

Kings Worthy Parish Council

Minutes of the Planning & Highways committee meeting

held on Thursday, 22 April 2021 at 19:30

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

Attendees

Councillors Ian Gordon (Chair of the meeting), Colin Cossburn Signe Biddle, Mandy Hallisey, Dorry Lawlor, Les Haswell and Steve Waters.

Clerk(s)

Christopher Read

Lucia Foster-Found (up to P/21/040)

Apologies

None.

Members of the public

Nineteen.

P/21/038 – Public question time

This was incorporated into the next agenda item P/21/039.

P/21/039 – To consider planning applications received since the last meeting

21/00832/HCS

North Winchester Farm, Stoke Charity Road, Kings Worthy SO21 2RP

Variation of condition 7 (volume of waste) and 13 (HGV Movements) of Planning Permission 19/00200/HCS

Chair explained that due to the large public interest in the North Winchester Farm application, that he would allow 2 minutes for each person who wanted to speak. 6 members of the public elected to do so.

None of the members of public who spoke for their allotted time were in favour of the application, citing their main concerns as summarised below:

- **Road:** unsuitable, too narrow – resulting in damage to verges and mounting of pavement by lorries, poor sight lines, etc.
- **Increased pollution:** noise, vibration and air.
- **Safety:** reports of multiple near miss accidents with lorries, danger to cyclists, danger to pedestrians at the old railway bridge when lorries mount the pavement and also on

Stoke Charity road where there is no pavement on the bend near the Stoke Charity Cottages.

- **Vehicle movements:** likely not to be 9 per hour spread throughout the day, but bunched before 09:00 and again before 16:30, creating periods of heavy road usage and queuing of lorries along the road. Also highlighted was that that the increase in loads will exceed the unit's current capacity to deal with the waste – resulting in stockpiling of product and attract vermin.
- **Recycling:** Not local – waste brought in from across the country, not actual recycling – just a waste transfer station.
- **Business hours:** There is concern that the increase in workload will inevitably lead to an increase in the business hours.

Councillors Waters and Biddle declared an interest in this matter.

Cllr Cossburn then gave supporting additional data that he had researched. The 68 daily vehicular movements that had been recorded in 2017 for the egg farm that had previously occupied the North Winchester Farm site, actually comprised of 80% cars and light vans. HGV movements recorded were barely 30 per week, with possibly the same again for tractors and trailers utilised to take away the chicken manure. Therefore, actual oversized vehicle numbers were significantly below those currently being quoted.

Cllr Cossburn also added that the increase in capacity would not lead to a requirement for additional staff to be recruited.

Councillors concurred with the concerns of the public representation and in addition presented anecdotal incidents of the safety issues caused by the HGVs on Lovedon Lane, expressed concerns over the carbon footprint and questioned why Hampshire County Council are allowing an application for an increase to the 40 HGV movements per day that they themselves imposed in the first instance.

Clerk read out the findings of the Environmental Health report, which does not support the application.

Clerk read out the statement submitted to the Parish Council by Ecogen in support of their application.

Remaining Councillors voted unanimously to object to the application.

Response/Action – The Parish Council object to this application. A full objection is to be drafted with supporting evidence included.

21/00614/FUL

5 Boyne Rise Kings Worthy SO23 7RE

Demolition of existing dwelling and erection of 4 no. 3-bedroom semi-detached dwellings

Cllr Cossburn declared an interest but exercised the right to speak on this subject as a parishioner.

3 members of the public spoke regarding this application. Their points are summarised below:

- Overdevelopment: The site has already been deemed to be too small for four 4 no. 3-bedroom houses – previous permission having been given for 3 no. 2 and 3-bedroom houses (application reduced from 4 no.)
- Unsympathetic: Location is predominantly made up of bungalows. These are two story houses which will rise up above the other properties and overlook them.
- Vehicles: The increase in vehicular use of the site and road will have an adverse, noisy impact on the current residents.
- Construction: The impact on the current residents during the construction phase of the build will be huge – the feeder road is narrow and unsuitable for heavy plant.

(Cllr Haswell left the meeting at this point)

Councillors discussed the application and agreed with the points made by the members of the public. Remaining Councillors voted unanimously to object to the application.

Response/Action -

Councillors considered the comments made by the planning inspector when a similar application for 4 properties went to appeal, on this site.

The Parish Council wish to object to this application.

Members feel that this proposed development constitutes overdevelopment of the site, particularly given the proximity of the surrounding properties.

The proposal is unsympathetic and out of character with the properties in the surrounding area, which are predominantly made up of bungalows. The two storey houses will thus be significantly higher and overlook other properties in in the surrounding area.

The additional traffic movements to and from the site will have a significant adverse effect on the neighbouring properties, including an increase in noise particularly with the proposed gravel surface.

Members also have concerns that residents will be severely affected by the construction of these properties. Boyne Rise is a narrow residential close and is not suited to large commercial vehicles.

20/02225/FUL

22 Springvale Road Kings Worthy SO23 7LZ

Development of 2 detached and 2 semi detached dwellings following demolition of existing bungalow.

Due to the deadline, a response for this application was distributed to Councillors and submitted.

This response acknowledged that changes had been made by the applicant to try and address the Council's comments. However, members still had concerns with regards to following:

- The provision on on-site visitor parking to avoid displacement to the surrounding roads.
- The zinc roofing used; members wish to see this used on the dormer windows only.
- That suitable site screening and/or fencing should be erected prior to demolition and construction to prevent dust travel.
- There are constraints placed on the permitted working hours to prevent weekend and early evening working to reduce the impact of noise and dust on the neighbouring properties.

The Clerk had also agreed with the case officer that she will ask to see a plan for contractor parking whilst this development is taking place to avoid similar issues during nearby construction projects.

SDNP/21/01974/TCA

The Coach House Mill Lane Abbots Worthy SO21 1DS

Apple tree:- fell.

Response/Action – The Parish Council will follow the advice of the Arboriculturist in response to this application.

21/00538/HOU

Orchard View 30 Cundell Way Kings Worthy SO23 7NP

Demolition of existing single storey rear conservatory. Erection of new single storey rear extension.

Response/Action – The Parish Council supports this application.

21/00763/HOU

9 Maple Drive Kings Worthy SO23 7NG

Rear extension for extra living room, loft conversion, and utility room to garage.

Response/Action – Chair advised that revised plans are expected and that these will be sent round to Councillors if it is necessary that a decision is required before the next meeting.

21/00890/TPO

5 Edwards Close Kings Worthy SO23 7HX

Sycamore;-thin crown by 15%. Reason to allow more light into garden.

Response/Action – The Parish Council wish to be guided by the arboricultural officer.

21/01004/TPC

The Cottage London Road Kings Worthy SO23 7QN

T1 Birch - Remove to ground level.

Response/Action – Councillors agreed that Chair should speak to the Arboriculturist to ask why this tree was being removed to ground level.

P/21/040 – Agree and sign the minutes of the meeting held on the 16 March 2021

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/21/041 – Matters arising from the meeting held on 16 March 2021

Bus shelter light – The Clerk had chased a date for this work. The contractor had previously stated that they are not able to get the parts needed to undertake this work.

Action: The Clerk is to continue to chase why this work has not been completed.

P/21/042 – Available Updates (if any)

- Ramsay road building site – This work is still progressing.
- Issues in Mountbatten Place – This will be raised the next Parish Council meeting.
- Winchester City Council Top Field development – Work is nearing completion.
- Land adjacent to Tudor Way – A local resident stated that nearby residents had been offered to purchase the land but felt it was too much of liability. Cllr Gordon stated that to date, Winchester City Council have not agreed for access to this site from Top Field. The Parish Council will continue to monitor this situation.

P/21/043 – Planning consultations

Winchester City Council local plan and air quality consultations – A reply had been submitted by Cllr Cossburn with the agreement of the committee.

Action: Cllr Cossburn is to distributed a copy of the final response to all members for information.

Winchester City Council Air Quality supplementary document – No comments were received from members on this and no thus no reply was submitted.

P/21/044 – Speed sign

The sign has now been repaired. It was agreed to setup a working group consisting of Cllrs Biddle, Cossburn and Waters to review the current sites, apply for new site and to draft a formal procedure for the sign.

Cllr Waters and Lawlor requested that the sign be deployed in Lovedon Lane asap.

(Cllr Waters left the meeting at this point)

Action: Cllr Cossburn is to arrange a meeting of the working group on Friday 23rd April to discuss the sign and the possibility erecting this sign in Lovedon Lane imminently.

P/21/045 – 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/21/046 – Ongoing developments within the village

The Clerk noted that the Springvale Rise development is nearing completion.

P/21/047 – Clerk’s Notices

None.

P/21/048 – Chairman’s Notices

Lovedon Lane – Cllr Gordon is to speak with Hampshire County Council regarding the works to the A33 end of Lovedon Lane.

P/21/049 – Items for discussion at the next meeting on the 18 May 2021

Bus shelter light.

Meeting Closed at 21:48.

Signed:

Date: