KINGS WORTHY & ABBOTS WORTHY

Kings Worthy Parish Council

Minutes of the Planning & Highways committee meeting held on Tuesday, 25 June 2019 at 19:30 in Kings Worthy Community Centre, Fraser Road, Kings Worthy

Chair of the meeting:	Cllr Ian Gordon	Clerk to the meeting:	Lucia Foster-Found

Attendees:		Apologies given:
Cllr Mandy Hallisey Cllr Les Haswell Cllr Dorry Lawlor	Cllr Karen McCleery Cllr Derek Smith	

Members of the public:	1 + Cllr Emily Fish (non-voting)

P/19/59 – Public question time

What has happened with the Top Field development? Cllr Gordon informed the meeting that he and Chris Read had attended Winchester City Council (WCC) planning meeting, no one spoke against it and on the Planning Officer's recommendation it was permitted.

Will the Top Field footpaths be left in their natural state? Cllr Gordon believes so, but the footpath that will run to Kim Bishop Way will need to be of a standard suitable for wheelchair access.

P/19/60 – To consider planning applications received since the last meeting

Reference number:	19/00844/HOU
Proposal:	The proposal includes the creation of a single storey extension, to provide parking for a single vehicle in a garage and also the creation of a porch area.
Location:	6 Wesley Road Kings Worthy SO23 7PX
Comment:	The Parish Council has no objection to this application.

Reference number:	SDNP/19/02677/HOUS
Proposal:	REPAIR AND RESTORATION OF BARN
Location:	The Coach House Mill Lane Abbots Worthy SO21 1DS
Comment:	The Parish Council has no objection to this application providing that it will not be used as any form of dwelling

Reference number:	19/01100/HOU
Proposal:	Proposed rear conservatory.

DRAFT

Location:	9 Elizabeth Close Kings Worthy SO23 7PE
Comment:	The Parish Council has no objection to this application.

Reference number:	19/01241/TPO
Proposal:	Beech (T1) - Leaning towards neighbour. Fell. Decay fungus present and heavily weighted towards neighbour. Beech (T2) - Leaning towards road. Fell. Decay fungus present, weighted over road, and canopy now showing signs of stress.
Location:	15 The Woodlands Kings Worthy SO23 7QQ
Comment:	The Parish Council has no objection to this application

P/19/61 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices (see attached)

Ramsay Road – Cllr McCleery questioned the wording "land at the address is untidy" and felt that it should be flagged up as a Health and Safety issue. Cllr D Smith has observed the site and also feels that the lack of a retaining wall between its neighbouring property could be classed as a potential hazard. Cllr Gordon will organise on-site visit with the WCC Health and Safety, Enforcement and Planning Officers to ascertain why there is no enforcement.

Boyne Mead Road – Permission refused at WCC Planning Meeting.

Action	To be actioned by:	Target date:
Ramsay Road - arrange on-site meeting.	Cllr Gordon	ASAP

P/19/62 – North Winchester Farm

No updates

P/19/63 – To agree and sign the Minutes of the Meeting held on the 28 May 2019

The minutes of the meeting held on 28th May 2019 were agreed as a true record of the meeting and signed by the Chair.

P/19/64 – Matters Arising

WCC Postholders – List of new WCC Postholders to be sent around with the minutes.

17 Sycamore Drive – Awaiting response from Enforcement regarding extent of restitution.

Top Field Eligibility – Emails have been exchanged between Nigel Baldwin, Housing Enabling Officer. With planning permission now granted, Kings Worthy Parish Council will monitor the build and ensure that the criteria are adhered to.

P/19/65 – Items Referred from Parish Council

Investigation of possible pedestrian bridge/walkway option at Lovedon Lane. Mitchel Bridges were consulted. It transpires that they are primarily a bridge hire company for events. However, they gave a ballpark figure of £1,000 per metre (not including foundations) for a walkway.

20:30 – 1 member of public left the meeting

P/19/66 - Development status of potential sites within the settlement boundary

Garages behind Tubbs Hall – Developers Footstep Living have been contacted. They are keen to progress the scheme but are experiencing delays.

Tudor Way – No updates.

Cornerways/Merrydale – Earmarked for development once Hampshire County Council (HCC) release the land.

P/19/67 – Updates

Neighbourhood Plan – Meeting with Denmead Council is being re-arranged.

Pedestrian gates at Churchill Close – To be erected by end July.

40mph speed limit on Lovedon Lane – Application dependent on evidence from the awaited new speed sign and potential increase in HGV traffic to the recycling plant.

B3047/A33 and Lovedon Lane/A33 junctions – There have been no further updates.

Meetings attended:

Cllr Gordon and Chris Read attended a meeting with Mitchel Bridges (see **P/19/65)**

Cllr Gordon and Chris Read attended a meeting at WCC Planning (see **P/19/59)**

P/19/68 – Clerk's Notices

Discussed hedge at junction of Ramsay Road and Lovedon Lane, which is obscuring the visibility for drivers exiting Ramsay Road. Cllr Hallisey confirmed that it is WCC ownership. WCC to be contacted to cut it back.

Action	To be actioned by:	Target date:
Contact WCC to request hedge cut	Cllr Gordon	ASAP

P/19/69 – Chairman's Notices

Propose swapping the Planning and Highways Committee meeting dates with the Parish Council meetings – this would enable the Parish Council meeting to take place after all the other committee meetings. No objections were raised and discussed that it might be mentioned at all committee meetings.

18 Frampton Way – concern was expressed about alleged tree works. WCC to be contacted to ascertain ownership of the wooded area adjacent to this plot.

Action	To be actioned by:	Target date:
Contact WCC Planning for confirmation of ownership.	Cllr Gordon/Clerk	ASAP

P/19/70 – Items for discussion at the next meeting

None.

Meeting Closed:	20:43

Signed:

Date:

Kings Worthy Parish Council Planning Dashboard - 25th June 2019

Initiatives that require Parish Council approval

Reference:	Details:	Type:	Budget (2018/19) [ex. VAT]	Actual (2018/19) [ex. VAT]	Saving Against Budget YTD [ex. VAT]
PA-H (P-003)	Street Lighting (2018/19)	Project	£ 6,250.00	£ 6,112.40	£ 137.60

Planning & Highways Committee Planning Responses

Reference:	Location	Proposal	P&H Response	WCC Decision
18/01083/FUL	99 - 103 Springvale Road Kings Worthy Hampshire	Redevelopment of the site following demolition of the existing dwelling houses at 99, 101 and 103 Springvale Road, and the erection of 15no. dwellings (7 x 2-bedroom, 6 x 3-bedroom and 2 x 4-bedrom), with associated access, landscaping and parking.	Object The Parish Council wish to object on the following grounds: • Concerns with regards to the turning area at the top of the site being too tight. • The fact there is two access points onto Springvale Road. • During the pre-application consulation the Parish Council made comments with regards to the hedging near the access onto the site. This has not been adequately addressed and the entrance is not clearly defined. This is of particular importance given that the access crosses a footpath which is a safer route to school, used by primary school children. " • Pre-application comments were made with regards to the height of plots 13 & 14. Whilst these dwellings have been sunk into the bank, Councillors are disappointed that these proposed dwellings are still imposing to the surrounding properties.	
19/00048/FUL	Land Off Burnet Lane Kings Worthy Hampshire	A development of 35 units, including infrastructure and the open space provision associated with the development area. Provision of remaining open space, (change of use from agricultural, to publicly accessible recreation land). Diversion of Public Right of Way (ROW/3189777), in addition to a minor diversion of one of the three claimed Rights of Way.	The Parish Council wish to support this application.	**Permitted**
19/00009/FUL	North Winchester Farm Stoke Charity Road Kings Worthy SO21 2RP	Demolition of a former agricultural building and erection of 3 no. detached dwellings, access, parking, landscaping, and associated works.	The Parish Council wish to object to this application as it was not included in Local Plan Part 2, nor was an attempt made to approach the Parish Council when determining the settlement boundary. However, the Parish Council would consider this if it were put forward as a rural exception site.	**Refused**

19/00189/HOU	Woodlea 3 Boyne Mead Road Kings Worthy SO23 7QZ	Proposed loft conversion with associated front, rear and side dormers; rear balcony; side and rear decking, fencing and terrace; Completed: Conversion of garage into studio, with small front extension - previously believed to be permitted development	The Parish Council do not see a reason to object to this application provided there are no objections from the neighbouring properties, as no letters of objection were available on the planning website at the time the application was considered.	**Refused**
19/00404/FUL	2 Boyne Mead Road Kings Worthy SO23 7QZ	Condition Number(s): 2 The development hereby approved shall be constructed in accordance with the following approved plans:, 1616-202 C Proposed Elevations, 1618-201 C Proposed GA Plans 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 11 (materials) of the associated application forms and the email from Paul Cashin dated 16.12.2016. Amendments to approved plans.		**Permitted**
19/00900/TPO	5 The Woodlands Kings Worthy SO23 7QQ	T1 Thuja & T2 Horse Chestnut - Reduce selected over extended branches to limit over hang from property, driveway & highway by up to 2m and lift low hanging branches to give 2m clearance from ground level	The Parish Council has no objections to this application.	**Permitted**
19/00948/HOU	18 Felmer Drive Kings Worthy SO23 7PY	Demolition of existing conservatory and replace with single storey extension.	The Parish Council has no objections to this application.	**Permitted**
19/00893/HOU	10 Princess Court Kings Worthy SO23 7FN	This planning application is being submitted because the permitted development rights for our property have been removed. We propose to replace our existing summer house with an outside office.	The Parish Council has no objections to this application, providing that the replacement structure is not used as accommodation.	**Permitted**
SDNP/19/01331/CND	Abbots Worthy House Martyr Worthy Road Martyr Worthy SO21 1DR	Removal/variation of condition 2 of approved planning permission Application Reference Number: SDNP/18/00679/FUL.	The Parish Council has no objections to this application, but make the comment that the bi-fold doors do not match the Georgian style of the other windows.	**Refused**
SDNP/19/02247/TCA	Juglans Old Rectory Gardens Abbots Worthy SO21 1DW	Lime pollard (T1) - Remove. Walnut (T2) - Reduce lateral limbs in lower canopy by approximately 2-3m, lift to approximately 6m and thin by 10%. Cherry (T3) - Remove.	The Parish Council has no objection to the Walnut (T2) reduction. The Parish Council would like to see the justification for the removal of the Lime Pollard (T1) and the Cherry (T3).	**Permitted**
19/00909/PTH	Land Off Burnet Lane Kings Worthy Hampshire	Diversion Of Footpath C1 - Path From Ilex Close Land Off Burnet Lane Kings Worthy Hampshire	The Parish Council has no objections to this application.	
19/00910/PTH	Land Off Burnet Lane Kings Worthy Hampshire	Diversion Of Footpath C2 - Path From Ilex Close Land Off Burnet Lane Kings Worthy Hampshire	The Parish Council has no objections to this application.	

19/00911/PTH	Land Off Burnet Lane Kings Worthy Hampshire	Diversion Of Footpath C3 - Path From Ilex Close Land Off Burnet Lane Kings Worthy Hampshire	The Parish Council has no objections to this application.	
19/00912/PTH	Land Off Burnet Lane Kings Worthy Hampshire	Diversion Of Footpath ROW/3189777 Land Off Burnet Lane Kings Worthy Hampshire	The Parish Council has no objections to this application.	
19/00913/PTH	Land Off Burnet Lane Kings Worthy Hampshire	Diversion Of Footpath A - Setaside Path Land Off Burnet Lane Kings Worthy Hampshire	The Parish Council has no objections to this application.	

Planning Inspectorate Appeals

Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's/Committee Decision
None.					

Winchester City Council Enforcement Notices

Reference:	Location:	Issue:
17/00116/UTL	37A Ramsay Road, Kings Worthy, Winchester, Hampshire, SO23 7PW	Alleged that the land at the address is untidy.
18/00245/WKS	Woodlea, 3 Boyne Mead Road. Kings Worthy, Winchester, Hampshire, SO23 7QZ	Alleged unauthorised extension to garage - Site visit carried out.
18/00262/WKS	Hinton Cottage, Hinton House Drive, Kings Worthy, Winchester, Hampshire, SO23 7NH	Alleged construction of a raised platform within a park outside of residential boundary. - Hedge removed and development appears to be on part of public open space. Need to check Land Registry information.

Winchester City Council Closed Enforcement Notices (as informed by Winchester City Council)

Reference:	Location:	Issue:
None.		