

Kings Worthy Parish Council

**Minutes of the Planning & Highways committee meeting
held on Tuesday, 22 October 2019 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 Derek Smith
Cllr Les Haswell	Cllr Karen McCleery	

Members of the public:	7
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P/19/112 – Public question time

A Parishioner asked whether yellow lines were going to be put on the opposite side of the road to any layby in Hookpit Farm Lane. Cllr Gordon confirmed that lines would be installed if the works proceed.

Top Field

Representatives of Top Field Action Group (TFAG) expressed their thanks to the Parish Council for expressing their concerns at the recent Top Field management meeting between the Parish Council and Winchester City Council (WCC). However, they were disappointed that they were not included in the meeting given what was agreed with WCC when the petition was withdrawn. It was stated that Cllr Jackie Porter had told them they could not attend by WCC officers had said they were happy for TFAG to attend. Cllr Gordon stated that the meeting was called by WCC and therefore any comments need to be directed at them.

A Parishioner asked for clarification on the Parish Council's position on the future maintenance of Top Field. Cllr Gordon confirmed that the Parish Council's position is as per the notes of the meeting which had been shared with TFAG.

Tesco Junction

Several Parishioners, including members of TFAG, expressed their concerns with regards to the timescales for building on Top Field, and their lack of inclusion in the next meeting to discuss the junction. Drew Smith had sent a letter to neighbouring properties stating the following dates:

- Anticipated completion date of Ecology work: November 2019
- Anticipated construction start date: December 2019
- Anticipated completion of houses: February 2021
- Completion of ecology works: By the end of 2021

It was noted by the Clerk that the Parish Council had not been sent a copy of this letter by WCC or Drew Smith.

A member of TFAG stated that WCC had agreed with them that a resolution for the junction would be in place before any building took place.

It was agreed that Cllr Gordon would contact WCC to discuss this agreement and why it is not being adhered to. He will also pass on that TFAG feel betrayed and excluded. First contact will be verbal with written correspondence following this.

Action	To be actioned by:	Target date:
Contact WCC both verbally and in writing, as above.	Cllr Gordon	ASAP

A Parishioner asked for clarification on the situation at 17 Sycamore Drive. It was confirmed that the recent planning application to vary the conditions had been refused and this was at appeal.

Action	To be actioned by:	Target date:
Contact the case officer for an update on appeal.	Cllr Gordon	ASAP

A Parishioner asked for an update on the flood drainage pipes along Springvale Road. Cllr Gordon noted that due to the laying of services to various properties ,the pipes were broken and would need to be completely replaced.

4 members of public left at this points and thanks the committee for their time.

P/19/113 – To consider planning applications received since the last meeting

Reference number: 19/02057/FUL

Proposal:

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.

Location:

The Rod Box London Road Kings Worthy SO23 7QN

Comment/Action:

It was agreed for Cllr Gordon to contact the case officer and send round any letters of objection for members to decide this application via email. It was noted that consideration would be given to an agreement to use St Marys Close, a private road, for access to the rear of the site. If this agreement cannot be obtained, then parking would become a big issue.

Cllr Gordon is to lodge a complaint with Environment Health as rubbish from the Little Kitchen Company was blocking the road.

Action	To be actioned by:	Target date:
Contact Environmental Health as above.	Cllr Gordon	ASAP

Cllr Gordon is to contact WCC planning department to check the mailing list for notifications of this application as residents of St Marys Close had not been officially notified, nor had an orange notice been erected.

Action	To be actioned by:	Target date:
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Contact WCC planning department as above.

Cllr Gordon

ASAP

Reference number: 19/02068/HOU

Proposal: Rear double story extension to the south of the existing property.

Location: Chestnut Cottage St Marys Close Kings Worthy SO23 7QL

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

P/19/114 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices (see attached)

It was agreed to request a streetlighting budget for 2020/21 of £6,500.00, based on an outturn of ~£6,300.00 for 2019/20.

Cllr Gordon is to chase why we didn't receive any comments on SDNP/19/04213/TCA, despite requesting them from the case officer.

Action	To be actioned by:	Target date:
Contact the case officer as above.	Cllr Gordon	ASAP

Cllr Gordon had prepared a letter to the Health & Safety Executive.

P/19/115 – Recycling Centre at North Winchester Farm

Cllr Gordon noted that the companies sign has now been erected at the site.

P/19/116 – Planning for the North Winchester Farm

The Clerk noted that the identical application had been permitted.

P/19/117 – To agree and sign the Minutes of the Meeting held on the 17 September 2019

The minutes of the meeting held on 17 September 2019 were agreed as a true record of the meeting and signed by the Chair.

P/19/118 – Matters arising from meeting held on 17 September 2019

Ramsay Road – See above.

Local Plan Part 2 (LPP2) – This meeting is to be organised with the Clerk and Cllr Gordon attending.

Cart and Horses – This meeting is to be organised with the Clerk and Cllr Gordon attending.

Action	To be actioned by:	Target date:
Arrange meetings as above.	Cllr Gordon / Clerk	ASAP

P/19/119 - Development status of potential sites within the settlement boundary

Garages behind Tubbs Hall – No update.

Tudor Way – Work has now commenced.

The Grove – No update; start date chased by Clerk and WCC.

99-103 Springvale Road – Work will commence in November 2019.

P/19/120 – Updates

Neighbourhood Plan – Cllr Haswell and the Clerk are to meet with Headbourne Worthy Parish Council to discuss public engagement.

Pedestrian gates at Churchill Close – A quotation for an additional post to fill a gap has been requested.

40mph speed limit on Lovedon Lane – The letters to the Chief Executive and leader of HCC have been drafted and are to be sent imminently.

B3047/A33 and Lovedon Lane/A33 junctions – No further updates.

Meetings attended: - Cllr Gordon attended a transport meeting Reading.

P/19/121 – Clerk's Notices

Southampton Airport consultation – Councillors were given the dates for this public information event.

Woodhams Farm – Following Southern Water investigating water access Cllr Porter had asked whether the Parish Council wish to ask for Tree Preservation Orders on the avenue of trees adjacent to the road. It was agreed to ask Cllr Porter to apply for TPOs.

Action	To be actioned by:	Target date:
Let Cllr Jackie Porter know our decision.	Clerk	ASAP

P/19/122 – Chairman's Notices

None.

P/19/123 – Items for discussion at the next Meeting on the 22 October 2019

None.

Meeting Closed:

21:01.

Signed:

Date:

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Kings Worthy Parish Council Planning Dashboard - 22 October 2019

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 (2018/19)	Project	£ 6,500.00	£ 2,852.41	N/A

Planning & Highways Committee Planning Responses

Reference:	Location	Proposal	P&H Response	WCC Decision
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.	
19/01134/HOU	54 Cundell Way Kings Worthy Hampshire SO23 7NP	Loft conversion for extra bedroom and en suite	Cllr Gordon will consult with the relevant Planning Officer and be guided by him for Parish Council decision	
SDNP/19/03212/TCA	Kings Worthy Grove, The Coach House Basingstoke Road Kings Worthy SO23 7NQ	Lime trees x 3 :-Remove epicormic growth from main stem. Horse chestnut:-Reduce back hanging limbs to raise the canopy to 6 meters over driveway. Hornbeam:-Remove 1 x limb over driveway. Reason for work :-to allow more light into the house and to reduce the amount of debris falling onto parked cars.	The Parish Council has no objection to this application.	
SDNP/19/03678/DCOND	The Coach House Mill Lane Abbots Worthy Hampshire SO21 1DS	Discharge of conditions 3,4,5,7,8 & 10 of approved planning permission SDNP/17/03382/FUL.	The Parish Council are happy with the discharge of conditions.	Permitted
SDNP/19/01331/CND	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.	Cllr Gordon will further consult with relevant bodies and report to the Committee.	Going to appeal

19/01375/FUL	17 Sycamore Drive Winchester Hampshire SO23 7NW	Variation of condition 4 of planning permission 76/00076/OLD to vary the restriction on permitted development rights.	The Parish Council do not support the variation of condition 4 and consider that granting this application would be detrimental to the wider area.	Refused
SDNP/19/04213/TCA	Abbots Worthy Mill, Mill Lane, Abbots Worthy, Winchester, Hampshire, SO21 1DS	A1 Yew Tree Fell A2 Yew Tree Fell A3 Yew Tree Fell B1 Yew Tree Crown lift B2 Yew Tree Crown lift overall plan is to let more light in B1	The Parish Council wish to know the reason for the felling, if the trees are in good health and condition.	No Objections
19/01712/HOU	The Paddock Legion Lane Kings Worthy SO23 7RA	2 storey rear extension Pitched roofs to existing dormer windows New side facing window to first floor	The Parish Council supports the application.	Permitted
19/01808/TPC	St Marys Church, Kings Worthy War Memorial London Road Kings Worthy SO23 7QL	T1 & T2 Ash - Both trees have dieback - to be removed T3 Whitebeam - tree is dead - to be removed	The Parish Council supports the application.	No Objections

Planning Inspectorate Appeals

Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's/Committee Decision
APP/L1765/D/19/3237214	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	

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
18/00245/WKS	Woodlea, 3 Boyne Mead Road, Kings Worthy, Winchester, Hampshire, SO23 7QZ	Planning Re-submitted and Permitted
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.		

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