



Kings Worthy Parish Council

Minutes of the Planning & Highways Committee meeting held on Tuesday, 20 February 2024 at 19:30 held in Kings Worthy Community Centre, Fraser Road

Attendees

Councillors C. Cossburn, D. Lawlor, Signe Biddle (Chair) & S. Waters.

Clerk(s)

Anita Husz (Deputy Clerk)

Apologies

Cllr Philip Horne (the council resolved to approve Cllr Philip Horne's reason for absence)

Members of the public

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P/24/013 – Public Question Time [Please note that this is the only time that the public are able to speak and is limited to 5 minutes per subject]

A group of residents expressed their concerns about the proposed development on at Kings Worthy Court, London Road:

- The proposed development with identical houses will not fit in surrounding historical buildings and the density is too high.
- Affordable housing is not in the right area.
- Removal of trees & vegetation
- The planning notice has not been properly displayed.

Another group of parishioners expressed their concerns about the proposed development in Tudor Way:

- The character of the proposed development does not fit in with the surrounding area.
- They are continuing the development despite the presence of the sewage pipe, which Southern Water have told them not to build near.
- There will be fewer parking places therefore cars will park on Springvale Road.
- The proposed development will be taller than the others and will block out the natural light for surrounding properties.
- No site notice was correctly displayed for the development.

**P/24/014 – To consider Planning Application received since the last Meeting
[Schedule attached]**

24/00103/FUL

Kings Worthy Court London Road Kings Worthy Hampshire

Full planning application for the demolition of Kingsworthy Court and redevelopment of 30 dwellings, including the alteration / conversion of the existing Kingsworthy House with 6 apartments

Response/Action – The Parish Council agreed to object to this application on the following grounds:

- The additional traffic generated from this proposed development will increase the load on both London Road, and the Cart & Horses Junction, which has well-documented ongoing issues including multiple accidents and near misses.
- The current design will have a significant impact on local wildlife habitat and is not in keeping with the unique identity and architectural heritage of the area.
- A proper ecological biodiversity assessment has not been carried out and there is considerable concern regarding the proposed removal of vegetation/trees, including the impact on wildlife.
- The pavement along Church Lane is very narrow.
- The planning notice has not been properly displayed.
- Some of the proposed housing will be located very close to the existing housing adjacent to the site, particularly 21-25 Church Lane. The proximity of this housing will have a significant impact on the neighbouring properties including a loss of amenity.

24/00164/TPO

The Cedars London Road Kings Worthy Winchester Hampshire SO23 7QN

T6 (conservation area) T7. Larch [dead] :- Fell.

Response /Action – The Parish Council wish to defer this application to the Arboriculture Officer but request that the trees are replaced with native trees.

23/02841/FUL

Yew Tree House Mount Pleasant Kings Worthy Winchester Hampshire SO23 7QU

Application Reference Number: 23/01891/HOU Date of Decision: 19/10/2023 Variation of condition 4 Condition Number(s): 4 Conditions(s) Removal: Application for removal or variation of a condition

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

23/02773/FUL

3 Tudor Way Kings Worthy Winchester Hampshire SO23 7RF

This application relates to the proposed new build construction of 1No. detached house and all associated works

Response/Action – The Parish Council wish to object to this application on the following grounds:

- Given the imposing nature of the proposed development, it will have a significant visual impact on the neighbouring properties.
- Loss of amenities to neighbouring properties.
- Given the proposed development is situated on higher ground, the properties would need to be dug into the ground to reduce the height of the properties to reduce the impact on the surrounding area.
- No site notice was correctly displayed for the development.

24/00019/HOU

4 Springvale Road Kings Worthy Hampshire

Erection of boundary fence (6ft) and free-standing fenced area for pet dog. Fence to not extend into 2m visual splay to maintain safety and visibility and maintains parking space at property Fence...

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

24/00049/HOU

11 Wesley Road Kings Worthy Winchester Hampshire SO23 7PX

Proposed Extension to the rear and side of existing dwelling.

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

24/00269/TPO

Barton Cottage Springvale Avenue Kings Worthy Winchester Hampshire SO23 7LH

Lime Tree 1-8 of sketch plan - re pollard by removing stems to previous pollard points at the top of the main stems.

T1 -8 Lime - Weakly attached stems at old main pollard points at top of main stem (pics 1-8)

T1-8 Lime - Major compression forks at old pollard points (pic 1-8)

High potential for failure. Trees could then be pruned on a cyclical basis i.e. every 3 to 5 years and this way retained & maintained as pollards

Response/Action – The Parish Council wish to defer this application to the Arboriculture Officer.

24/00029/HOU

Alderbrook 161A Springvale Road Kings Worthy Winchester Hampshire SO23 7LF

SINGLE STOREY REAR EXTENSION AND ASSOCIATED ALTERATIONS TO DWELLING

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

24/00317/NMA

1 The Paddock Kings Worthy Winchester Hampshire SO23 7QR

- 1) Remove proposed extension adjacent to the entrance.
- 2) Raise living room window cill height.
- 3) Retain existing chimney stack.
- 4) Amended fenestration to bedroom 4.

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

24/00167/HOU

Ryecroft 33 Springvale Road Kings Worthy Winchester Hampshire SO23 7ND

First floor addition; roof, fenestration & internal alterations

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

The Deputy Clerk noted that a draft letter has been sent to Winchester City Council regarding 152 Springvale Road and a response email has been received as well.

P/24/015 – To agree and sign the Minutes of the Meeting held on 23 January 2024

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

P/24/016 – Matters arising from the meeting held on 23 January 2024

None.

P/24/017 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices

The Deputy Clerk gave an update to members.

P/24/018 – Available Updates (If any)

- Ecogen application/liaison panel – No update.
- Progress of repairs to listed wall in Abbots Worthy – No update.
- Speed sign deployment initiative – including data, deployment and potential reduction of the speed limit in Abbots Worthy – Cllr Cossburn will obtain a price for a sign that include automatic number plate recognition.
- Proposed closure of Andover Road (Kings Barton development) – No update.

P/24/019 – Meetings with other authorities

- Meeting with Hampshire Country Council (HCC) highways department to discuss highways & issues – The Deputy Clerk noted that no response received yet.

P/24/020 - Forecast Outturn (2023/24) & Budget (2024/25)

No changes were made.

P/24/021 – Items for inclusion in council communications

Members discussed the April Newsletter.

P/24/022 – Clerk’s Notices

None.

P/24/023 – Chairmans’s Notices

None.

P/24/024 – Items for discussion at the next Meeting on 19 March 2024

- Speed sign details.

Meeting Closed at 21:29

Signed:

Date: