

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 25 September 2012
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy

Present:	Councillors:	Ian Gordon [Chairman] Bob Barnes [Vice-Chairman] Phil Allen Judith Steventon Baker Martin Taylor Denis Welstead
	Keyside Architects	Neil Holmes Simon Reid
	Clerk:	Adrian Reeves
	Public:	7

P/12/111 Apologies for Absence

There were no apologies for absence.

P/12/112 Public Question Time

Members of the public asked questions on three planning applications.

P/12/112/1 Hookpit Farm Lane

Cllr Gordon welcomed Neil Holmes and Simon Reid from Keyside Architects who presented the proposals for 25 dwellings at Hookpit Farm Lane. This was presented as a new application as an amendment to the existing scheme; this was given outline planning permission in March 2011, valid for three years, and is the fallback should this new application be approved. Members of the public raised issues:

- Is there a need for the scheme
- Flooding issues
- Loss of parking
- Levels of traffic at the junctions of Hookpit Farm Lane with Cundell Way and Springvale Road

The architects gave answers to each of the above and to points raised by councillors.

The properties will be social housing, owned by Hyde Housing Association, for people with local connections, which will be in perpetuity.

It was noted that about 5 kerbside parking spaces will be lost in Hookpit Farm Lane.

Cllr Gordon requested that the architects discuss the footpath layout on the proposed development with the staff from Safer Routes to School.

It was agreed after a unanimous vote to accept the scheme but with the following reservations to be put to WCC:

- Run-off in respect of flooding issues for both proposed scheme and in respect of existing garages.
- Site access roads need to be in place before any dwellings are built in order to alleviate any problems with the parking of contractors' vehicles and debris from vehicles leaving the site being deposited on the local roads.

(the representatives from Keyside architects and 4 members of the public left the meeting at this point).

P/12/112/2 21 Fryers Close

The closing date for comments on this scheme had passed and a response had been made to WCC stating that the Parish Council had no objections to the scheme. However this was being revisited as it had been indicated that the notice advertising the proposal had not been properly displayed at the address, having been put in a front window rather than on the boundary of the property. Cllr Gordon undertook to write to Simon Finch at WCC to request that it be clarified to applicants that displaying the notice in the front window is not appropriate. In addition it was noted that two properties at the rear had not been included in the neighbour notification process and Cllr Gordon will include that in his letter to Simon Finch. **Action – Cllr Gordon**

Concern was expressed about the effect the development would have on the Douglas fir on the site, which has a TPO on it; this concern to be referred to Ivan Girdler at WCC. **Action – the Clerk**

P/12/112/3 Sunnyside, Mount Pleasant

PC objected and WCC refused the application on different grounds. It was agreed that Cllr Allen would look at any impact the development would have on the trees to the rear of the site. It should be noted that this has gone to appeal. **Action – Cllr Allen**

The proposal for Hilltop had received no support from KWPC but Headbourne Worthy PC has not objected. **Action – Cllr Gordon**

(the remaining members of the public left at this point)

P/12/113 Minutes of the Meeting held on the 31 July 2012

The minutes, subject to the correction of spelling to Jackie Porter (P/12/98) were agreed as a true record of the meeting and were signed by Cllr Gordon.

P/12/114 Matters Arising from the Meeting of the 31 July 2012

- **P/12/100 Parking on Verges** – it was agreed to talk to HCC about the provision of dropped kerbs to allow access to possible parking areas created by the use of net matting on some existing verges. Cllr Gordon suggested that it might be possible to use s106 monies for this. Cllrs were asked to suggest areas within the parish where this could be a useful solution to parking problems. **Action – All**
- **P/12/100 Street Lighting** – Cllr Gordon and the clerk are continuing to monitor fault repair times. **Action – Cllr Gordon / the Clerk**
- **P/12/100 Churchill Close** – it was reported that the action to be taken on the damage to the road and footpaths by Jackie Porter had not yet taken place.
- **P/12/100 Tesco Garages** – Cllr Gordon has spoken to the Enforcement Officer and has been told that a member of his staff had reported that the structures were not dangerous. This appeared contrary to the photographs shown to the meeting and Cllr Gordon has insisted that a site meeting take place in the second week of October. **Action – Cllr Gordon**
- **P/12/100 Reinstatement of land at the junction of B3047/A33** – Cllr Gordon said that he had looked at the area and it appeared that the area adjacent to the wall at the rear of the site was being used as a dump. Cllr Gordon is to contact HCC regards the matter. **Action – Cllr Gordon**

P/12/115 Planning & Highways Dashboard

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

- **Major Initiatives – Requiring PC Approval** – no new items.
- **Initiatives - Not Requiring PC Approval** – nothing to report.
- **Planning Responses – under Chairman’s Action – 12/01677/FUL - 21 Fryers Close** - as above P12/112/2.
- **Planning Decisions Advised by Winchester City Council – 12/01366/FUL - 4 Glendee Close** – permitted

12/01483/FUL – 1 Brooke Close – refused

12/01488/FUL - 1 West Field Road – permitted

12/01248/FUL - 244A Springvale Road - permitted

- **Enforcement Notices** – nothing new to report

P/12/116 Planning Applications received since 31 July 2012

Case Reference	Address	Comment
12/01717/FUL	3A Edinburgh Road Loft conversion	Agreed to track back on plans for 1A to look at period of time when approval given. Concerns expressed about impact on people in ground floor maisonette and the ownership of the roof falling to upstairs residents only and future maintenance responsibilities. Concerns were also raised about the size of the dwelling and noise transmission.
12/01708/FUL	1 North Road Two storey rear extension (resubmission)	No Objections
12/01958/TPO	Barton Cottage, Springvale Avenue 1 no. Lime fell	As this has a TPO on it PC expect WCC to refuse this as the application states that this is for vehicular access purposes only, and PC hope that WCC will support this.
12/01585/FUL	Red Marley, 1 Nations Hill Demolition of existing dwelling and erection of 2 no. two bed semi-detached and 1 no. four bed detached dwellings (amendment to 10/02052/FUL)	Appears to be a new application as WCC planning portal shows nothing about the original scheme. PC have severe reservations on these changes being put forward by the applicant. Whilst PC's comments re changing the garage on the larger dwelling to living accommodation appeared to have gone astray, we are now faced with yet another alteration and feel that this is not warranted. It is therefore requested that this and any future amendments to the original application be put before the Planning Committee.
12/01912/FUL	Land off Hookpit Farm Lane Residential development for 25 no. affordable dwellings including associated roads, parking area and landscaping	See P/12/112/1 above

SDNP
/12/01911/FUL

The Hurst, 1 Park Lane
Internal alterations to include; new boiler to be situated on the east wall to exit above ground level on the east wall

Agreed

P/12/117 Update from Meetings

Terms of reference – these were required for the Planning and Highways Committee; this to be brought up at next meeting. **Action – Cllr Gordon / the Clerk**

P/12/118 Issues from the Parish Council Meeting

- It was reported that Jackie Porter has stated that PC want pedestrian crossings outside Parish Hall and by Tesco in Springvale road and that the 30 mph limit on Springvale Road was not happening. Cllrs were not aware of any such discussions on pedestrian crossings. The issue of having double yellow lines on one side, and waiting restrictions on the other side, in Hookpit Farm lane should be resurrected. **Action – Cllr Gordon**

P/12/119 Clerk's Notices - None

P/12/120 Chairman's Notices

- 46 Willis Waye – PC objected to this planning application and the inspector rejected the appeal.

P/12/121 Communications - items for Inclusion

- There were no items

P/12/122 Items for Discussion at Next Meeting

- Work at 12 Ramsey Road

P/12/123 Date of Next Meeting

The next meeting was scheduled for 30 October 2012.

The meeting closed at 10.12 pm.

Signed.....

Date.....