

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

**Minutes of the Meeting held on Tuesday 30 April 2013
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Present:	Councillors:	Ian Gordon [Chairman] Bob Barnes [Vice-Chairman] Phil Allen Judith Steventon Baker Stewart Newell Martin Taylor Sarah White
	Clerk:	Adrian Reeves
	Public:	None

P/13/63 Apologies for Absence

Cllr Denis Welstead had sent his apologies for absence.

P/13/64 Public Question Time

There were no members of the public present.

P/13/65 Presentation on Proposals for Hookpit Farm Lane by Drew Smith

There was a presentation from Neil Holmes (Quayside Architects) and Richard Waite (Drew Smith) for a phase 2 development at Hookpit Farm Lane. The sketches showed a blue area, which comprised a total of 80 additional dwellings, with links to Ilex Close and another wing which brought the total phase 2 additions to 140.

A traffic impact assessment, projected forward 10 years, demonstrated that the Hookpit Farm Lane junction with Cundell Way could cope with the additional traffic movements. Drew Smith are amenable to a second site access being created from Springvale Road if residents so wished.

It was noted that Energy Code Level 5 requirements may be in place for this scheme and it was stated that this would likely impact on the financial viability making the larger scheme more necessary. Drew Smith would like to deliver affordable housing with Code Level 5 requirements met but don't believe this can be done on just 25 dwellings.

Drew Smith stated that if phase 2 is limited to 25 dwellings then they would not have control over the rest of the site for open space and amenity purposes, and that Winchester City Council (WCC) needed to consider the visual impact of the competing sites.

Drew Smith are prepared to offer 60% affordable homes from the total new dwellings in phase 2; it was noted that this was over and above the 25 affordable dwellings included within phase 1.

As Drew Smith considered that WCC were moving too slowly on this they were likely to submit a planning application in the next couple of weeks. During the formal pre-consultation they would like to hold a public meeting to explain their proposals.

P/13/66 Minutes of the Meeting held on the 26 March 2013

The minutes were agreed as a true record of the meeting and were signed by Cllr Gordon.

P/13/67 Matters Arising from the Meeting of the 26 March 2013

- **P/13/52 Hookpit Farm Lane / area around Tesco site** – continuing issues but no substantive progress since the last meeting, although the proprietor has agreed to repair the one badly damaged garage. He claimed two others were the responsibility of the tenants but, as he is required to have insurance, it is believed that they do belong to him.

P/13/52 Speed bumps and Speed Limits – Cllr Gordon confirmed that the pathway from Churchill Close to Springvale Road had been re-laid. Cllr Steventon-Baker reported that the refuse collection lorries were still reversing out of Churchill Close in breach of a condition within the planning consent.

P/13/53 37 Ramsey Road – it was noted that WCC have still to make a decision on 37 Ramsey Road; this had been chased up more than once by the Clerk but no reply had yet been received from the Planning Department; this to be followed up again with Steve Opacic. **Action – the Clerk**

P/13/57 Footpaths at Hookpit Farm Lane – Cllr Allen still needs to compose a letter of reply but this was awaiting a reply from Judy Pinnock to the letter from Cllrs White and Gordon which had been received by WCC on 2nd April. This item is to be dealt with by the Recreation & Amenities Committee in future. **Action – the Clerk**

P/13/68 PFI Street Lighting Contract

HCC had promised full consultation on this issue. Having received the revised timetable, councillors were requested to examine the street lights attached to telegraph poles and also to ensure that appropriate levels of lighting are provided across the village, being bright enough but not causing light pollution. All feedback and suggestions on this should be given to Ian Gordon. **Action – All**

Cllr White undertook to circulate the latest document on the street lighting to all members of P&H. **Action – Cllr White**

P/13/69 Discussion on HCC's proposals for redesign of B3047/A33 and Lovedon Lane / A33 junctions

Concern was expressed that by trying to tackle both junctions with a limited budget was a mistake as the money would be spread too thinly. Councillors recommended that all the available money should be concentrated on the B3047/ A33 / London road junction. It was considered, based on a short informal survey, that there was no need for a pedestrian crossing at Park Lane but that the deceleration lane into Lovedon Lane should be retained.

It was viewed that there was a need to slow traffic on the A33 between Lovedon Lane and the B3047 / London Road junctions. Concern was expressed about the difficulty of longer vehicles turning right from London Road onto the A33.

P/13/70 Dashboard

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

- **Major Initiatives – Requiring PC Approval** – nothing to report.
- **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/13/71 Planning Applications received since 26 March 2013

Case Reference	Address	Comment
13/00532/FUL	6 Vian Place Single storey rear extension and alterations to fenestration to include patio door	Supported
13/00536/FUL	Cherhill, Legion Lane Two storey front extension, raising of roof to increase first floor accommodation and erection of timber decking to rear	Supported
13/00586/FUL	25 The Pastures Single storey rear extension, new hipped roof to existing single storey and replacement retaining wall	Supported

13/00636/FUL	Woodhams Day Nursery, Springvale Road Erection of extension to existing day nursery	The Parish Council would wish that Winchester City Council consider the impact and benefits which will arise from Planning Policy S9 and the mitigation thereof. This development has the potential to meet or partially meet policy S9 and also the KW Village Design Statement Goal G16. The Parish Council believes that WCC should take such policies into account when considering an application that is directly geographically linked to WCC's own planning policies. The Parish Council would like to hear WCC's comments prior to any decision being taken.
13/00683/FUL	Tails End, 50 Springvale Road Erection of rear conservatory and minor amendments to elevations of permitted planning permission 04/00908/FUL (Retrospective)	The Parish Council considered this application to be academic
13/00687/HCS	Kings Worthy Primary School Expansion of Kings Worthy Primary School by half a form of entry to a two form entry Primary school (three classroom extension), including removal of two classroom temporary buildings (previous application 12/00846/HCS)	The Parish Council support this application. However the Parish Council wishes it to be noted that the dark blue line on the plan proposals includes land at Hinton Fields which is owned by the Parish Council.
13/00741/FUL	Magnolia Cottage, Springvale Avenue Demolition of existing garage and erection of two storey side extension	Supported
13/00805/FUL	14 Firs Crescent Replacement rear conservatory	Supported
13/00806/FUL	Owls Hoot, 16 Boyne Mead Road Replacement rear conservatory	Supported
13/00812/ FUL	21 Gillingham Close Single storey front extension link to existing detached garage and part conversion of existing detached garage to accommodation	Supported
13/00883/TPO	Tanglewood, 1 Champion Way 1 no. holm oak – lift crown by 2.5m	Supported

P/13/72 Update from Meetings

An update was given on the recent meeting between councillors and officers from WCC's Planning Department on the Core Strategy and Local Plan Part 2. The clerk reported on the Clerks' Forum meeting on Neighbourhood Planning and that the recommendation was for Kings Worthy to focus on Core Strategy Part 2 over Neighbourhood Plans at this stage.

(Cllr Steventon-Baker left the meeting at this point)

Considerable debate took place on SHLAA and it was agreed to wait for the meeting on Local Plan 2 being attended by Cllrs Allen and Newell before finalising a way forward.

The Clerk was asked to reschedule the meeting planned for 7th May with Steve Opacic and others from WCC. **Action – the Clerk**

P/13/73 To discuss issues from the Parish Council Meeting

- **Shed at the junction of B3047 / A33** – this remains outstanding.
- **Illegal signs** – the illegal signs on London Road have now been removed.

P/13/74 Clerk's Notices

An issue has arisen over the ownership of a small strip of land at Broadview adjoining 41 Ramsey Road. The owners have claimed ownership of this strip based on documents in their possession. Following discussions with the Land Registry, and offering them two separate reference numbers from documents that the Parish Council hold, Land Registry searches confirmed that this land was transferred to the ownership of the Parish Council by WCC and that there is no record of the land being subsequently sold to any other person. A covenant requires the land to be retained as a public amenity with public access. After considerable discussion it was unanimously agreed to recommend to the full Parish Council, at its next meeting, that this land remain in the ownership of the Council. **Action – the Clerk**

P/13/75 Chairman's Notices

None.

P/13/76 Communications - Items for Inclusion

None.

P/13/77 Items for Discussion at Next Meeting

None.

P/13/78 Date of Next Meeting

The next meeting was scheduled for Tuesday 28 May 2013.

The meeting closed at 11.25 pm.

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