

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

**Minutes of the Meeting held on Tuesday 26 January 2016
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Present: Chair of the meeting: Ian Gordon

Councillors: Karen McCleery
Judith Steventon Baker
Sarah White

Clerks: Christopher Read

Public: 6

Action

P/16/01 Apologies for Absence	
Cllr S. Newell.	
P/16/02 Public Question Time	
<p>4 parishioners stated that they had come for an update on the proposed Top Field development.</p> <p>A parishioner noted that a car was parked on the grass on Springvale Road, just along from the Tesco store; this is an issue all over the village.</p> <p>Cllr Steventon Baker noted that cars often park opposite the bus stop outside Tesco, blocking traffic when the bus stops.</p> <p>One of the owners of 41 Wesley Road gave a short presentation with regards to the planning application being heard at this meeting. She noted that the reason for the proposed extension was due to a growing family. There was a previous application for an extension but after discussion with Winchester City Council (WCC) planning, this was withdrawn. The new application includes amendments to deal with comments made on the previous application. This includes an issue with regards to window placement, which has been amended. One objection did state that it would create a precedent but most of the surrounding properties have also extended their properties.</p> <p>Cllr Gordon noted that it pays to consult with planning officers when objections are raised.</p>	
P/16/03 Minutes of the Meeting held on the 24 November 2015 & 29 December 2015	
The minutes of both meetings were agreed and signed as a true record of the meeting by Cllr Gordon.	
P/16/04 Matters Arising from the meetings held on 24 November	
<ul style="list-style-type: none"> o P/15/160 – Proposed Top Field Development <p>Cllr Gordon reported to the meeting that Drew Smith have asked the Parish Council for a discussion regarding Top field. The Parish Council responded stating that we</p>	

are willing to hold the discussion but will only do so if the appeal is placed on hold. This initial request was received through the WCC New Homes Delivery team but they have now informed Drew Smith that they must contact the Parish Council directly.

A letter was received from Drew Smith directly, stating that they were unable put the appeal on hold. Cllr Gordon had contacted the planning inspectorate which stated that, whilst not common, appeals can be placed on hold.

The Vice-Chairman of the Parish Council replied to Drew Smith, stating that we will meet with them but they must at least ask for the appeal to be placed on hold. We are currently awaiting a reply. It was noted that WCC are contesting the appeal.

Cllr Gordon stated that the rules state that the decision to approve a rural exception site must be made with the Parish Council, then if agreed, the City Council make a decision on the subsequent planning application.

It was agreed to recommend to Parish Council that we write to Simon Eden, Chief Executive of Winchester City Council, regarding the issue surrounding the legality of the recent approval of the outline permission for 25 affordable dwellings.

Clerk

P/16/05 To Consider Planning Applications received since the last Meeting

WCC. Reference	Location / Works to be done
SDNP/16/00048/TCA	2 Old Farm Cottages Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DU Reduce crown of 10 no. Beech by 3m (approx. 20%).
Response:	The Parish Council has no objections to this application.

15/00758/FUL	Tudor Cottage 22 Church Lane Kings Worthy Winchester Hampshire SO23 7QS Proposed new three bedroom house (WITHIN THE CURTILAGE OF A LISTED BUILDING) (AMENDED PLANS 14.01.16)
Response:	The Parish Council are concerned with regard to the revised parking facilities, as the amendments now show that parking for the new house has been moved to the front of the building. This will result in cars reversing onto Church Lane at its narrowest point close to a bus stop. There is also a lack of visitors parking, with Church Lane being as narrow as it is especially at this part of the lane there is no on street parking available on Church Lane. The vehicle splays on the plans submitted to Winchester City Council are not clear and appear to show a splay indicating that vehicles which will not allow easy access to the proposed new parking area if entering when coming from the direction of the B3047. It is also noted that in providing parking facilities at the front of the property, the fencing shown in the previous plans which would have screened the property have been removed. Being in a conservation area there is no screening to hide a modern property that sits adjacent to a historic thatched cottage.

15/02869/FUL	Sleepers End Springvale Avenue Kings Worthy Winchester Hampshire SO23 7LH
---------------------	---

	(HOUSEHOLDER) Two storey side extension
Response:	The Parish Council has no objections to this application.

15/02895/FUL	Kilchelwin 41 Wesley Road Kings Worthy Hampshire SO23 7PX (HOUSEHOLDER) Two storey side extension with roof dormers (RESUBMISSION)
Response:	The Parish Council wish to support this application.

16/00056/FUL	21 Frampton Way Kings Worthy Hampshire SO23 7QE (HOUSEHOLDER) Erection and re-positioning of a new wood boarded fence within the rear property boundary to replace the existing fence.
Response:	The Parish Council has no objections to this application subject to clarification of the fence being within the curtilage of the property.

16/00118/LDP	Agreed to lack of plans available online, or received on paper to get an extension for comment until the next meeting.
---------------------	--

(3 members of the public left at this point)

P/16/06 Dashboard

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.
- **Enforcement Notices** – see dashboard.

P/16/07 Updates

- **Winchester Housing Trust – garage site**
Nothing further heard.
- **Speeding from Burnett close**
Information on this issue has been passed to the local PCSO (Police Community Support Officer)

- **Redesign of B3047/A33 and Lovedon Lane/A33 junctions**

Nothing further subsequent to the January Parish Council meeting.

- **Traffic Regulation Order (TRO) on Springvale Road**

It was agreed to chase this if it has not been implemented by the end of February.

- **Traffic issues in Churchill Close from The Heights**

The Parish Council are to reduce the fencing to allow better visibility. Hampshire County Council (HCC) are to be asked in writing, to place cycle chicanes either side of the entrance to The Heights. If not, the Parish Council will ask permission to place them ourselves.

**Clerk/Cllr
Gordon**

- **Parking on the Grass Verges**

Cllr Gordon noted that WCC were to send him or the office, a report on parking on Fraser Road. However this has still not been received and a complaint will be made if this is not received by within a week of this meeting.

HCC replied to the Parish Council's request for wooden bollards in the grass on Hookpit Farm Lane, adjacent to Tesco, stating reasons for not installing them. Subsequently another letter has been received stating they will be installing wooden bollards at this location.

It was agreed to enquire into having double yellow lines put on Springvale Road, outside Tesco.

Clerk

Cllr K. McCleery noted that the grass verges outside 50 Lovedon Lane have been damaged by builders working on a neighbouring property.

It was agreed to write to the householder to ensure that this damage is repaired, once work is completed.

**Clerk/Cllr
Gordon**

Comments have been made regarding parking on grass verges on the social networking site 'Streetlife'. Cllr Gordon stated that it is an offence to drive along a footpath, which you would need to do to park on the grass verges. People seeing this occurring need to contact the police or local PCSOs.

It was agreed to place a section on Grass Verges in the next newsletter.

Comms Team

(3 members of the public left at this point)

- **Cycle Paths**

A hedge removal order has been submitted to WCC to remove the hedge which severely restricts the path towards Hinton House Drive, adjacent to the rear of Kings Worthy Primary School.

Cllr Jackie Porter (HCC) is also applying for funding to widen the path running alongside the primary school, towards Church Lane/Nations Hill.

- **Tesco Site**

See above.

○ **Meetings attended**

Nothing to report.

P/16/08 To discuss any issues referred from the Parish Council meeting

- Gates at Village Entrances – A request had been received for entrance gates to the village. An estimated costing was obtained and due to the number of entrances to the village, the cost would be in excess of £5000.00, including signage and planning applications.

It was however agreed to look in to the cost of priority signage for the Lovedon Lane Bridge.

- Churchill Close Path Chicanes – See above.

Clerk

P/16/09 Clerk's Notices

Nothing to report.

P/16/10 Chairman's Notices

Cllr Gordon reported to committee on the problem with the kerbside drains, which are in need of cleaning. It was agreed to write to HCC to ensure this problem is dealt with.

Clerk/Cllr Gordon

P/15/169 Consider items for inclusion in Communications

It was agreed to place information regarding grass verges in the next newsletter.

Comms Team

P/15/170 Items for discussion at the Next Meeting

None.

P/15/171 Date of Next Meeting

The next meeting is scheduled for Tuesday 23 February 2016.

The meeting closed at 21:30.

Signed **Date**

Kings Worthy Parish Council - Planning Dashboard for 26 January 2016

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)	Cost	Budget Source	Notes	
			Estimate		Completed	
PA-H	P-003	Street Lighting 2015/16	Project	£7,545	Baseline budget £7500	First 6 months £2850.08 (Ex. VAT)

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	Budget Source	Approvals Dates			Notes Completed
					P & H	Finance	PC	

Planning Responses – under Chairman’s action (to meet submission deadlines)

Ref.	Brief Details (address)	Proposal	Approvals Dates			Notes Completed / Decision
			Letters of Support to PC	PC Support	WCC Support	

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)	
15/00177/LDP	Hilliers 7 Roberts Close Kings Worthy Hampshire SO23 7LY	Replace existing patio doors with french doors and install new french doors to replace existing window to side elevation and internal alterations (CERTIFICATE OF LAWFULNESS)	The Parish Council wish to support this application.	
SDNP/15/03628/LDE	The Coach House Mill Lane Abbots Worthy Hampshire SO21 1DS	Use of the building as residential	The Parish Council has no objection to this application.	Split Decision
15/01991/REM	Ministry of Defence Worthy Down Camp Worthy Down Winchester Hampshire SO21 2RG	Phase 2 and phase 3 Reserved Matters planning application for appearance, landscaping, layout and scale (Details in compliance with Outline Planning Permission 12/02351/OUT) Details to discharge Conditions 7 and 21.	The Parish Council has no objection to this application.	

15/02007/FUL	Chalk Meadow Springvale Avenue Kings Worthy Winchester Hampshire SO23 7LH	Variation of condition no. 4 of planning permission 12/01047/FUL	The Parish Council has no objections to this application.	
15/02226/FUL	110A Springvale Road Kings Worthy Hampshire SO23 7NB	(HOUSEHOLDER) Single storey rear extension	The Parish Council has no objections to this application.	Permitted
15/02320/FUL	26 Cundell Way Kings Worthy Hampshire SO23 7NP	(HOUSEHOLDER) front first floor, single storey rear extensions, garage conversion and loft conversion with rear facing dormer	The Parish Council has no objections to this application.	Withdrawn
15/02399/FUL	Watjerup Stoke Charity Road Kings Worthy Winchester Hampshire SO23 7LS	(HOUSEHOLDER) Single Storey Rear Extension	The Parish Council has no objections to this application.	Permitted
15/02406/FUL	47 Willis Way Kings Worthy Hampshire SO23 7QT	(HOUSEHOLDER) First Floor side extension	The Parish Council has no objections to this application.	Permitted
15/02417/TPC	Willow Cottage London Road Kings Worthy Winchester Hampshire SO23 7QN	Fell 1 no. Thuja	The Parish Council has no objections to this application.	No Objections Raised
15/02390/FUL	2 Westfield Road Kings Worthy Winchester Hampshire SO23 7NT	(HOUSEHOLDER) Single storey front extension to provide porch / extended hallway	The Parish Council has no objections to this application.	Permitted
15/02593/FUL	49 Cundell Way Kings Worthy Hampshire SO23 7NP	(HOUSEHOLDER) Proposed glazed porch at front of property (RESUBMISSION)	The Parish Council has no objections to this application.	
15/02601/FUL	Axton Springvale Avenue Kings Worthy Hampshire SO23 7LH	Replacement dwelling with attached single garage after removal of the existing dwelling.	The Parish Council has no objections to this application. However we would like to confirm that the building will not encroach into the root protection zone of trees to the side of the site (The tree plan is dated August 2015 and the submitted building plans October 2015. On the latter it appears that the house has now moved away from this area, but this is not entirely clear)	
15/02677/TPO	14 Bentley Close Kings Worthy Winchester Hampshire SO23 7LG	1no. Scotts Pine crown lift to give a 2m clearance over pathway. Shorten limbs growing towards property by 1m and remove small limb rubbing on the fence.	The Parish Council has no objections to this application.	
15/02704/FUL	Lindisfarne Forbes road Kings Worthy Hampshire SO23 7PQ	Alterations including front and side extension to allow conversion of existing 3 bedroom dwelling to form 2 x 3 bedroom dwellings with associated works.	The Parish Council has concerns regarding this application i) the rear extension appears to encroach into the root protection zone of the trees here ii)the new drive will be too close to Springvale Road, a category C road	
15/02753/TPO	Langmead 232 Springvale Road Kings Worthy Winchester Hampshire SO23 7LF	4 no. Sycamore to fell (T4, T6, T9, T12) 1 no. Ash to fell (T2) 1no. Pine to crown lift 2m (T18) 1 no. Ash to remove 1 large bough (T19)	The Parish Council wishes to defer the decision on this one to the arboricultural officer.	

15/02762/FUL	Ministry of Defence Worthy Down Camp Worthy Down Winchester Hampshire SO21 2RG	Relocation of tree buffer 10m north of where approved as existing. Relocation of previously approved access road for Service Family Accommodation.	The Parish Council has no objections to this application.	
15/02751/REM	Worthy Down Camp Worthy Down Hampshire SO21 2RG	Phase 4 Reserved Matters planning application for appearance, landscaping, layout and scale (Details in compliance with Outline Planning Permission 12/02351/OUT) Details to discharge Condition 8	The Parish Council has no objections to this application.	
15/02768/FUL	20 Springvale Road Kings Worthy Hampshire SO23 7LT	Construction of dwelling	The Parish Council has no objections to this application.	

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)

Planning Appeals approved by Planning Inspector

Ref.	Brief Details (address)	Proposal	PC opinion	WCC Decision	Planning Inspectorate Decision

Enforcement Notices – Open Cases

Ref.	Brief Details (address)	Issue
10/00336/USE	Hinton House, Hinton House Drive, Kings worthy SO23 7NH	Alleged unauthorised use of residential property (health spa) and breach of condition relating to use of garage. Follow up site visit [2VIS] (31/01/2013). Visit site to ascertain if the u/a uses have ceased
12/00269/UTL	Springvale Road Shops Car Park, Springvale Road, Kings Worthy SO23 7NB	Untidy site. Enforcement action to be initiated. S215 Notice to be drafted and passed to Legal (09/07/2013)
12/00317/BCOND	138 Springvale Road, Kings Worthy SO23 7RB	Alleged breach of conditions – trees removed. Meeting with owner/agent [MEET] (06/02/2013). Meeting on site between WCC Landscape and developer to discuss revised landscaping proposals for site, including replacement trees along boundary, which were supposed to have been retained. Revised scheme already submitted but will just need a few additional adjustments. Replacement trees to be planted in current planting season

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

Ref.	Brief Details (address)	Issue

