

Kings Worthy Parish Council

**Minutes of the Planning & Highways committee meeting
held on Tuesday, 17 March 2020 at 19:30 in
Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Chair of the meeting:	Cllr Ian Gordon	Clerk to the meeting:	Christopher Read
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Attendees:		Apologies given:	
Cllr Mandy Hallisey	Cllr Dorry Lawlor		
Cllr Les Haswell			

Members of the public:	2
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P/20/025 – Election of a Vice-Chair

No candidates were proposed thus it was agreed to defer this item until some of the Councillor vacancies have been filled.

P/20/026 – Public question time

A parishioner enquired about the proposed works to the drainage pipe along Springvale Road.

Cllr Gordon noted that as previously mentioned, long term preparatory works are starting but funding will be an issue. The pipe is also still working despite its poor state of repair.

Cllr Gordon also stated that works to tidy up the surfacing on the road should be starting shortly.

P/20/027 – Available updates

[North Winchester Farm](#) – No update.

[Pedestrian gates at Churchill Close](#) – It was agreed no further work was required.

[40mph speed limit on Lovedon Lane](#) – Cllr Gordon stated that when discussing the issues with drainage on Lovedon Lane near Eversley Gardens, a Hampshire County Council (HCC) representative stated that the development had “gone bust” despite this being untrue. However, after further discussion with HCC highways this flooding will be looked at.

P/20/028 – To consider planning applications received since the last meeting

Reference number: SDNP/20/00908/FUL & SDNP/20/00909/LIS

Proposal:

Refurbishment works to the Coach House exterior: Phase 1 to include alterations and works to external walls and windows, (but excluding any works to roof) together with minor external works to include new canopy, landscaping and boundary treatment.

Location: The Coach House, Prince's Mead School Worthy Park Lane Kings Worthy Hampshire

Comment/Action: The Parish Council see no reason to object to this application but would like details of phase 2 from the applicant.

Reference number: 20/00061/HOU

Proposal: Installation of an external stair case from the ground floor level in the rear garden to first floor 'deck' above the garage. Within Curtilage, adjoining the car port to the rear.

Location: The Long House 3 Eversley Gardens Kings Worthy SO23 7GQ

Comment/Action: The Parish Council wish to support this application.

Reference number: 20/00091/HOU

Proposal: Within curtilage, installation of an external staircase in the rear garden of house from the ground floor to the first floor deck above the garage/car port.

Location: 6 Eversley Gardens Kings Worthy SO23 7GQ

Comment/Action: The Parish Council wish to support this application.

Reference number: 20/00135/HOU

Proposal: Replace brick garden wall with a like-for-like replacement

Location: 4 Felmer Drive Kings Worthy SO23 7PY

Comment/Action: The Parish Council has no objections to this application.

Reference number: 20/00267/HOU

Proposal: Garage conversion Replacement of conservatory with single storey rear extension

Location: 6 Cloverbank Kings Worthy SO23 7TP

Comment/Action: The Parish Council wish to support this application as long as it does not displace any cars onto the highway.

Reference number: 20/00284/TPC

Proposal: T1 Indian Beantree - Reduce crown by 3 metres T2 Crab apple - Tin by 10% and reduce crown by 1.5m

Location: Salcombe St Marys Close Kings Worthy Hampshire SO23 7QL

Comment/Action: We defer this to the decision of the arboriculturist.

Reference number: 20/00286/FUL

Proposal: Application Reference Number: 19/02253/HOU Date of Decision: 05/02/2020
Condition Number(s): Conditions 2 and 3 Conditions(s) Removal: Variation to conditions 2 and 3 to allow change of material fr...

Location: Hoplands North Road Kings Worthy SO23 7NZ

Comment/Action: The Parish Council has no objections to this application.

Reference number: 20/00358/TPO

Proposal: Ash:-Fell. The twin stems are rubbing together at about 2.5 meters high, the tree heavily overhangs the neighbours glasshouse and glass conservatory and is constantly dropping deadwood due to ash die back.

Location: Langmead 232 Springvale Road Kings Worthy SO23 7LF

Comment/Action: The Parish Council supports the advice of the arboriculturist.

Reference number: 20/00361/TPO

Proposal: Lime trees x2:- [part of group] reduce back lower limbs [overhanging into neighbors garden] by 2 meters.

Proposal: Ash:- as above.

Reason the lower limbs are causing excessive shading to neighbors garden.

Location: 15 Hinton Fields Kings Worthy SO23 7QB

Comment/Action: The Parish Council has no objections to this application.

Reference number: 20/00411/HOU

Proposal: Single Storey Rear Extension, Addition of Rear Dormers, Internal Alterations & Relocation of existing Boundary Fence

Location: 15 Loader Close Kings Worthy SO23 7TF

Comment/Action: The Parish Council has no objections to this application.

Reference number: 20/00418/HOU

Proposal: A kitchen/dining room extension

Location: 13 Eversley Gardens Kings Worthy SO23 7GQ

Comment/Action: The Parish Council has no objections to this application.

P/20/029 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices (see attached)

Members reviewed a copy of the dashboard.

P/20/030 – To agree and sign the minutes of the meeting held on the 18 February 2020

The minutes of the meeting held on 18 February 2020 were agreed as a true record of the meeting and signed by the Chair.

P/20/031 – Matters arising from the meeting held on the 18 February 2020

[Ramsay Road building site](#) – No update.

[Local Plant Part 2](#) – Meeting being arranged but will need to be delayed to due COVID-19.

P/20/032 – Development status of potential sites within the settlement boundary

[Garages behind Tubbs Hall \(Mountbatten Place\)](#) – The status of this site has been chased with the potential developer.

[Tudor Way](#) – Construction of this development has now commenced.

[The Grove](#) – Issues with parking and delivery times have been highlighted. These have been passed onto the developer. When Cllr Gordon contacted HCC to discuss the developer using the HCC owned Cornerways site, they stated that the developer had been offered use of the site for parking (at a cost) but had declined.

[99-103 Springvale Road](#) – Construction of this development has now commenced.

P/20/033 – Lighting at Church Green Bus Shelter

A quotation has been requested.

P/20/022 – Clerk's Notices

[Lengthsman](#) – It was agreed to ask the Lengthsman to clear the kerbside drains on Springvale Road, starting with those from Legion Lane to Nations Hill.

[Coronavirus \(COVID-19\) actions](#) – A new laptop had been procured at a cost of £720.00 (exc. VAT), to allow the Clerks to both work from home if required.

Cllr Newell had attended as a member of the public to discuss what the Parish Council can do to support those who are elderly and vulnerable. After discussion about the various local groups trying to offer help, it was agreed to setup a meeting. Invitees are to include Tesco Express, Springvale Stores, Cobbs Farm Shop, Springvale Pharmacy, St Marys Church, WCC, HCC and the two parishioners who setup the COVID-19 Facebook group. It was agreed that Cllrs Haswell, Newell and the Clerk would attend this meeting.

Action	To be actioned by:	Target date:
Setup the meeting as above.	Clerk	ASAP

P/20/023 – Chairman’s Notices

Top Field footpath – Cllr Gordon noted that there was a WCC public notice in the Observer relating to a footpath on Top Field.

P/20/024 – Items for discussion at the next Meeting on the 17 March 2020

None.

Meeting Closed:	21:00
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Signed:

Date:

DRAFT

Kings Worthy Parish Council Planning Dashboard - 17th March 2020

Initiatives that require Parish Council approval					
Reference:	Details:	Type:	Budget (2019/20) YTD [ex. VAT]	Actual 1st half (2019/20) [ex. VAT]	Saving Against Budget YTD [ex. VAT]
PA-H (P-003)	Street Lighting (2019/20)	Project	£ 3,028.79	£ 2,852.41	£ 176.38

Planning & Highways Committee Planning Responses				
Reference:	Location	Proposal	P&H Response	WCC Decision
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.	
19/02742/TPO	Street Record Edwards Close Kings Worthy SO23 7HX	T1 Syacamore (removing ivy) T2 Liquidamber (formative pruning) T3 Ash & T4 Sycamore (young self seeded trees, fell and treat stump) See original application specification	The Parish Council wish to support the removal of ivy and pruning works. However, with regards to the felling of the two trees, we wish to refer to the decision made by the planning inspector when the development of this site was approved.	Permitted
19/02610/HOU	150 Springvale Road Kings Worthy SO23 7RB	Proposed new access to serve new dwelling approved under application 17/01017/ful	The Parish Council wish to object to this application on the grounds that the visibility from the proposed access is poor, particularly given the proximity of the old railway bridge and the curvature of the road.	
19/02761/HOU	80 Lovedon Lane Kings Worthy Hampshire SO23 7NS	Rear single storey extension to a semi-detached house. The rear extension will provide a new dining area and kitchen, whilst the existing kitchen will be turned into a playroom. This will give the...	The Parish Council has no objections to this application.	Permitted
20/00129/TPO	The Magpies 236A Springvale Road Kings Worthy SO23 7LF	T1 Sycamore - Crown lift lowest 5 or 6 large branches and remove deadwood. See original application specification	The Parish Council wish to support this application.	Permitted
20/00012/HOU	1 Glendee Close Kings Worthy SO23 7FB	Single Storey extension Re-arrange parking with new hardstanding	The Parish Council has no objections to this application.	
20/00018/FUL	5 Boyne Rise Kings Worthy SO23 7RE	Demolition of existing dwelling and erection of 3no. houses. 2 no.3 Bedroom Houses, 1no. 4 Bedroom House	The Parish Council wish to object to this application on the following grounds: <ul style="list-style-type: none"> •Lack of sufficient width for access of emergency vehicles. •Bin storage; inappropriate area for access and also the noise effect on the neighbouring properties, No. 6 and No. 4. •The proposed materials of the properties are not in-keeping with the surrounding properties. •Sight lines are too high. •Lack of visitor parking on site; there is no space for on-road parking for visitors as Boyne Rise itself is very narrow. 	
20/00050/HOU	19 Frampton Way Kings Worthy SO23 7QE	Single storey side extension and associated alterations	The Parish Council has no objections to this application.	Permitted
20/00122/HOU	3 Hinton Fields Kings Worthy SO23 7QB	Erection of two pitch dormers to the rear of the roof and installation of 3 rooflights to the front of the roof	The Parish Council has no objections to this application.	Permitted

20/00284/TPC	Salcombe St Marys Close Kings Worthy Hampshire SO23 7QL	T1 Indian Beantree - Reduce crown by 3 metres T2 Crab apple - Tin by 10% and reduce crown by 1.5m	The Parish Council has no objections to this application.	
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Planning Inspectorate Appeals

Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's/Committee Decision
APP/Y9507/W/19/3232344	Abbots Worthy House Abbots Worthy Winchester SO21 1DR	(Amended Plans) Removal/variation of condition 2 of approved planning permission Application Reference Number: SDNP/18/00679/FUL.	Clr Gordon will further consult with relevant bodies and report to the Committee.	Refused	
APP/Y9507/C/19/3237773	Abbots Worthy House Abbots Worthy Winchester SO21 1DR	Appeal against the enforcement action relating to SDNP/18/00679/FUL	N/A		
APP/L1765/C/19/3235830	17 Sycamore Drive WINCHESTER Hampshire SO23 7NW	Without planning permission, the erection of a dormer extension to the rear elevation (Variation of condition 4 of planning permission 76/00076/OLD to vary the restriction on permitted development rights at 17 Sycamore Drive.)	The Parish Council do not support the variation of condition 4 to vary the restriction on permitted development rights and consider that granting this application would be detrimental to the wider area.	Refused	
19/00404/FUL	2 Boyne Mead Road Kings Worthy SO23 7QZ	Amendments to various conditions/materials, see Planning Application Reference: 16/02528/HOU, granted 20/12/2016 Condition Number(s): 2 The development hereby approved shall be constructed in acco... Appeal was against a condition placed on the permission by WCC. This condition covers a decking wall to protect the amenity and privacy of neighbours	N/A	Granted	Allowed
19/02057/FUL (PP-08159015)	The Rod Box London Road Kings Worthy SO23 7QN	(AMENDED PLANS) Alterations to existing first floor flat reducing it from three bedrooms to two. First floor extension, loft conversion and roof alterations to create an additional two bedroom flat. Proposed single storey outbuilding to the rear of the property in addition to that previously permitted under application ref no. 18/02758/FUL. Alterations to existing parking layout at front and rear of property.	The Parish Council wish to support the Officer's recommendation to refuse this application on the grounds that the roof/dormer layout is not appropriate. We would also like to comment that whilst not a planning consideration, the proposed parking area would be off of a private road, over which they do not currently have access. This would make the proposed parking area unviable if access to St Marys Close were restricted.		

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.
18/01683/HOU	17 Sycamore Drive, Winchester, Hampshire, SO23 7NW	Planning Refused

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

Reference:	Location:	Issue:
None.		