

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

**Minutes of the Meeting held on Tuesday 26 May 2015
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Present: Chair of the meeting: Ian Gordon (Chairman)
Councillors: Judith Steventon Baker
Martin Taylor
Sarah White
Clerk: Chris Read
Public: 5

	Action
P/15/71 Apologies for Absence	
None.	
P/15/72 Election of Chairman	
The following councillor was unanimously elected into the position of Chairman; Cllr Gordon was proposed by Cllr White and seconded by Cllr Steventon Baker.	
P/15/73 Election of Vice-Chairman	
The following councillor was unanimously elected into the position of Vice-Chairman; Cllr Steventon Baker was proposed by Cllr Taylor and seconded by Cllr White.	
P/15/74 Minutes of the Meeting held on the 28 April 2015	
Change 'WCC' to 'HCC' The minutes were then agreed and signed as a true record of the meeting by Cllr Gordon.	
P/15/75 Matters arising from the Meeting of the 28 April 2015	
<ul style="list-style-type: none">○ P/15/54 Update on redesign of B3047/A33 and Lovedon Lane/A33 Junctions – Cllr Gordon stated that no start date has yet been given. Cllr Taylor did note that a yellow sign had been knocked over, most likely the due to the occurrence of another road traffic collision.○ P/15/54 Update on Traffic Regulation Order (TRO) on Springvale Road – A letter had been received from Sean Woodward (HCC) stating the TRO is to be advertised within the next few weeks but no date has been received.	

○ **P/15/54 Update on Traffic issues in Churchill Close from the Heights –**

Cllr Gordon stated that the person who he needs to contact at HCC is on holiday. Cllr Gordon will chase this up when said person has returned.

Cllr Gordon

P/15/76 Public Question Time

A parishioner stated that Hampshire County Council are only planning to surface dress Ramsay Road. 27 years ago he was informed that the road would be lifted and resurfaced. He was disappointed that this will not be happening and it seems ridiculous that Forbes road was fully re-surfaced. Cllr Gordon is to investigate with Hampshire County Council and email the member of the public if there is a resolution.

Cllr Gordon

A parishioner asked 'what are the TRO regulations going to be?' Cllr Gordon responded that the TRO will be going to public consultation for this decision to be made

A parishioner asked the committee to clarify what the conditions are for public use of the Parish Council noticeboard as her sign had been removed 2 days after it was placed on the board. Cllr White responded that the general rule is for items to be up for one month but these may be removed earlier due to condition or being out of date. The maximum size is A4 but A5 is preferred for space reasons.

Cllr Gordon stated that no member of the Parish Council, or employee of the Parish Council, had removed the sign in question.

P/15/77 To Consider Planning Applications received since the last Meeting

15/00969/OUT – Top Field Application

It was noted that there were 21 letters of objection and 1 letter of support on the WCC website, at the time of checking.

Cllr Gordon informed the committee that some of the documentation for the application, which includes the developer's logo, states 'Our Church Green Close development'. Cllr Gordon is to raise this statement with WCC as the developer did not develop Church Green Close and this statement is misleading.

Cllr Gordon pointed out that this proposal still encroaches onto the previously agreed mitigation zone.

Cllr Taylor pointed out that the access road will be extremely steep due to the height of the site.

Cllr White noted that there is provision on Tudor Way for up to 39 dwellings in Local Plan Part 2.

See Dashboard attached for applications considered. (Blue section).

P/15/78 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.

Cllr Gordon informed the committee that the Winchester City Council planning committee decided to go against the officer’s recommendation on 14/02841/FUL & 14/02842/LIS.

(1 member of the public left at this point)

P/15/79 Proposed development of Top Field–

None.

P/15/80 Winchester Housing Trust – Garage Site.

Nothing further heard but neighbours have submitted letters of objection.

P/15/81 Parking on Grass Verges Update

Gareth Dark (WCC) has drawn up a parking proposal for the area in question. His boss, who is currently on holiday, will be contacting Cllr Gordon to discuss this.

Cllr Gordon is to contact the police regarding vehicles being driven on the footpaths, which is illegal.

Cllr Gordon

P/15/82 Cycle Paths

The item asking for feedback has been placed in the Parish comms and we are awaiting responses.

P/15/83 Tesco Site –

Cllr Gordon has clarified that the Tesco’s new twin axle trailers are, approximately the same size as the older single axle trailers. However Cllr Gordon has photographs of non-Tesco delivery companies driving on the footpaths and parking on the road or in the disabled parking bay.

(Cllr Taylor left at this point)

P/15/84 Speed Data –

The Clerk reported that the ‘17429’ figure had been queried and it was confirmed

that it was incorrect. The office is to be supplied with the speed data on a monthly basis, when the sign is in Kings Worthy's possession.

Clerk

It was also noted that the item regarding speed watch has been placed in the recently published parish comms.

P/15/85 Update from Meetings –

None.

(1 member of the public left at this point)

P/15/86 To discuss any issues from the Parish Council Meeting –

None.

P/15/87 Clerk's Notices –

None.

P/15/88 Chairman's Notices –

Cllr Gordon reported that he had contacted the Police and Crime Commissioner's office. Communications were sporadic and were not useful when received. Cllr Gordon was informed that Cllr Green (WCC) is running a shared scheme for Winchester of which Kings Worthy was reportedly included. Cllr Gordon informed them that Kings Worthy wished to have its own scheme.

P/15/89 Communications – Items for Inclusion –

None.

P/15/90 Items for discussion at the Next Meeting – None

P/15/91 Date of Next Meeting

The next meeting is scheduled for Tuesday 30 June 2015.

The meeting closed at 21:08.

Signed.....

Date.....

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 Estimate	Budget Source	Approvals Dates			Notes Completed
					P & H	Finance	PC	
PA-H	P-003	Street Lighting 2014/15	£7,500	Baseline budget £7500		16/01/2013	21/01/2013	Second 6 months £3496.58 (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	
SDNP/14/00440/DCOND	1 Old Farm Cottages, Martyr Worthy Road, Abbots Worthy, SO21 1DU	Construction of a front porch - DISCHARGE CONDITION 2 - SDNP/13/04198/LIS	No response given as application referred to a change in roof tile type.	
14/01889/OUT	Woodstock Mortimer Close Kings Worthy SO23 7QX	Outline permission considering Access and Layout for 3 no. detached dwellings and extension of existing access	The Parish Council do not support this application in that Mortimer Close is not wide enough to accommodate any on street parking, which would be generated from this development. Any on street parking would in effect cause obstruction issues and would be a danger to pedestrians.	
14/02556/FUL	155 Springvale Road Headbourne Worthy SO23 7LF	Redevelopment of the site following the demolition of 155 Springvale Road and the erection of 1 no two bedroom dwelling 1 no three bedroom dwelling and 2 no four bedroom dwellings with associated parking and landscaping	The Parish Council, on a 3-1 majority, wish to support this application but ask that the officer ensures that there is more than adequate parking on site.	
14/02841/FUL	Wistaria London Road Kings Worthy Winchester Hampshire SO23 7QN	(HOUSEHOLDER) Demolition of single storey extension and erection of replacement single storey extension to south east of property attached by glazed link; new porch access to north east of the property	The Parish Council have concerns with regards a new entrance onto London Road given the proximity of the junction, and the high volume of traffic. We ask that the officer consult with the Road Safety Officer on this matter.	Permitted (C)
14/02842/LIS	Wistaria London Road Kings Worthy Winchester Hampshire SO23 7QN	(HOUSEHOLDER) Demolition of single storey extension and erection of replacement single storey extension to south east of property attached by glazed link; new porch access to north east of the property.	The Parish Council have concerns with regards a new entrance onto London Road given the proximity of the junction, and the high volume of traffic. We ask that the officer consult with the Road Safety Officer on this matter.	Permitted (C)
SDNP/15/00401/PRE	Linesta Basingstoke Road Kings Worthy Winchester Hampshire SO21 1AA	Demolition of existing residential dwelling and associated detached garage and provision of three new dwellings comprising 1 no four bedroom 1 no three bedroom and 1 no two bedroom with associated parking/garages	Agreed to obtain more information from SDNP (SDNP Reply - they do not consult with Parish Council's on PRE apps)	
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.	
15/00357/TPC	Willow Cottage London Road Kings Worthy Hampshire SO23 7QN	1no. Blue Thuja (Fir) Fell.	The Parish Council wish to support this application.	Permitted (O)
15/00492/FUL	Penfold Legion Lane Kings Worthy Hampshire SO23 7RA	[HOUSEHOLDER] Building first floor above existing garage and front extension on the ground and first floor	The Parish Council has no objection to this application.	Permitted (O)
15/00494/FUL	Hilliers 7 Roberts Close Kings Worthy Hampshire SO23 7LY	[HOUSEHOLDER] Replace existing patio doors with bi-folding doors and install new french doors to replace existing window to side elevation. Creation of a new opening with bi-folding doors to the rear elevation and internal alterations.	The Parish Council has no objection to this application.	Permitted (O)
15/00563/FUL	21 Frampton Way Kings Worthy Hampshire SO23 7QE	(HOUSEHOLDER) Erection of conservatory	The Parish Council has no objection to this application.	Permitted (O)
SDNP/15/00739/HOUS	Old Farm Cottages Martyr Worthy Road Abbots Worthy Hampshire SO21 1DU	Alterations and rear extension to existing detached double garage(WITHIN THE CURTILAGE OF A LISTED BUILDING)	The Parish Council object to this application on the grounds that it is overdevelopment of a site within the curtilage of a listed building, and within a conservation area.	

15/00570/FUL	Jasmine Cottage 12 Church Lane Kings Worthy Winchester Hampshire SO23 7QS	(HOUSEHOLDER) Replacement of timber conservatory with an oak orangery (AFFECTS THE SETTING OF A LISTED BUILDING)	The Parish Council wish to support this application.	Permitted (O)
15/00571/LIS	Jasmine Cottage 12 Church Lane Kings Worthy Winchester Hampshire SO23 7QS	Replacement of timber conservatory with an oak orangery	The Parish Council wish to support this application.	Permitted (O)
15/00657/FUL	Twinroofs 43 Springvale Road Kings Worthy Hampshire SO23 7ND	(HOUSEHOLDER) Erection of single storey garage in front garden with associated drive	The Parish Council wish to support this application.	Permitted (O)
15/00698/FUL	Half Acre 3 Nations Hill Winchester Hampshire SO23 7QY	Variation of condition no. 4 on Planning application 14/02138/FUL regarding energy standards	No comment given.	Permitted (O)
15/00768/TPC	2 Victoria Cottages London Road Kings Worthy Winchester Hampshire SO23 7QN	1 no. Sycamore to crown lift by 6m, crown reduce by 2m (T1), 1 no. Horse Chestnut to crown reduce by 4m (T2), 5 no. Leylandi 8ft top reduction (T3,T4,T5,T6,T7)	The Parish Council wish to support this application.	
15/00815/FUL	Sunnyside Mount Pleasant Kings Worthy Winchester Hampshire SO23 7QU	New detached 3 bedroom cottage with basement including parking area and bicycle storage with landscaped garden	The Parish Council have no objection to this application.	
SDNP/15/01410/LIS	Worthy Park House Worthy Park Lane Kings Worthy Winchester Hampshire SO21 1AN	1. Repairs to two rooflights. 2. Change of materials from felt to slate roof coverings to small roof areas.	The Parish Council have no objection to this application.	Approved (O)
SDNP/15/01679/HOUS	Mill House Mill Lane Abbots Worthy Winchester Hampshire SO21 1DS	Enclosure of rear porch, provision of conservation style Velux window above enclosed porch, reopening of existing door from porch to proposed utility room, Internal alterations to form a utility room and automated timber entrance gates	The Parish Council have no objection to this application.	
SDNP/15/01680/LIS	Mill House Mill Lane Abbots Worthy Winchester Hampshire SO21 1DS	Enclosure of rear porch, provision of conservation style Velux window above enclosed porch, reopening of existing door from porch to proposed utility room, Internal alterations to form a utility room and automated timber entrance gates	The Parish Council have no objection 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 (Last updated by Winchester City Council – July 2013)

Ref.	Brief Details (address)	Issue

Planning Applications for Consideration by Planning & Highways Committee (as agenda)

Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)
15/00969/OUT	Land Off Hookpit Farm Lane Hookpit Farm Lane Kings Worthy Hampshire	Proposed residential development with 25 dwellings located on top field and 7 self build dwellings located on Dildawn (SHLAA site 329) including upgrading the existing access off Hookpit farm lane with associated roads, parking areas and landscaping. (RESUBMISSION)	After a majority vote, the Parish Council (PC) resolved to object to this application based on the following; 1. PC have not agreed this as a rural exception site. 2. The current proposal is still encroaching on the mitigation zone on the site. 3. Access is via an unadopted and very steep access road. 4. Proposals within LPP2 are for 43 dwellings on the Tudor Way site. The building of 7 dwellings appears to be an under-development against LPP2.	
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)	The Parish Council has concerns in regards to the vehicular access to the parking area, lack of visitor parking and height of the proposed dwelling.	
15/00870/FUL	3 Sycamore Drive Winchester Hampshire SO23 7NW	(HOUSEHOLDER) Loft conversion with velux windows and dormer to rear elevation and velux windows to front elevation	The Parish Council has no objection to this application.	

Planning Applications for Consideration by Planning & Highways Committee (received after agenda published)

Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)