

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 28th March 2017
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy

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| Present: | Chair of the meeting: | Judith Steventon Baker |
| | Councillors: | Les Haswell Stewart Newell |
| | Hampshire County Council (HCC): | None |
| | Winchester City Council (WCC): | None |
| | Clerk: | Christopher Read |
| | Public: | 0 |

| | <u>Action</u> |
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| P/17/33 Apologies for Absence | |
| Apologies had been received from Cllrs Gordon and McCleery. | |
| P/17/34 Public Question Time | |
| None. | |
| P/17/35 Minutes of the Meeting held on the 28th February 2017 | |
| The minutes of the meeting held on 28 th February 2017 were agreed as a true record of the meeting and signed by the Chairman. | |
| P/17/36 Matters Arising from the meetings held on 31st January 2017 | |
| <ul style="list-style-type: none"> ○ P/17/19 Kilchelwin – See P/17/37. ○ P/17/21 Proposed development of Top Field – A letter had been received from Drew Smith Group; it was agreed to refer this to full Parish Council. ○ P/17/21 Cycle Chicanes at the Heights – The Clerk and Cllr Newell are to formulate a proposal for this. | Clerk Clerk / Cllr Newell |
| P/17/37 To Consider Planning Applications received since the last Meeting | |

| WCC. Reference | Location / Works to be done |
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| 16/03535/HOU | Kilchelwin 41 Wesley Road Kings Worthy SO23 7PX Installation of new soffits, fascias and cladding, amendment to approved |
| Response: | The Parish Council has no objections to this application. |

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| 17/00213/HOU | 1 Brooke Close Kings Worthy SO23 7PG Loft conversion/extension |
| Response: | Due to the closing date for comments, the following response was agreed and by members of the Planning & Highways committee before the meeting. 'The Parish Council has no objections to this application.' |
| 17/00276/HOU | 1 Ramsay Road Kings Worthy Winchester Hampshire SO23 7PW Erection of two storey side and single storey rear extensions |
| Response: | The Parish Council has no objections to this application. |
| 17/00353/FUL | 13 Willis Way Kings Worthy SO23 7QT To replace an existing small porch with a larger one. |
| Response: | The Parish Council has no objections to this application. |
| 17/00360/FUL | 130 Springvale Road Kings Worthy Winchester Hampshire SO23 7RB This application refers to both 130 and 132 Springvale Road - Application Reference Number: 16/02340/FUL Date of Decision: 17/11/2016 Condition Number(s): Condition No.2 Conditions(s) Variation: To allow changes to the approved scheme to include splitting plots 3 and 4 into detached units, general floor layout and elevation changes, changes to access and car parking arrangements and new 2 storey extensions to existing houses. |
| Response: | The Parish Council has no objections to this application. |
| 17/00418/FUL | Woodhams Farm New Barn Springvale Road Kings Worthy SO23 7LB Change of use from Agricultural Building to Warehouse and Storage B8 |
| Response: | Councillors expressed concerns with access to the site particularly in relation to the junction and the width of the access road for larger vehicles. It was agreed to write to WCC to ask the highway officer's views on the above concerns. |
| 17/00433/HOU | 120 Springvale Road Kings Worthy SO23 7RB Retrospective application for the erection of a close-boarded timber fence |
| Response: | The Parish Council has no objections to this application. |
| 17/00472/FUL | St Mary's Chapel Fraser Road Kings Worthy SO23 7PJ Replace existing metal shed (1.7 x 2.05m x 1.8m high) with a larger shed (2.2 x 2.7m x 2m high) similar in style |

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| Response: | The Parish Council has no objections to this application. |
| 17/00544/HOU | 10 Elan Court Kings Worthy SO23 7LN New window to side elevation |
| Response: | The Parish Council has no objections to this application. |

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| P/17/38 Dashboard |
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The dashboard is attached as part of the minutes of the meeting. It listed the following items:

- **Major Initiatives – Requiring PC Approval** – None
- **Initiatives - Not Requiring PC Approval** - None
- **Planning Responses – under Chairman’s Action** – None.
- **Planning Decisions Advised by Winchester City Council** – see dashboard of Planning Responses as approved by Planning & Highways Committee.
- **Planning Decisions by Winchester City Council – no Planning & Highways Committee view given** – see dashboard.
- **Planning Appeals approved by Planning Inspector** – see dashboard.
- **Enforcement Notices** – see dashboard.

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| P/17/39 Updates |
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- **Road safety issues in Hookpit Farm Lane / Burnett Close** – The Clerk is to write to HCC to request permission for the Parish Council’s SLR unit to be erected in Hookpit Farm Lane.
- **Redesign of B3047/A33 and Lovedon Lane/A33 junctions** – See meetings attended.
- **Parking on grass verges** – See meetings attended.
- **Meetings attended –**

Executive member for environment and transport decision day – Cllr Newell reported that at the Executive Member for Environment and Transport decision day on the 23rd March 2017, HCC agreed to proceed with a trial 40mph speed limit.

At this stage, HCC decided not to proceed with the suggestion to ban both turning right from London Road and U turns at the junction, as there was not enough consideration given to downstream impacts. HCC will be looking into this proposal and its potential impacts.

Meeting to discuss double yellow lines – Cllr Haswell reported on a meeting between Cllrs Gordon, Haswell, McCleery and Neville Crisp (WCC – Traffic Engineer) on the 15th March 2017, to discuss double yellow lines in Fraser Road.

It was agreed to write to WCC to request to fund the installation of double yellow lines in Fraser Road. This will result in the ability for fines to be levied on those parking inconsiderately and/or on the grass verges.

Clerk

Clerk

P/17/40 Village Design Statement (VDS)

Agreed to defer until the next meeting until Cllr Gordon and McCleery return.

P/17/41 Speed Watch

Awaiting a formal proposal to be submitted by Cllr Gordon.

P/17/42 To discuss any issues referred from the Parish Council meeting

None.

P/17/43 Clerk's Notices

None.

P/17/44 Chairman's Notices

None.

P/17/45 Consider items for inclusion in Communications

None.

P/17/46 Items for discussion at the Next Meeting

None.

P/17/47 Date of Next Meeting

The next meeting is scheduled for Tuesday 25th April 2017.

The meeting closed at 20:52.

Signed

Date

Kings Worthy Parish Council - Planning Dashboard for 28th March 2017

Major Initiatives - Requiring PC Approval (e.g. budget not available, over £1000, project, grant)

| Ref. | Brief Details (Indicate if project team appointed) | Type (new project, maintenance) | Budget (2016/17) [ex. VAT] | Actual (2016/17) | | Saving against budget |
|------|---|------------------------------------|-------------------------------|--------------------|---------------------|-----------------------|
| | | | | 6 months [ex. VAT] | 12 months [ex. VAT] | |
| PA-H | P-003 | Street Lighting 2016/17 | Project | £7,250 | £2,632 | N/A |

Information only

Initiatives - Not Requiring PC Approval (e.g. budget not available, over £1000, project, grant)

| Ref. | Brief Details (Indicate if project team appointed) | Type (new project, maintenance) | Cost Estimate [ex. VAT] | Budget Source | Approvals Dates | | | Completed |
|------|---|------------------------------------|----------------------------|---------------|-----------------|---------|----|-----------|
| | | | | | P & H | Finance | PC | |
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Information only

Planning Responses - under Chairman's action (to meet submission deadlines)

| Ref. | Brief Details (address) | Proposal | Approval Dates | | | Completed / Decision |
|------|-------------------------|----------|--------------------------|------------|-------------|----------------------|
| | | | Letters of Support to PC | PC Support | WCC Support | |
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Planning Responses - as approved by Planning & Highways Committee

| Ref. | Brief Details | Proposal | PC opinion | WCC decision (O = Officers) (C = Committee) |
|-------------------|---|--|--|---|
| 13/00463/PTH | Land off Hookpit Farm Lane | Proposed footpath diversion | No end date provided (with Recreation & Amenities Committee) | |
| SDNP/16/06031/FUL | Worthy Park House Worthy Park Lane Kings Worthy Winchester Hampshire SO21 1AN | Erection of plant room with installation of biomass boiler | It was agreed for Cllr Gordon to speak to Itchen Valley Parish Council to ascertain their opinion on this application. Members have concerns with regards to the increased traffic and object to the parking of cars in the wooded area. | Approved |

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| 16/02766/FUL | Stables North Winchester Poultry Farm Stoke Charity Road Kings Worthy Winchester Hampshire SO21 2RP | Site a mobile home on existing commercial equestrian yard. | <p>Kings Worthy Parish Council planning committee considered this application at its meeting held on the 28th December 2016 and agreed not to support this application as detailed in the accompanying drawings submitted with the application.</p> <p>The reasoning for this is that:</p> <ol style="list-style-type: none"> 1. It sits outside of the village settlement area for Kings Worthy Parish Council. When looking at expanding the settlement boundary the Parish Council felt that Lovedon Lane and Stoke Charity road gave a clear indication as to the revised Settlement boundary line keeping areas beyond this as green field areas. This was submitted to members of the public in exhibitions held by the Parish Council and were found acceptable. 2. It is not situated in any areas that were agreed suitable for development by the Parish Council when considering its response to LPPII which was submitted and accepted by the inspector in his examination of the plan for Kings Worthy Parish. 3. When the original application to erect stabling and ménage for the horse which the Parish Council Supported, there was no question that in the near future residential accommodation would be required, had this had been the case then the Parish Council may not have looked so favourably on the original application. 4. The Parish Council did consider the number of supporters to the application and found that many of them feelings of local residents, only those of people that find it a suitable place as to where they can keep their horses. | |
| 16/03400/FUL | Snows Volvo London Road Kings Worthy SO23 7QD | External lighting to the existing car dealership and workshop premises | It agreed to ask WCC to clarify the purpose of the lights before the committee make a decision. | |
| 17/00110/FUL | Berwen 17 Tovey Place Kings Worthy SO23 7PP | Alteration to approved plans to facilitate minor material amendments to approved planning application 16/00246/FUL - Condition to be varied to allow approved plans to be replaced with those incorporating minor material amendments. Variation of conditions on 16/00246/FUL. (AMENDED DESCRIPTION) | The Parish Council has no objections to this application. | Permitted |
| 17/00120/HOU | Twinroofs 43 Springvale Road Kings Worthy SO23 &ND | Construction of a 6.3m x 9m brick faced extension to the rear of the existing house. Insertion of interior skilling roof with velux windows. Installation of 1.8 metre wide windows to front elevation and new front door position. | The Parish Council wish to support this application. | Permitted |
| 17/00223/TPO | Hinton House Hinton House Drive Kings Worthy SO23 7NH | T15 - Yew Tree - Cut down and remove. T21 - Yew Tree - Limb reduction of 3 meters from the top leaving good growing points - Limb growing towards the house. T15. Tree is straggly - Multiple trunk limbs and we would like to remove it as it blocks part of our driveway and we wish to showcase the lovely pine trees which it blocks. T21 - Tree overshoot from main canopy blocking direct sunlight from back of house. Lack of direct sunlight is contributing factor to damp and direct sunlight will aid drying out process. | The Parish Council wish to refer this decision to the Arboricultural officer. | Permitted |
| 17/00527/FUL | 20A Springvale Road Kings Worthy SO23 7LT | Erection of Garage and amended landscaping scheme | The Parish Council has no objections to this application. | Permitted |
| SDNP/17/01031/TCA | 2 Old Farm Cottages Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DU | Fell 4 No Small Beech trees to ground level. | Parish Council not consulted. | Permitted |

Planning Decisions by Winchester City Council- no Planning & Highways Committee view given

| Ref. | Brief Details (address) | Proposal | PC opinion | WCC decision (O = Officers) (C = Committee) |
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Planning Appeals approved by Planning Inspector

| Ref. | Brief Details (address) | Proposal | PC opinion | WCC Decision | Planning Inspectorate Decision |
|--|--|-------------------------------------|--|----------------|--------------------------------|
| 16/00054/REF (APP/L1765/W/16/3161913) | Land Next To Hookpit Farm Stoke Charity Road Kings Worthy Hampshire | Erection of a single dwelling house | The Parish Council wish to object to this application on the grounds that it is outside the settlement boundary and does not meet the development requirements of such a site. If the officer is recommending acceptance, the Parish Council would like this application to be sent to committee and ensure that the Parish Council are notified. | Refused | |

Enforcement Notices – Open Cases

| Ref. | Brief Details (address) | Issue |
|-----------------|--|---|
| 15/00135/MIXED | 1 Edinburgh Road, Kings Worthy, SO23 7NY | Alleged unauthorised use of land, untidy site and construction of a shed on a concrete foundation. Last inspection date (10/09/2015) - Met with owner in City Offices, he advised that he didn't realise they were breaking any law by building the shed. He will apply for planning permission and remove the ladders etc from the garden. |
| 16/00088/CARAVN | Meadow Farm House, Basingstoke Road, Kings Worthy, Winchester, Hampshire, SO21 1AB | Alleged residential use of mobile home. |
| 16/00219/PLAN | Kilchelwin, 41 Wesley Road, Kings Worthy, Hampshire, SO23 7PX | Site visited, met with landowner and inspected the alleged breach. A 4m deep single storey rear extension has been erected but had not yet been completed, and the garage that had once been attached to the gable had been demolished in preparation of the works to erect the two storey side extension approved by under 15/02895/FUL. The landowner showed me the approved plan which showed the side extension and three roof dormers of equal size providing balance and symmetry to the rear elevation. He stated that it was his intension to change the roof design and erect one large dormer on the dwelling and leave the smaller one on the extension. I advised that an application showing the actual and proposed works would need to be submitted because he would not be building to the approved drawing |

Enforcement Notices – Closed Cases (updated by Winchester City Council)

| Ref. | Brief Details (address) | Issue |
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