

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

**Minutes of the Meeting held on Tuesday 24 September 2013
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Present: Councillors: Ian Gordon [Chairman]
Phil Allen
Bob Barnes
Stewart Newell
Martin Taylor
Denis Welstead
Sarah White

Clerk: Adrian Reeves

Drew Smith & Quayside Architects Richard Waite & Neil Holmes

Public: 15

P/13/141 Apologies for Absence

Apologies for absence were received from Cllr Steventon Baker.

P/13/142 Presentation by Drew Smith & Quayside Architects on Pre-planning Application for Land off Hookpit Farm Lane

Drew Smith have submitted a pre-application proposal to Winchester City Council (WCC) to seek advice and negotiation in order to find out what would be acceptable for the site, which is outside the settlement boundary. They are consulting on a scheme for 83 dwellings of which the first phase of 25 would be 70% affordable (note that this is in addition to the 25 already being constructed). This first phase of 25 dwellings would wrap around the 25 being built.

Drew Smith have stated that they have looked at the visual impact statements on all of WCC's Strategic Housing Land Availability Assessment (SHLAA) sites in Kings Worthy. As a result they consider this to be the best site as it has a foreground and background of trees and therefore not visually intrusive. WCC have not yet commented on the proposal.

Of the overall proposal for 83 dwellings, 60% will be affordable and it will be possible to comply with WCC's requirement to meet level 5 of The Code for Sustainable Homes. As this proposed development would be a rural exception site, Drew Smith are offering to sign up the excess over the required 40% element for people with local connections.

Quayside Architects said that they expected WCC to complete Local Plan Part 2 (LPT2) before going ahead with any of the rural exception sites, but that the offer of the excess being for people with local connections may be withdrawn if the development has to wait for the

finalisation of the LPT2 process. It was stated that the remaining unbuilt area would be left as amenity land. Reference was made to the traffic impact assessment, carried out on behalf of Drew Smith, for the Cundell Way / Springvale Road junction which indicated that this junction would be able to cope with the additional vehicular movements generated. Concerns were raised about the traffic, and parking issues, generated by the Tesco store.

Cllr Gordon reported on the planning work being undertaken by the Parish Council in conjunction with WCC and the workshop planned for the following day.

Members of the public asked questions to which responses were given by the presenters and members of the committee.

(Drew Smith, Quayside Architects and 12 members of the public left at this point).

P/13/143 Public Question Time

There were no additional questions from members of the public other than those asked at the end of the Drew Smith / Quayside Architects presentation.

P/13/144 Minutes of the Meeting held on the 27 August 2013

The minutes were corrected to show that Cllr Barnes was not present at the meeting. With that amendment the minutes were agreed as a true record of the meeting and were signed by Cllr Gordon.

P/13/145 Matters Arising from the Meeting of the 27 August 2013

- **P/13/129 Abbots Worthy House** – the planning applications were withdrawn just before the end of the public consultation period.
- **P/13/126 Tesco site** – the contents of an e-mail from Cllr Rutter was noted. Tesco have agreed that relief managers will be told about the site requirements (tidiness, storage of unitainers etc.).
- **P/13/126 Discussion on HCC's proposals for redesign of B3047 / A33 and Lovedon Lane / A33 junctions** – Cllr White meeting with Steve Brine, Cllr Porter and Cllr Rutter on 25th September. A call had been received from the Hampshire Chronicle about £3m being available although nobody had any idea where this figure had come from. Cllr White will report back on her meeting. **Action – Cllr White**
- **P/13/126 Springvale Road Speed Limit** – the results, as previously presented to Parish Council, were given. Parish Council will write to Andy Smith & Marc Samways at Hampshire County Council to request a meeting on a Traffic Regulation Order.
- **P/13/126 Church Lane Condition** – it was noted that the white paint around the potholes had now worn away. A weight limit for the road would take time to obtain but it would be possible to get a sign saying unsuitable for heavy vehicles. **Action – Cllr Gordon**

- **P/13/126 Highways s106 Briefing for Councillors** – agreed to ask Laura McCullough (HCC) to give a briefing at the November meeting. **Action – The Clerk** (post meeting note – amended to October meeting)
- **P/13/126 Kings Worthy Footpath 3** – WCC are planning to cut back brambles and clear path in November. It was reported that the critical part to keep open was that in front of the new development at Princess Court.
- **P/13/126 Crossing at Churchill Close** – Cllr Allen will email Ron Ilesley, copying the office. **Action – Cllr Allen**
- **P/13/130 5 Court Road** – a response has been sent to the residents.
- **P/13/131 – South Downs National Park Partnership Management Plan** – Cllr Taylor responded on behalf of the Parish Council, commenting that too little attention was given to planning issues within the document.
- **P/13/132 Fracking** – nothing to add.
- **P/13/136 Consultation on Amendments to Clauses in the Barton Farm Planning Permission** – the clerk reported on the detail of the changes which were noted.

P/13/146 Dashboard

The dashboard is attached as part of the minutes of the meeting. It listed the following items:

- **Major Initiatives – Requiring PC Approval** – it was noted that there was a need to consult with all the residents of Abbots Worthy before agreeing to the removal of any street light. **Action – Cllrs Taylor & White**
- **Initiatives - Not Requiring PC Approval** – nothing to report.
- **Planning Responses – under Chairman’s Action** – None.
- **Planning Decisions Advised by Winchester City Council** – see dashboard.

P/13/147 Planning Applications received since 24 September 2013

Three separate applications for tree works had been registered on the WCC planning website but no supporting documentation was available. No concerns were raised and it was left to the clerk's discretion in responding to WCC.

Case Reference	Address	Comment
13/01956/HCS	Down Farm, Bull Farm, Lovedon Lane, Kings Worthy, SO21 1AQ Installation of a slurry hold, provision of a steel frame and roof on top of an existing silage clamp	Cllr Allen declared an interest in this application and took no part in the discussion. The Parish Council had no objection.
13/01792/FUL	Land Adjacent To Rose Acre, Springvale Avenue, Kings Worthy, SO23 7LH Erection of detached garage	The Parish Council supported this application and agreed with Mr White's comments.
SDNP/ 13/03927/HOUS	Well Cottage, Martyr Worthy Road, Abbots Worthy, SO21 1DR Build a summer house in the top right hand corner of the garden (within the curtilage of a listed building)	Parish Councillors had no objection.
13/01817/FUL	The Annexe, Lansker House, Lovedon Lane, Kings Worthy, SO21 1AQ Erection of attached oak framed carport to side, alterations to fenestration and addition of non-window dormer	Supported

P/13/148 Core Strategy Part 2

It was noted that all councillors had been invited to attend the workshop with staff from WCC, to be held at Tubbs Hall on 25th September.

P/13/149 Highways Vegetation Cutting

It was agreed that Cllrs Allen and White would discuss the consultation document, which is to be copied to them. **Action – The Clerk**

P/13/150 Update from Meetings

None.

P/13/151 To Discuss Issues from the Parish Council Meeting

Parking in Fraser Road is a serious problem. It was agreed that a meeting should be held with county and city councillors, in 2 to 3 months' time, with a view to leafleting the parked cars asking for drivers / residents to come to a meeting to discuss possible solutions.

P/13/152 Clerk's Notices

It was agreed that Cllr Gordon and the Clerk would, subject to cost, attend the Placing localism at the heart of local planning with DCLG - The Future of the National Planning System course. **Action – The Clerk**

P/13/153 Chairman's Notices

The chairman explained the procedure for obtaining Tree Preservation Orders (TPOs).

P/13/154 Communications - Items for Inclusion – report on progress on Tesco site.

P/13/155 Items for Discussion at Next Meeting – public meeting re Top Field.

P/13/156 Date of Next Meeting

The next meeting is scheduled for Tuesday 29 October 2013.

The meeting closed at 9.59 pm.

Signed..... Date.....