meeting held on 27 February 2018

P/18/02 – HCC Highways had not replied to our letter relating to the Cart & Horses junction.

P/18/15 – Abbots Worthy House – concerned had been reported to the Parish Council about access to the house should the nursery re-open.

P/18/16 – enforcement 37a Ramsay Road, question raised as to whether the enforcement officer had visited and if something can be done to prevent the footpath being blocked by construction fencing.

P/18/17 – Broadview fencing, Cllr Gordon had met the developer who had agreed to recompense the Parish Council for the missing posts. The plan is to complete the wire fencing aside of the close board fence and install boundary demarcation posts from there to the road.

P/18/16 – 5 Boyne Rise, the rejected planning application is going to appeal.

Action	Action by	Target
Chase Cllr Humby HCC for response to our letter.	Cllr Gordon	ASAP
Contact enforcement officer re. 37a Ramsay Road.	Cllr Gordon	ASAP
Complete fencing/demarcation boundary and obtain recompense from developer.	Clerk	ASAP

P/18/24 – Planning Applications Continued.

18/00462/FUL	Orchard House Mount Pleasant Kings Worthy SO23 7QU
	Small detached three bedroomed cottage in garden infill plot
Action / Response	Cllr Gordon to seek guidance from the planning officer
18/00399/HOU	144 Springvale Road Kings Worthy SO23 7RB

	Single storey side extension with room in roof, detached double garage following demolition of existing double garage.
Action / Response	No objection – but seek a restriction that the garage should not be used for residential purposes in the future

18/00374/FUL	4 Glendee Close Kings Worthy SO23 7FB
	Single Storey Rear Extension
Action / Response	No objection

18/00374/FUL	25 Springvale Road Kings Worthy SO23 7LT
	A new detached dwelling on the rear of the site of 25 Springvale Road
Action / Response	Clarification of car parking proposals are needed before making a decision.

P/18/27 – Dashboard

The dashboard is attached as part of the minutes of the meeting.
Enforcement Issue at Woodhams Farm – issue of advertising signs still to be resolved.

P/18/28 – Updates

Cart & Horses Junction – the proposed lighting should be installed soon.
Meeting Attended – Cllr Gordon and the clerk met with HCC Street Lighting Officer to discuss possible cost savings. HCC are considering an increased level of dimming lights between certain hours and possibly turning some lights off in the very early hours of the morning. It was considered sensible to see what their final proposals are and to adopt the same policy, if appropriate. HCC will also investigate the cost of switching to LED lights which will save on power and maintenance.

P/18/29 – Clerk’s Notices

CIL funds will have been received this financial year in respect of 130 Springvale Road, Berwen and Lindisfarne.
The Parish Council is submitting application to the Planning Department to replace the Mill Lane Notice Board which is on a listed wall. The owner has given agreement to the application and installation.

P/18/30 – Chairman’s Notices

A request to improve the footpath from Boyne Mead road to Legion Lane had been received. It was agreed to pass this to the R&A committee to consider.

[Junction 9 consultation - parishioner's email with ideas for the junction](#) – The Parish Council had already submitted its recommendations to the Highways consultation team. A complaint had been received regarding the state of grass verges. The Parish Council was aware that there were several areas that had been damaged through negligent driving and thoughtless parking. It was agreed to raise this with WCC housing and HCC Highways.

(2 members of the public left 22.10)

[Mountbatten Place garages](#) – The Parish Council had been asked to discuss a proposal to build 6 affordable properties on this site. An offer for them to meet had been extended.

Action Items	Action by	Target
R&A to consider footpath improvement	R&A	ASAP
Contact WCC/HCC re grass verges/parking	Cllr Gordon	ASAP

Meeting Closed:	22.16
-----------------	-------

Signed:		Date:	
----------------	--	--------------	--

Kings Worthy Parish Council Planning Dashboard - 27 March 2018

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 dated 3/7/13	The Coach House Mill Lane Abbots Worthy Hampshire SO21 1DS	Construction of one dwelling with associated parking and landscaping	No objection	
17/02935/FUL dated 15/11/2017	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	Company appear to be using forecourt for car sales	permitted
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.	going to appeal
17/03114/HOU dated 8/12/17	45 Willis Waye Kings Worthy SO23 7QT	Replacement of existing boundary hedgerow with new 2.2 metre high brick and timber panel wall (AMENDED DESCRIPTION)	Parish Council had no objection	
SDNP/18/00679/FUL dated 6 Feb	Abbots Worthy House Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DR	Partial Change of Nursery (Use Class D1) at Abbots Worthy House back to Residential Dwelling (Use Class C3) and extension to roof to create additional habitable accommodation.	The Parish Council supports this application.	
18/00328/TPO DATED 7 Feb	Westwinds 1 Tudor Way Kings Worthy Winchester Hampshire SO23 7RF	Crown lift Beech tree to approx 4.5 m above ground level in order to clear branches off the roof-line. The trees branches are whipping the guttering and tiles and causing a nuisance to the landowner. In order to maintain a balanced crown it is recommended that the tree be crown lifted at all four cardinal points.	Cllr Gordon is to discuss this and other tree issues on the site with the arboricultural officer.	permitted
18/00238/HOU dated 29 Jan	19 Bull Farm Lovedon Lane Kings Worthy SO21 1AQ	Side extension.	The Parish Council supports this application.	permitted

18/00154/LDP dated 19 Jan	122 Springvale Road Kings Worthy SO23 7RB	Proposal is for a new box dormer to an existing house, which would usually fall under permitted development. Existing roofing materials cannot be reused for health and safety purposes. Therefore, this application has been submitted to request confirmation that the proposed dormer cladding (an alternative material) is similar in appearance and therefore acceptable under permitted development guidelines	The Parish Council supports this application.	permitted
18/00218/HOU dated 23 Feb	2 New Cottages St Marys Close Kings Worthy SO23 7QL	Replacement of approximately 30m of existing 2m high mixed timber panel fence with 2.4m high timber close boarded fence to south-eastern boundary. Removal of 16 mature leylandii and replaced with mixed shrubs and plants	The Parish Council supports this application.	
18/00510/TPO 26 Feb	dated 12 The Woodlands Kings Worthy SO23 7QQ	Yew (T1) - Reduce height by 2m, reduce branches over garden by 2m, and crown lift to 3m above ground level. Yew (T2) - Reduce height by 2m, reduce branches over garden by 2m, and crown lift to 3m above ground level. Trees have grown well since previous reduction, branches over garden are long and extended and canopy is dense, causing the garden to be dark. A height reduction will increase light through the canopy and encourage new growth around the stem, and reduction and crown lift will leave a good canopy cover but increase light. 12 The Woodlands Kings Worthy SO23 7QQ	The Parish Council decided to defer to the Arboricultural Officer with a caveat that the trees should not be damaged but cutting too much from the trees.	
18/00371/HOU dated 21 Feb	8 Maple Drive Kings Worthy SO23 7NG	Two storey side extension	The Parish Council supports this application.	

Planning Inspectorate Appeals

Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's Decision
17/01498/FUL	50 Willis Way, Kings Worthy	construction of 2nd dwelling	Object	Refused	

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:		
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.		
Items that have not reached formal planning				
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	The Parish expressed concern that the proposed development is outside the settlement boundary.	pre application advice complete
Base station upgrade - proposal	Woodhams Farm Kings Worthy	Upgrading communications installation – pre submission document	Parish Council had no objection	