



Kings Worthy Parish Council

Minutes of the Planning & Highways committee meeting

held on Tuesday, 20 October 2020 at 19:30

Due to COVID-19 this meeting was held electronically via Zoom

Attendees

Councillors Ian Gordon (Chair), Signe Biddle, Colin Cossburn (Vice-Chair) and Mandy Hallisey

Clerk(s)

Christopher Read

Apologies

Councillors Dorry Lawlor and Steve Waters

Members of the public

One.

P/20/104 – Public question time

None.

P/20/105 – Winchester City Council (WCC) Top Field development update

It was unanimously agreed to move this item up the agenda.

A copy of the proposed local connection criteria for Top Field had been circulated. They were based on the criteria used for the Blackberry Fields/Burnet Lane development.

It was unanimously agreed to adopt the criteria (see attached).

(Member of the public left at this point)

It was agreed to ask WCC to restrict the properties from being bought to let for a period of 5-years.

Action: Clerk to write to WCC to inform them of the criteria agreed and the restrictions.

Following a request from WCC to change the currently proposed 4-bedroom properties from discounted purchase to shared ownership, due to an increase in sale price. It was agreed to request that two of the 2-bedroom shared ownership properties are changed to discounted purchase in lieu of the 4-bedroom properties.

Action: Clerk to Request WCC change the housing mix as above.

P/20/106 – Agree and sign the minutes of the meeting held on the 15 September 2020

The minutes were agreed as a true record of the meeting and it was agreed that the Chair will sign the minutes after the meeting via the post.

P/20/107 – Matter arising from the meeting held on the 15 September 2020

None.

P/20/108 – Available updates

Ramsay Road Building Site – The Clerk had seen building work being carried on this site.

Issues in Mountbatten Place – The Clerk has been chasing this regularly and the caravan in Mountbatten Place has been formally raised with Hampshire County Council for action.

Action: It was agreed that if no action has been taken by the next meeting, that the Clerk will write to WCC to ask why action has not been under the owner’s tenancy agreement.

P/20/109 – Government consultation “Planning for the future”

The Clerk reported that on top of this consultation there are also active consultations on the Junction 9 Environmental Statement, data on land control and pavement parking.

It was agreed to form a working party with Cllr Biddle, Cossburn, Gordon and Hallisey to reply to these consultations.

Action: Working party (with the Clerk) to review consultations and formulate a response.

Action: The Clerk will try and create/obtain a copy of the Village Design Statement (VDS) in a word format and pass on the previous VDS report to Cllr Cossburn.

P/20/110 – Speeding within the village

Cllr Cossburn noted that the Association of Police and Crime Commissioners have started a scheme to equipment volunteers with radar guns to monitor speeding. Cllr Gordon noted that this appears to be a rebranding of the Speed Watch scheme which the Council decided not to pursue. Cllr Gordon and Cossburn will monitor news on this scheme.

P/20/111 – To consider planning applications received since the last meeting

20/01481/HOU –

28 Cundell Way Kings Worthy Hampshire SO23 7NP

(AMENDED PLANS RECEIVED 06.01.2020) Proposed two storey rear extension

Response/Action – Member do not feel the revised plans address our concerns and wish to object to this revised application. Cllr Gordon will speak to the case officer to ascertain their views and disseminate to members by email. If the case officer is minded to approve this application, it is agreed to ask that this sent before the WCC planning committee.

20/01861/HOU –

Hi Lo Sherbrooke Close Kings Worthy SO23 7PN

Erection of single story rear extension

Response/Action – The Parish Council has no objections to this application.

20/01963/HOU –

Little Stoke Stoke Charity Road Kings Worthy SO21 2RP

INSTALL OF OAK SUMMER HOUSE WITH GARDEN STORE

Response/Action – The Parish Council has no objections to this application.

20/02007/HOU –

9 Maple Drive Kings Worthy SO23 7NG

Single storey rear extension 3m in depth, loft conversion to create 2 extra bedrooms plus a small bathroom, garage conversion to create utility room

Response/Action – Members had concerns with the lack of parking given the increase in the number of bedrooms and the size of the dormer window. It was agreed for Cllr Gordon to speak with the case office to ascertain their views and send these round, along with any letters of support and objection, on the 1st November for consideration by email.

20/01755/HOU –

17 Sycamore Drive Winchester SO23 7NW

Addition of Dormer window to rear roof slope

Response/Action – Cllr Gordon will contact the case officer to ask for an extension to comment and to ascertain their views, which will be shared with members via email.

P/20/112 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices

Members reviewed the dashboard including decisions issued by the relevant planning authorities (information is publicly available from relevant authority).

P/20/113 – Ongoing developments within the village

Contractor parking in and around Boyne Rise – Issues with contractor parking had been raised by a resident of Boyne rise. This parking relates to the development on 99-130 Springvale Road and potentially Tudor Way. There has also been issues with chalk/mud on the road/pavements.

Response/Action – Cllr Gordon will contact the developers to ask them to resolve this issue.

P/20/114 – Land adjacent to Tudor Way

A resident of Tudor Way had written to the Parish Council, via the Chair, to ask if we knew about the status of a plot of land owned by Drew Smith adjacent to Top Field. The residents had offered to buy this land from the developer, but they did not accept the offer and have told residents that it has been sold to another developer.

Cllr Cossburn noted that Drew Smith had stated at a meeting with Top Field Action Group that the spur road on the current Top Field development was partly put in to allow this land to be accessed and thus developed.

Action – Cllr Gordon will contact Drew Smith to ascertain the current situation on the land and disseminate to members via email.

P/20/115 – RFO/Clerk's notices

Consultations on planning reform – The Clerk will draft a reply to the consultations and share with Councillors for agreement at the next Parish Council meeting.

P/20/116 – Chairman's notices

None

P/20/117 – Items for discussion at the next meeting on the 17 November 2020

Budget for 2021/22 – The Clerk noted that this was not discussed at this meeting as the 1st half year streetlighting invoice had not been received.

Meeting Closed at 21:02.

Signed:

Date:

Eligibility Criteria for the affordable homes on Top Field

1. In compiling a list of nominees the Council shall apply the following criteria: -
 - 1.1. The need of such persons for accommodation in the Development
 - 1.2. Without prejudice to the generality of the foregoing in defining 'need' consideration shall be given *inter alia* to
 - The requirement of the applicant for accommodation of the type concerned in the Development; and
 - The inability of such applicant to afford similar accommodation on the open market whether for rental or purchase within the Parish of Kings Worthy
 - 1.3. Preference shall be given to applicants who are able to establish and prove strong local connection of not less than 7 years with the Parish of Kings Worthy

For the purposes of this Agreement a person shall be taken to have a strong local connection if he/she satisfies any or more of the following criteria: -

- (i) He/She is ordinarily resident in the Parish at the date of allocation
 - (ii) He/She was previously ordinarily resident in the Parish prior to the date of allocation and he has family who ordinarily reside there
 - (iii) He/She has a demonstratable need to live in the Parish by reason of his/her current employment in the Parish
- 1.4. If there shall be no or insufficient applicants who are able to meet the above criteria preference shall be given to applicants demonstrating a strong local connection within the said Parish as set out in 1.3 (i) to (iii) above but for a period of 5 years. This must be agreed with the Parish Council before proceeding.
 - 1.5. If there shall be no or insufficient applicants who are able to meet the above criteria preference shall be given to applicants demonstrating a strong local connection as set out in 1.3 (i) to (iii) above or a period of 3 years. This must be agreed with the Parish Council before proceeding.
 - 1.6. If there shall be no or insufficient applicants who are able to meet the above criteria preference shall be given to applicants demonstrating a strong local connection as set out in 1.3 (i) to (iii) above then this will be considered by the Parish Council on a case by case basis.