

## Kings Worthy Parish Council

Minutes of the Planning & Highways committee meeting  
held on Tuesday, 16 June 2020 at 19:30 in  
Due to COVID-19 this meeting was held electronically via Zoom

<b>Chair of the meeting:</b>	Cllr Ian Gordon	<b>Clerk to the meeting:</b>	Christopher Read
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Attendees:		Apologies given:
Cllr Colin Cossburn	Cllr Les Haswell	
Cllr Mandy Hallisey	Cllr Dorry Lawlor	

<b>Members of the public:</b>	1
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### P/20/051 – Election of a Vice-Chair

No candidates were proposed thus it was agreed to defer this item until some of the Councillor vacancies have been filled.

### P/20/052 – Public question time

None.

### P/20/053 – Available updates

[North Winchester Farm](#) – No update; it was agreed to remove this agenda item.

[Property at Kingsway Farmhouse](#) – No update; it was agreed to remove this agenda item.

[Boyne Rise development](#) – Cllr Gordon attended the electronic Winchester City Council (WCC) planning committee meeting to be speak against the application. However, the committee felt that there were not enough grounds to refuse the application and that the highways issues had been addressed. Cllr Gordon stated that they had not been properly addressed. Members of the WCC planning committee questioned the developer’s agent considerably with regards to delivery vehicles visiting the properties and asked the agent if there was enough room in the turning head. Due to the lack of information on the size of the vehicles they had to accept the agent’s confirmation that these vehicles could turn in that area.

### P/20/054 – Winchester City Council (WCC) Top Field development update

Cllr Gordon noted that the working hours for the development had been extended to 8am – 5pm (Mon - Sat). Whilst this is longer than originally agreed, it is still less than the recent revised working hours released by the government in response to COVID-19.

Cllr Cossburn stated that Drew Smith have been liaising with Top Field Action Group to address any issues.

## P/20/055 – Speeding on Springvale Road

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Cllr Gordon noted that we need to look at sites near Springvale Avenue, particularly given the recent report of someone speeding up Woodhams Farm Lane at extremely high speed. Cllr Gordon noted that this incident has been reported to the police.

The Clerk noted that a resident of Eversley Gardens will be asking residents to write to Cllr Humby (Hampshire County Council [HCC]) to raise the issue of the speed limit on Lovedon Lane and a petition is also being organised.

Cllr Gordon will contact HCC to ask for an update on the proposed road safety package for the Eversley Gardens junction, now that COVID-19 restrictions have eased.

Action	To be actioned by:	Target date:
Ask for an update on the proposed safety measures as above.	Cllr Gordon	21/07/2020

## P/20/056 – To consider planning applications received since the last meeting

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**Reference number:** SDNP/20/02063/TCA

**Proposal:** G1 Mixed Deciduous & evergreen trees - cut back over hanging branches to clear property and garden back to boundary fence

**Location:** The Coach House Mill Lane Abbots Worthy SO21 1DS

<b>Comment/Action:</b> The Parish Council wish to defer this decision to the arboriculturist.
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**Reference number:** SDNP/20/02127/LIS

**Proposal:** Single Storey Side extension and formation of new internal opening.

**Location:** 1 Old Farm Cottages Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DU

Action	To be actioned by:	Target date:
Members had no initial objections to the application but Cllr Gordon will contact the case officer to get their thoughts and pass them onto Councillors.	Cllr Gordon	ASAP

**Reference number:** 20/01188/HCS

**Proposal:** Land at Down Farm, Down Farm Lane, Headbourne Worthy SO23 6RG

**Location:** Importation and storage of road planings for crushing and screening to create recycled aggregate, including associated buildings, structures and vehicle parking

Whilst this application is in Headbourne Worthy due to its potential traffic implications for Kings Worthy, it was discussed by Councillors. Councillors would wish to see the site accessed via the entrance on Christmas hill only, to prevent use of Down Farm Lane due to its narrow width and condition of the surfacing.

Action	To be actioned by:	Target date:
It was agreed to contact Headbourne Worthy for their views on this application.	Clerk	ASAP

#### **P/20/057 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices (see attached)**

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Members reviewed a copy of the dashboard.

19/02057/FUL (The Rod Box) – This application will be going before the WCC planning committee with a recommendation to approve the application. The Clerk has emailed the case officer to ask how to the issues raised have been addressed and will disseminate this to Councillors.

Action	To be actioned by:	Target date:
Share the case officer's reply with members.	Clerk	ASAP

#### **P/20/058 – Ongoing developments within the village**

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[Update on the application to develop the Briars, 3 Elizabeth Close](#) – See above.

#### **P/20/059 – To agree and sign the minutes of the meeting held on the 26 May 2020**

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The minutes of the meeting held on 26 May 2020 were agreed as a true record of the meeting and it was agreed for these to be signed by the Chair via the post.

#### **P/20/060 – Matters arising from the meeting held on the 26 May 2020**

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[Ramsay Road building site](#) – A list of current issues (including the Ramsay Road site) has been prepared and members were asked if they wished to add anything.

Action	To be actioned by:	Target date:
Share items with City Councillors where necessary.	Clerk	ASAP

#### **P/20/061 – Lighting at Church Green Bus Shelter**

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A revised quotation is awaited.

#### **P/20/062 – Clerk's Notices**

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[Vian Place](#) – There had been an issue with roots damaging a resident's drain from a tree in the adjacent verge. This has been reported to Cllrs Jane Rutter (WCC) & Jackie Porter (WCC & HCC) who are dealing with it.

None.

Meeting Closed:	20:23.
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Signed:

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Date:

## Kings Worthy Parish Council Planning Dashboard - 16th June 2020

### Initiatives that require Parish Council approval

Reference:	Details:	Type:	Budget (2019/20) YTD [ex. VAT]	Actual 1st half (2019/20) [ex. VAT]	Saving Against Budget YTD [ex. VAT]
PA-H (P-003)	Street Lighting (2020/21)	Project	£ -	£ -	£ -

### Planning & Highways Committee Planning Responses

Reference:	Location	Proposal	P&H Response	WCC Decision
19/00911/PTH	Land Off Burnet Lane Kings Worthy Hampshire	Diversion Of Footpath C3 - Path From Ilex Close Land Off Burnet Lane Kings Worthy Hampshire	The Parish Council has no objections to this application.	
20/00018/FUL	5 Boyne Rise Kings Worthy SO23 7RE	Demolition of existing dwelling and erection of 3no. houses. 2 no.3 Bedroom Houses, 1no. 4 Bedroom House	<p>The Parish Council wish to object to this application on the following grounds:</p> <ul style="list-style-type: none"> <li>•Lack of sufficient width for access of emergency vehicles.</li> <li>•Bin storage; inappropriate area for access and also the noise effect on the neighbouring properties, No. 6 and No. 4.</li> <li>•The proposed materials of the properties are not in-keeping with the surrounding properties.                             <ul style="list-style-type: none"> <li>•Sight lines are too high.</li> </ul> </li> <li>•Lack of visitor parking on site; there is no space for on-road parking for visitors as Boyne Rise itself is very narrow.</li> </ul>	<b>Permitted</b>
20/00478/FUL	The Briars 3 Elizabeth Close Kings Worthy SO23 7PE	Erection of new detached dwelling	<p>The Parish Council wish to object to this application on the on the grounds of overdevelopment and drainage. Councillors do not feel that this application is in-keeping with the surrounding properties which are single storey dwellings situated on a large plot of land. This application would not just lead to an overdeveloped site, but the proposed dwelling is also situated on a higher part of the site, making it highly visible.</p> <p>Councillors also have concerns with regards to the drainage system in the area. In the past properties have had issues with drainage and adding an additional dwelling of this size could add to these issues significantly.</p>	<b>Withdrawn</b>
20/00746/HOU	Lovedown Farm Lovedon Lane Kings Worthy SO23 7NJ	Proposed two storey extension	Cllr Gordon is to contact the case officer.	<b>Permitted</b>

20/00755/HOU	20 Springvale Road Kings Worthy SO23 7LT	Proposed roof extension and rear flat roof dormer.	The Parish Council see no reason to object to this application.	
20/00752/HOU	9 Eversley Gardens Kings Worthy SO23 7GQ	Within curtilage, installation of an external staircase in the rear garden of house from the ground floor to the first-floor deck above the garage.	The Parish Council has no objections to this application.	<b>Permitted</b>

### Planning Inspectorate Appeals

Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's/Committee Decision
APP/Y9507/W/19/3232344	Abbots Worthy House Abbots Worthy Winchester SO21 1DR	(Amended Plans) Removal/variation of condition 2 of approved planning permission Application Reference Number: SDNP/18/00679/FUL.	Cllr Gordon will further consult with relevant bodies and report to the Committee.	<b>Refused</b>	<b>Permitted</b>
APP/Y9507/C/19/3237773	Abbots Worthy House Abbots Worthy Winchester SO21 1DR	Appeal against the enforcement action relating to SDNP/18/00679/FUL	N/A		<b>Permitted</b>
APP/L1765/C/19/3235830	17 Sycamore Drive WINCHESTER Hampshire SO23 7NW	Without planning permission, the erection of a dormer extension to the rear elevation (Variation of condition 4 of planning permission 76/00076/OLD to vary the restriction on permitted development rights at 17 Sycamore Drive.)	The Parish Council do not support the variation of condition 4 to vary the restriction on permitted development rights and consider that granting this application would be detrimental to the wider area.	<b>Refused</b>	<b>Refused</b>
19/02057/FUL (PP-08159015)	The Rod Box London Road Kings Worthy SO23 7QN	(AMENDED PLANS) Alterations to existing first floor flat reducing it from three bedrooms to two. First floor extension, loft conversion and roof alterations to create an additional two bedroom flat. Proposed single storey outbuilding to the rear of the property in addition to that previously permitted under application ref no. 18/02758/FUL. Alterations to existing parking layout at front and rear of property.	The Parish Council wish to support the Officer's recommendation to refuse this application on the grounds that the roof/dormer layout is not appropriate. We would also like to comment that whilst not a planning consideration, the proposed parking area would be off of a private road, over which they do not currently have access. This would make the proposed parking area unviable if access to St Marys Close were restricted.		

### 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.
18/01683/HOU	17 Sycamore Drive, Winchester, Hampshire, SO23 7NW	Planning Refused

### Winchester City Council Closed Enforcement Notices (as informed by Winchester City Council)

Reference:	Location:	Issue:
None.		