

Kings Worthy Parish Council

Minutes of the Planning & Highways committee meeting

held on Tuesday, 16 March 2021 at 19:30

Due to COVID-19 this meeting was held electronically via Zoom

Attendees

Councillors Ian Gordon, Colin Cossburn (Chair of the meeting), Signe Biddle, Mandy Hallisey, Dorry Lawlor, Les Haswell and Steve Waters.

Due to medical reasons, Cllr Gordon will be unable to Chair the meetings in the near future. It was therefore unanimously agreed for Cllr Cossburn (Vice-Chair) to chair the meeting.

Apologies

None.

Members of the public

One.

P/21/026 – Public question time

A member of the public asked for an update on the situation with the caravan in Mountbatten Place. It was agreed to cover this when this item comes up on the agenda.

P/21/027 – Agree and sign the minutes of the meeting held on the 16 February 2021

The minutes were agreed as a true record of the meeting and it was agreed that the Chair will sign the minutes after the meeting via the post.

P/21/028 – Matters arising from the meeting held on 16 February 2021

North Winchester Farm application –

Following a response from Winchester City Council (WCC), a revised response had been distributed to members which was agreed for submission.

Response/Action –

We as a Parish Council feel we are unable to support this application as we see it as an intrusion into the countryside that further extends the developed boundary of our Parish. Notwithstanding this view, we are cognisant of the fact that Prior Approval was given for the conversion of the existing agricultural buildings to create dwellings in accordance with Clause Q of the GPDO and that in a subsequent appeal the Inspector cited this as a “fall-back” position. We do feel that since the latest application states that the existing buildings will be demolished rather than converted this technically does not fully meet the requirements of

Clause Q nor does it confer "Brown Field" status on the site. We also appreciate that the applicant has made very positive attempts to propose buildings which are similar to and occupy the same footprint as the existing buildings.

Should Winchester City Council Planning department be minded to approve this application we ask that it be subject to conditions which address the objections raised by local residents. We would ask that serious considerations to be given to the following conditions that we would like to see attached to any approval.

1. The type, texture and colour of the materials used for the elevations and roofing should be such as to minimise the visual impact of the development on both the rural setting and neighbouring properties. We would further request that this Parish Council be consulted before final approval of such is given.
2. The landscaping be improved to address the objections raised by parishioners to further reduce the visual impact of the development and to enable it to blend in with the surrounding countryside. Again, we would request that this Parish Council be consulted before final approval is given.

P/21/029 – To consider planning applications received since the last meeting

- Ramsay road building site – Building work is still progressing.
- Issues in Mountbatten Place – Winchester City Council are still chasing this issue. It was noted that artificial grass matting, appliances and chairs had appeared around the caravan.

(The member of the public left at this point)

- Winchester City Council Top Field development – No further update.
- Land adjacent to Tudor Way – No further update.
- Ecogen site – Cllr Porter informed the Council that the potential application has been withdrawn. HCC officers had also attended to monitor the number of vehicle movements.

P/21/030 – Planning consultations

Winchester City Council local plan and air quality consultations – It was agreed for Cllr Cossburn to draft replies to these consultations once members had submitted their comments to him, by the 9th April.

South Down National Park Supplementary Parking and Camping/Glamping documents – It was agreed no comments needed to be made on these documents.

P/21/031 – Speed sign repair update

Advice had been received that day to get the sign back into working order.

Action – It was agreed to inform the committee once the sign is back in working order.

P/21/032 – To consider planning applications received since the last meeting

20/02831/FUL –

Penfold Legion Lane Kings Worthy Hampshire SO23 7RA

rear ground floor orangery, new first floor gabled dormer window to replace existing roof dormer window

Response/Action – Cllr Gordon had contacted WCC to raise the issue of a potential missing document and to obtain an extension. Members agreed that they did not have any objections to this application.

21/00123/HOU –

22 Champion Way Kings Worthy SO23 7QP

Rear single storey extension/lounge

Response/Action – The Parish Council has no objections to this application.

21/00301/HOU –

3 The Paddock Kings Worthy SO23 7QR

To remove the existing timber outbuilding and deck and replace with a single storey timber outbuilding on the site. This comprises; A dual pitched roof timber structure with internal store area, ac...

Response/Action – The Parish Council wish to support this application.

21/00305/HOU –

Springfield Meadowland Kings Worthy SO23 7LJ

Single Storey Front and Rear Extensions with Part Garage Conversion

Response/Action – The Parish Council wish to support this application.

21/00398/FUL –

Mulberry House Mortimer Close Kings Worthy SO23 7QX

Erection of Single Replacement Dwelling following Fire Damage

Response/Action – The Parish Council wish to support this application.

21/00553/TPO –

Kingsmead 5 Court Road Kings Worthy SO23 7QJ

T1 - Box Elder - Tree is leaning towards the house, causing excessive shading. The owner is concerned about the weight being one sided. Fell to ground level.

Response/Action – Cllr Gordon is to obtain a photograph of this tree and pass this to members before making a decision.

21/00553/TPO –

Tanglewood 1 Campion Way Kings Worthy SO23 7QP

Holm oak:-reduce back from property and television Ariel by 1.5 meters, cut back from wire.

Response/Action – The Parish Council has no objections to this application.

20/02225/FUL –

22 Springvale Road Kings Worthy SO23 7LZ

Development of 2 detached and 2 semi detached dwellings following demolition of existing bungalow

Response/Action – Members reviewed the documentation uploaded onto the WCC website that evening. It was agreed to raise this issue with WCC as the public comments may no longer be appropriate.

Members had no objections to this application assuming mature heading is planted and screening fencing is installed, before commencement of the development.

P/21/029 – To consider planning applications received since the last meeting (continued)

Winchester City Council Top Field development – Cllr Cossburn noted that a member of the public who had been incorrectly sent to the Parish Council for the allocation of a property on Top field, has still not been informed of whether they will be allocated a property.

Response/Action – It was agreed for the Clerk to ask Winchester City Council when they will be allocating the properties on Top Field.

P/21/033 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices

Members reviewed the dashboard including decisions issued by the relevant planning authorities (information is publicly available from relevant authority).

P/21/034 – Ongoing developments within the village

None.

P/21/035 – Clerk's Notices

None.

P/21/036 – Chairman's Notices

Light in the bus stop – The contractor had replied stating that part availability was an issue due to COVID-19. Members agreed that given the nature of the job and the time since the contract had been awarded, that this be actively chased with the contractor for completion as soon as possible.

Action – Chase the contractor for completion of the bus stop light.

P/21/037 – Items for discussion at the next meeting on the 20 April 2021

None.

Meeting Closed at 20:47.

Signed:

Date:

DRAFT