

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

**Minutes of the Meeting held on Tuesday 25 February 2014
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Present:	Councillors:	Ian Gordon [Chairman] Bob Barnes Judith Steventon Baker Phil Allen Sarah White
	Clerks:	Adrian Reeves Chris Read
	Public:	1

P/14/21 Apologies for Absence

Apologies for absence were received from Cllrs Newell, Taylor & Welstead

P/14/22 Public Question Time

None

P/14/23 Minutes of the Meeting held on the 28 January 2014

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

P/14/24 Matters Arising from the Meeting of the 28 January 2014

- **P/14/16 Allocation of Hyde Homes** – It was noted that a letter had yet to be sent to the parishioner explaining the Parish Councils position.
- **P/13/176 Flooding** – Cllr White reported that 1000 sandbags had been delivered by the army. Cllr White also wanted to know what the parish council does next in regard to communications. Jackie Porter and Steve Brine MP have been in touch with Peter Eade from HCC regarding the flooding in Kings Worthy. Cllr White suggested it would be worth combining efforts over resolving the issue with Jackie Porter and Steve Brine.

A map sent by Cllr Gordon was shown that shows a pipe going part the length of Springvale road. This pipe connects to the section of ditch by Legion lane, which needs digging out again. The section of pipe running from the ditch going back underground by Meadowlands to near the A34 is wider than other piping on Springvale road. Pictures of this were shown from Wellhouse lane along Springvale road, identifying problem areas. Cllr Gordon indicated that water is running between two properties in Wellhouse lane from a drain behind. The water has been ponding on the other side of the railway line and finding its way under. At the Bedfield land/Springvale road junction water has been backing up from the watercress bed system because it can't drain downstream.

Cllr White suggested that Parish Council should be in discussion with the Highways Agency other the flooding issue and to possible include Winchester City Council in the talks. One property has been flooded on left hand side of Springvale road near the Kings Charles has had ground floor flooding. A couple of properties in Headbourne Worthy have also been flooded.

Cllr Steventon Baker suggested it should be reiterated to the public that when a road is closed it means closed. Cllr White stated that a sign asking people to slow down had been placed on the notice boards and Facebook, which had been seen by over 600 people. Cllr Gordon stated he had been up Springvale road before the road was closed and people ignored advice to slow then also. Cllr Steventon Baker reported that she had been drenched by a taxi travelling along Springvale road to quickly, and the bus driver following behind had recorded their registration number to report them.

It was agreed that Cllr White will put a statement on Facebook asking for people's feedback on their experiences with the floods. **Action – Cllr White.** Cllr White is also to contact Steve Brine MP to find out his plans regarding the flooding. **Action – Cllr White.** Cllr Barnes indicated that the sign on the end of Lovedon Lane is too close to the A33 junction and thought it would be best placed near Vian place at the Lovedon lane/Ramsay road junction. Cllr Gordon stated that he was contacting Peter Eade as and when needed to re-erect the sign if it has been knocked down. It was also agreed to put a feedback section for people's experiences of the flooding on the website. **Action – Clerk.**

- **P/14/6 Parking near Tesco** – Cllr Gordon reported that not much had been done on this matter due the flooding and any further action will be left to after the flood water has receded.

- **P/14/6 Planning Application for Half Acre, 3/5 Nation Hill** – Cllr Gordon reported that it looks as if this application is going to the planning committee. He also stated that the case officer is aware of the Parish Councils views on the application.
- **P/13/176 Redesign of B3047/A33 Junction** – Cllr White reported that Dan Conroy attended a meeting with the Highways Agency and the HCC civil engineering team. It was suggested that the proposed pedestrian only alterations will encourage people to cross an already dangerous road. It is felt by HCC that safety of this road needs improving. HCC have proposed a new layout for the junction (see attached diagram). HCC are also considering reducing the speed limit at the junction to 40 mph and placing lines to encourage people to slow down. HCC are sticking with proposal for the Lovedon lane/A33 junction and made no alterations to it. HCC are looking into long term major works in around 5 year time to junction 9. HCC have proposed a direct connection between the M3 and A34. A budget of £50 million has been proposed for these works.

Cllr Gordon indicated that a lot of traffic when travelling from Alresford, is cutting the corner at the junction. A further plan for the junction is to be sent to the Parish Council. It was also noted that Peter Boustred is about to move on from HCC.

- **P/13/176 Highways S106 Funding** – It was agreed that the Parish Council will contact Peter Boustred on a bi-monthly basis to ascertain the level of S106 monies in the pool. **Action – Clerk**
- **P/13/183 HCC Draft Parish Programme** – Flooding leaflets have been received. Programme is regarding a list of schemes by HCC. Being brought up at the meeting to make sure it gets put forward to receive s106 funding.
- **P/13/184 Abbots Worthy House-** A notice has been erected stating the covenants which allow access to be blocked to the site. The Covenant reads:

“THE HOUSES SITUATE ALONG MILL LANE, IN THE VICINITY OF ABBOTS WORTHY HOUSE, HAVE THE BENEFIT OF VARIOUS DIFFERENT RESTRICTIVE COVENANTS.

THOSE COVENANTS ATTACH TO VARIOUS PARCELS OF LAND WHICH COMPRISE THE ORIGINAL ABBOTS WORTHY HOUSE ESTATE.

THE ROAD WHICH FALLS BETWEEN 'TUMBLEWEADE' AND 'MILL COTTAGE' WAS RECENTLY BUILT IN BREACH OF ONE SUCH RESTRICTIVE COVENANT AVAILABALE ON THE ORIGINAL COPY OF THE REGISTER FILED AT HM LAND REGISTRY UNDER TITLE NUMBER HP501971.

THOSE WITH THE BENEFIT OF THAT COVENANT RESERVE THEIR RIGHTS ENTIRELY.”

P/14/25 Dashboard

Cllr Gordon thanked the clerks for reinstating and updating the dashboard.

The dashboard is attached as part of the minutes of the meeting. It listed the following items:

- **Major Initiatives – Requiring PC Approval** - None
- **Initiatives - Not Requiring PC Approval** - None
- **Planning Responses – under Chairman’s Action** – None.
- **Planning Decisions Advised by Winchester City Council** – see dashboard of Planning Responses as approved by Planning & Highways Committee.
- **Planning Decisions by Winchester City Council – no Planning & Highways Committee view given** – see dashboard.
- **Enforcement Notices** – see dashboard.

- **13/02875/FUL 22 Tudor cottage** – This application is going before the WCC planning committee on the 6th March 2014. Cllr Gordon will be unable to attend so it was agreed that Cllr Taylor be asked to represent the Parish Council. If Cllr Taylor is unavailable then the Clerk has stated he would do so in his place.

P/14/25 Planning Applications received since 18th February 2014

Case Ref. No.	Location/Works to be done	Comment
14/00156/TPC	16 Church Green Close 3 no. Ash tree removal. 1no. Ash tree to remove lower limb and ivy.	Parish Councillors wish to unanimously support this application but would like to see the trees that are removed replaced. (Cllr White abstained from decision)
14/00204/FUL	128 Springvale Road Erection of new attached car port.	Parish Councillors wish to unanimously support this application.
14/00286/TPC	Old Post Office, London Road 1 no. Monkey puzzle to fell. 1 no. Sycamore to tip prune, re-shape & thin by 10%. 1 no. Hazel to reduce by approx. 6 - 8ft & prune back sides. 1 no. Norway Maple to crown lift by approx. 3m. 1 no. Ash to fell. 1 no. Hazel to reduce by approx. 50% & cut back from drive. 1 no. Willow to reduce side by approx. 2 - 3m & height by 2m. 1 no. Apple to reduce by approx. 1m.	Parish Councillors wish to support this application.
14/00348/FUL	Haredene, Stoke Charity Road Erection of 1no. two bedroom chalet bungalow (RESUBMISSION)	Parish Councillors had less concerns than the last application but wish to contact the case officer.
SDNP/14/00107/LIS	6 Mill Lane Demolition of internal wall to provide access between houses 6 and 7 Mill lane.	Parish Councillors wish to unanimously support this application.
SDNP/14/00440/DCO ND	1 Old Farm Cottages, Martyr Worthy Rd Construction of a front porch - DISCHARGE CONDITION 2 - SDNP/13/04198/LIS.	No Response given.
SDNP/14/00802/TCA	Appletrees, Old Rectory Gardens 1no Holly (T1) to Fell; 1no Conifer (T2) to Fell; 1no Beech (T3) to crown reduce for 2m clearance; 1no Sycamore (T4) to fell; 2no Conifers (T5 T6) to Fell; 1no Chestnut (T7) to crown reduce by 2.5m; 1no Beech (T8) to crown reduce for 2m clearance.	Parish Councillors stated they have not been given enough information on the quality of the trees. They would like to know why some trees are of low amenity value. The Parish council would like to defer the decision until a full tree report is received.

14/00409/FUL	61 Springvale Road Erection of outbuilding and decking [Part Retrospective]	Parish Councillors wish to contact the case officer.
14/00433/FUL	Evergreen, Haydn Close Single storey side extension incorporating single storey garage, new front porch and alterations to fenestration.	Parish Councillors have no objections to this application.
SDNP/14/00471/TCA	Well Cottage 1no Holly Tree to crown reduce by 4ft; 1no Walnut tree to crown reduce by up to 5ft	Parish Councillors have concerns about the Walnut tree not being within the boundary of the property.

P/14/26 Core Strategy Part 2

A meeting with Sarah Gray, Hab Housing, Steve Opacic and Liz Dee has been arranged on the 27th February at 09:30am. This will be attended by Cllrs Allen, Gordon, Prince, Taylor and White.

P/14/27 Update from Meetings

None

P/14/28 To Discuss Issues from the Parish Council Meeting

Tesco Parking – Cllr Gordon suggested finding out if WCC and HCC will put money into construction of a layby. Deferred and to be brought up at next meeting.

P/14/29 Clerk’s Notices

None

P/14/30 Chairman’s Notices

None

P/14/31 Communications - Items for Inclusion

None

P/14/32 Items for discussion at the Next Meeting

Flooding

Report back from Planning Committee meeting regarding 22 Tudor Way

P/14/20 Date of Next Meeting

The next meeting is scheduled for Tuesday 25 March 2014

The meeting closed at 9.33 pm.

Signed..... Date.....

Major Initiatives - Requiring PC Approval (e.g. budget not available, over £1000, project, grant)									
Ref.		Brief Details (indicate if project team appointed)	Type (new project, maintenance)	Cost Estimate	Budget Source	Approvals Dates			Notes Completed
						P & H	Finance	PC	
PA-H	P-003	Street Lighting 2013/14	Project	£7,500	Baseline budget £7500		16/01/2013	21/01/2013	First 6 months £3,119

Information only

Initiatives – Not Requiring PC Approval (e.g. budget not available, over £1000, project, grant)									
Ref.		Brief Details (indicate if project team appointed)	Type (new project, maintenance)	Cost Estimate	Budget Source	Approvals Dates			Notes Completed
						P & H	Finance	PC	

Planning Responses – under Chairman’s action (to meet submission deadlines)						
Ref.	Brief Details (address)	Proposal	Approvals Dates			Notes Completed / Decision
			Letters of Support to PC	PC Support	WCC Support	

Planning Responses – as approved by Planning & Highways Committee				
Ref.	Brief Details	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)
13/00463/PTH	Land off Hookpit Farm Lane	Proposed footpath diversion	No end date provided (with Recreation & Amenities Committee)	
13/02400/TPO	8 The Woodlands, Kings Worthy, SO23 7QQ	1n. Beech to higher branches on first limb and reduce by 2-3m - 1 no Beech to remove major deadwood by up to 2m - 1 no Beech to remove major deadwood by up to 2m - 1 no Beech to reduce branches along boundary line by up to 2m - 1 n. Beech to canopy thin by up to 10%	Concerns raised	Permitted (O)

13/01956/HCS	Down Farm, Bull Farm, Lovedon Lane, Kings Worthy, SO21 1AQ	Installation of a slurry hold, provision of a steel frame and roof on top of an existing silage clamp	No objection	
13/02383/FUL	43 Willis Waye, Kings Worthy SO23 7QT	Conversion and extension of loft to provide bedroom accommodation - new roof gable - rooflights - rear dormer - new windows - new external porch with balcony above	Parish Councillors have concerns over the dormer window. However they wish to leave the decision to the expertise of the case officer and would recommend that they visit the site.	
13/02454/LDP	9 Court Road, Kings Worthy SO23 7QJ	Conversion of garage into living accommodation	Supported	
SDNP/13/03927/HOUS	Well Cottage, Martyr Worthy Road, Abbots Worthy SO21 1DR	Build a summer house in the top right hand corner of the garden (within the curtilage of a listed building)	No objection	Approved (O)
13/02617/FUL	Kings Mead, 5 Court Road	Erection of a 4 bedroom detached dwelling	Parish Councillors wish to OBJECT to this application. They expressed concern over this development and felt that the application should be rejected on the grounds of access and lack of amenities. Whilst there was great emphasis on the application with regards to the access and parking facilities, it was clear that this will be a problem. There is a lack of parking on the road outside the property due to the width. It is clear that to park outside the property would necessitate part parking on the pavement to allow access to the emergency services. Whilst family arrangements could be made at the present Councillors felt that this could cause problems at a later stage if one or the two properties were	Closed 20/01/14

			sold.	
13/02620/FUL	Haredene, Stoke Charity Road	Erection of a 2 bedroom chalet bungalow	Parish Councillors have concerns over this application in respect of the size of the plot, the proximity to the railway, and overdevelopment of the site.	Withdrawn
13/02651/FUL	Half Acre, Nations Hill	Demolition of barn and erection of a detached dwelling	Parish Councillors wish to OBJECT to this application. They expressed concern over this development and felt that the application should be rejected on the grounds of access, size, being overbearing on adjacent properties, the effect on the neighbouring property down the hill and sightlines. It was additionally considered that this proposal was not in keeping with surrounding properties. Extensive groundwork would be required and access would not be effected by using the access of the "parent" property.	Refused
13/02538/FUL	Lovedown Farm, Lovedon lane	Loft conversion to provide living accommodation	Parish Councillors unanimously support this application and would wish to support it at Committee should it be referred.	Permitted

13/02759/FUL	Half Acre, Nations Hill	Demolition of existing conservatory, replacement roof to steeper pitch to provide more accommodation, first floor side extension and additional onsite parking	Parish Councillors with to object to this application based on the following grounds. The Application constituted overdevelopment of the site, the proposed structures were too high and overlooked neighbouring properties. Concerns were raised about additional traffic movements in and out of the access into Nations Hill being very near the junction with Springvale Road. Cllr. Ian Gordon to investigate the use of the roof space and velux windows to confirm these have appropriate planning permissions.	
13/02779/FUL	1B Red Marley, Nations Hill	Erection of rear garden shed (PART RETROSPECTIVE)	Parish Councillors noted that the site plan shows a rectangular shed whereas the elevation plan shows a square building. Councillors object to a summerhouse being described as a shed. They are concerned about the size and whether or not this complies with the original planning application.	
13/02875/FUL	22 Tudor Cottage, Church Lane	Demolition of existing single storey rear extension and outbuildings and erection of single and two storey rear extension with detached garage LISTED BUILDING GRADE II	Parish Councillors noted that Jane Rutter (city Councillor) has objected to this application. Councillors object to this application as it is considered totally inappropriate, out of character, overlooks next door, wrong style of building attached to a listed building. Councillors would wish this to go to Committee if officers are minded to approve the application.	

13/02876/LIS	22 Tudor Cottage, Church Lane	Demolition of existing single storey rear extension and outbuildings and erection of single and two storey rear extension with detached garage LISTED BUILDING GRADE II	See comments on 13/02875/FUL	
14/00113/LDP	43 Willis Waye, Kings Worthy	Conversion and extension of bungalow loft to provide bedroom accommodation, new roof gable, rooflights, rear dormer, new windows and external porch; Remove existing sheds and erection of summerhouse	Parish Councillors wish to object to this application on the grounds that it is an overdevelopment of the site, it is overbearing on the bungalow by the side, and not in keeping with the surrounding properties. Cllr Gordon will speak to WCC on the legal issues	
Planning Decisions by Winchester City Council– no Planning & Highways Committee view given				
Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)
13/02927/TPO	9 The Woodlands, Kings Worthy, SO23 7QQ	1 no. Beech to higher branches on first limb and reduce by 2-3m (T1)		Permitted
13/002928/TPO	7 The Woodlands, Kings Worthy, SO23 7QQ	1 no. Beech to reduce branches along boundary line by up to 2m (T4), 1 no. Beech to canopy thin by up to 10% (T5)		Permitted

Enforcement Notices – Open Cases (Last updated by Winchester City Council – February 2013)		
Ref.	Brief Details (address)	Issue
10/00336/USE	Hinton House, Hinton House Drive, Kings worthy SO23 7NH	Alleged unauthorised use of residential property (health spa) and breach of condition relating to use of garage. Follow up site visit [2VIS] (31/01/2013). Visit site to ascertain if the u/a uses have ceased
12/00269/UTL	Springvale Road Shops Car Park, Springvale Road, Kings Worthy SO23 7NB	Untidy site. Enforcement action to be initiated. S215 Notice to be drafted and passed to Legal (09/07/2013)
12/00317/BCOND	138 Springvale Road, Kings Worthy SO23 7RB	Alleged breach of conditions – trees removed. Meeting with owner/agent [MEET] (06/02/2013). Meeting on site between WCC Landscape and developer to discuss revised landscaping proposals for site, including replacement trees along boundary, which were supposed to have been retained. Revised scheme already submitted but will just need a few additional adjustments. Replacement trees to be planted in current planting season

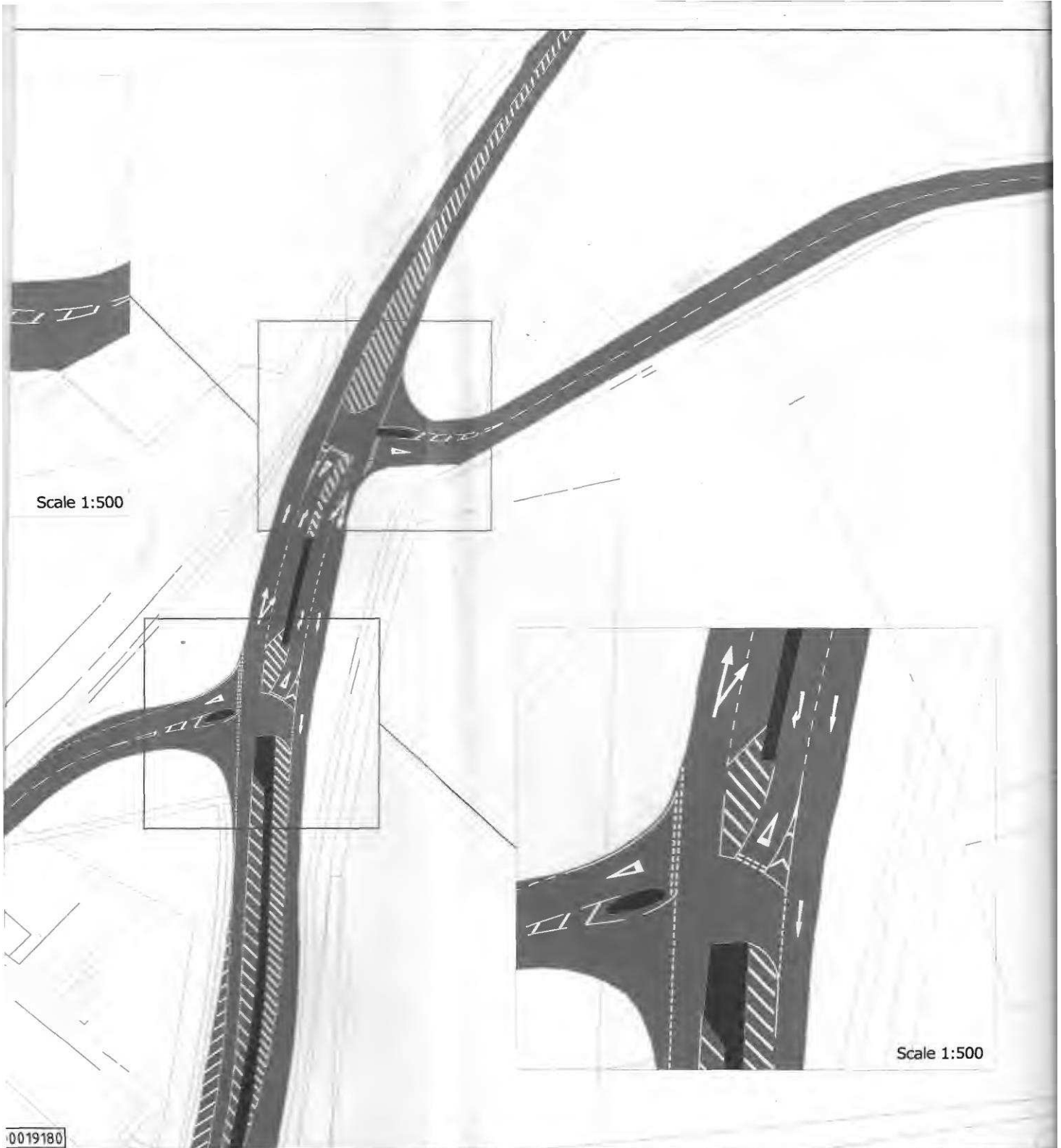
Enforcement Notices – Closed Cases (Last updated by Winchester City Council – July 2013)		
Ref.	Brief Details (address)	Issue

Planning Applications for Consideration by Planning & Highways Committee (as agenda)				
Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)
14/00156/TPC	16 Church Green Close, Kings Worthy, SO23 7TT	3 no. Ash tree removal. 1 no. Ash tree to remove lower limb and ivy. 2 no. Ash tree to remove ivy.	The Parish Council wish to support this application but would like to see the trees replaced.	
14/00204/FUL	128 Springvale Road, Kings Worthy, SO23 7RB	Removal of detached garage and erection of new attached carport.	The Parish Council wish to unanimously support this application.	
14/00286/TPC	Old Post Office, London Road, Kings Worthy, SO23 7QN	1 no. Monkey puzzle to fell. 1 no. Sycamore to tip prune, re-shape & thin by 10%. 1 no. Hazel to reduce by approx 6 - 8ft & prune back sides. 1 no. Norway Maple to crown lift by approx 3m. 1 no. Ash to fell. 1 no. Hazel to reduce by approx 50% & cut back from drive. 1 no. Willow to reduce side by approx 2 - 3m & height by 2m. 1 no. Apple to reduce by approx 1m.	The Parish Council wish to support this application.	
14/00348/FUL	Haredene, Stoke Charity Road, Kings Worthy, SO23 7LS	Erection of 1 no two bedroom chalet bungalow (RESUBMISSION)	Application withdrawn subsequent to meeting	
SDNP/14/00107/LIS	6 Mill Lane, Abbots Worthy, SO21 1DS	Demolition of internal wall to provide access between houses 6 and 7 Mill Lane.	The Parish council unanimously support this application.	
SNDP/14/00440/DCOND	1 Old Farm Cottages, Martyr Worthy Road, Abbots Worthy,	Construction of a front porch - DISCHARGE CONDITION 2 - SDNP/13/04198/LIS	No response given as application referred to a change in roof tile type.	

	SO21 1DU			
SDNP/14/00802/ TCA	Appletrees, Old Rectory Gardens, Abbots Worthy, SO21 1DW	1no Holly (T1) to Fell; 1no Conifer (T2) to Fell; 1no Beech (T3) to crown reduce for 2m clearance; 1no Sycamore (T4) to fell; 2no Conifers (T5 T6) to Fell; 1no Chestnut (T7) to crown reduce by 2.5m; 1no Beech (T8) to crown reduce for 2m clearance.	Email sent as requested. No response received.	

Planning Applications for Consideration by Planning & Highways Committee (received after agenda published)				
Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)
14/00409/FUL	61 Springvale rd, Kings Worthy, SO23 7ND	(HOUSEHOLDER) Erection of outbuilding and decking (PART RETROSPECTIVE)	No end date provided	
14/00433/FUL	Evergreen, Hayden Close, Kings Worthy, SO23 7RD	(HOUSEHOLDER) Single storey side extension incorporating single storey garage, new front porch and alterations to fenestration	The Parish Council have no objections to this application.	
SDNP/14/00471/ TCA	Well Cottage. Abbots Worthy, SO21 1DR	1no Holly Tree to crown reduce by 4ft; 1no Walnut tree to crown reduce by up to 5ft	The Parish council have concerns about the Walnut tree not being within the applicant's boundary of the property.	

Attached document for P/13/176 B3047/A33 Junction



0019180

CLIENT
Safety Engineering Team

CONSULTANT



**Hampshire
County Council**
Stuart Jarvis BSc DipTP FCIBT MRTPI,
Director of Economy, Transport and Environment,
The Castle, Winchester



Cert. No.
FS 21845

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