

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

**Minutes of the Meeting held on Tuesday 26 July 2016
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Present: Chair of the meeting: Ian Gordon

Councillors: Karen McCleery.
Stewart Newell
Judith Steventon Baker

Hampshire County Council (HCC): None

Winchester City Council (WCC): None

Clerk: Christopher Read

Public: 0

	Action
P/16/83 Apologies for Absence	
Cllr Les Haswell	
P/16/84 Public Question Time	
None.	
P/16/85 Minutes of the Meeting held on the 28th June 2016	
P/16/78 – It was agreed to change to ‘Parishioner’ to ‘perspective purchaser’.	
The amended minutes were then agreed and signed as a true record of the meeting by Cllr Gordon.	
P/16/86 Matter Arising from the meeting held on 28th June 2016	
<ul style="list-style-type: none"> ○ P/16/78 – House purchase request at Blackberry Fields – Cllr Gordon met with Debbie Rhodes (WCC - New Homes Delivery Team) at a HARAH (Hampshire Alliance for Rural Affordable Housing) event. She agreed that the perspective purchaser should not have been told to contact the Parish Council and Hyde Housing should have followed the procedure laid out in the S106 agreement. As requested the email has been forwarded to Debbie Rhodes to action. ○ P/16/58 – Proposed development of Top Field – It was noted that the current date for the Village Green Application to be heard is the 19th September 2016. ○ P/16/58 – Kerbside drainage – Cllr Steventon Baker noted that the drain at the corner of Fraser Road and North Road, is still blocked. There is also a deep pothole near the entrance to Elizabeth Close. Cllr Gordon is report these issues 	Cllr Gordon
Cllr K. McCleery also noted that the gullies around the Kings Charles pub are in need of clearing as they’re currently full of vegetation. Cllr Gordon is to write to HCC to bring this to their attention and remind them that all the drains along Springvale Road are due to be cleared in the Autumn.	Cllr Gordon

P/16/87 To Consider Planning Applications received since the last Meeting

WCC. Reference	Location / Works to be done
SDNP/16/03574/PRE	Abbots Worthy House Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DR Addition of new mansard storey to main house and conversion of Abbots Worthy House into 5 no. dwellings; demolition of existing eastern wing and erection of 3 no. town houses; new access on to B3047 and provision of parking area behind the building.
Response:	The Parish Council wish to support the proposed development on this site but have concerns with regards to the proposed additional access onto the B3047, particularly with its proximity to a junction.
16/01281/FUL	Orchard Cottage Springvale Avenue Kings Worthy SO23 7LH Replacement dwelling
Response:	The Parish Council has no objections to this application.
16/01325/FUL	Lovedean Cottage Lovedon Lane Kings Worthy Hampshire SO23 7NL Erection of detached, timber-framed 25 sqm garden room for use in association with the main dwelling.
Response:	The Parish Council are prepared to support this application provided that a restriction is placed upon the proposed garden room, that no person can reside within this structure.
16/01418/FUL	Land Next To Hookpit Farm Stoke Charity Road Kings Worthy Hampshire Erection of a single dwelling house (Resubmission)
Response:	The Parish Council wish to object to this application on the grounds that it is outside the settlement boundary and does not meet the development requirements of such a site. If the officer is recommending acceptance, the Parish Council would like this application to be sent to committee and ensure that the Parish Council are notified.
16/01419/FUL	13 Frampton Way Kings Worthy SO23 7QE First floor side extension over garage, single storey front extension and associated alterations.
Response:	The Parish Council has no objections to this application.
16/01508/TPC	3 The Paddock Kings Worthy Hampshire SO23 7QR

	1 no. Norway Maple to clean major deadwood, remove weak and crossing branches, thin crown by 20%, clear overhanging branches 2m from house
Response:	The Parish Council wish to support this application.
16/01510/TPC	The Cedars London Road Kings Worthy Winchester Hampshire SO23 7QN
	1 no. Beech to reduce to boundary of 3 The Paddock
Response:	The Parish Council wish to support this application.
16/01716/TPO	Barton Cottage Springvale Avenue Kings Worthy Hampshire SO23 7LH
	7 no. Lime to re-pollard, 2 no. Lime to fell to ground level
Response:	The Parish Council wish to be guided by the decision of the arboricultural officer.

P/16/88 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.
Cllr Gordon and the Clerk are to chase a resolution for any outstanding notices.

Clerk & Cllr Gordon

P/16/89 To discuss any issues referred from the Parish Council meeting

- Road Safety Issues in Hookpit Farm Lane / Burnett Close – Cllr K. McCleery noted that the HCC traffic measuring device has not yet been erected.
- Redesign of B3047/A33 and Lovedon Lane/A33 junctions – It was agreed to monitor the Lovedon Lane/A33 junction and to write to HCC highlighting the confusion with regards to the give way lines at the Cart & Horses/A33 Junction.
- Parking on grass verges – Cllr Gordon has spoken to Hampshire Police Constabulary about issues on Fraser Road but was told that it was not a police matter. Cllr Gordon has spoken to WCC, the local shops and the Vicar of St Marys Church with regards St Marys Chapel/ Hall, about a possible parking area behind the St Marys Chapel Hall, to ease the parking problems in that area. WCC are currently looking to see if any funding could be made available.

Cllr Gordon also noted that he has seen a 6 axle Tesco delivery vehicle on Lovedon Lane. Cllr Gordon is to clarify with WCC with regards to delivery vehicle size etc.

Cllr Gordon

- o Parking in Fraser Road – See above.
 - o Meetings attended – Cllr Newell read out his notes with regards to the Kings Worthy LPP2 (Local Plan Part 2) hearing (see attached). He highlighted the issues Drew Smith had with the Kings Worthy part of the plan, in particular the windfall figures. Between Cllr Gordon and WCC, all these issues were rebutted.
- Cllr Gordon noted that we only require another 22 dwellings to meet the windfall figures we submitted.

P/16/90 Speed Watch

PCSO Kerry Croutear is currently unavailable; it therefore agreed to invite a representative of Speed Watch from Fareham to the next full Parish Council meeting. **Cllr Gordon**

P/16/91 Cycling chicanes in Churchill Close

Cllr Steventon Baker noted that there was almost an accident last week due to children failing to stop near the entrance to the Heights.

(2 members of the public left at this point)

Cllr Gordon is to investigate the installation of cycle chicanes. Cllr Gordon will also look into the installation of a sign, which would need to be installed by the residents. **Cllr Gordon**

P/16/92 To discuss any issues referred from the Parish Council meeting

None.

P/16/93 Clerk’s Notices

None.

P/16/94 Chairman’s Notices

Tudor Cottage Planning Application – Cllr Gordon reported to the committee that despite a letter stating the listed application had been withdrawn, the FUL application was heard at the last WCC planning committee meeting. We did not receive a letter stating that this FUL application was going to planning committee. At this committee meeting the Vice-Chairman indicated that he would ‘go along’ with the Chairman’s decision to approve the application. This resulted in the application being passed on the Chairman’s deciding vote.

Cllr Gordon has spoken to the Chief Executive of WCC’s PA and the matter was passed onto Simon Finch (WCC – Assistant Director [Built Environment]), who in turn has passed this to Julie Pinnock (WCC – Head of Development Management). Cllr Gordon read a letter from concerned parishioner addressed to Simon Finch, which had been copied to Cllr Gordon. This letter highlighted the many issues with the way this application process was handled.

Cllr Gordon is to write to Julie Pinnock (WCC) and raise the issues with her. It was also agreed to write to Cllr Stephen Godfrey (Leader of WCC) to ask for a meeting to discuss these issues, which Cllr Gordon and Newell are to attend. **Cllr Gordon
Cllr Gordon
& Newell**

P/16/95 Consider items for inclusion in Communications

None.

P/16/96 Items for discussion at the Next Meeting

None.

The next meeting is scheduled for Tuesday 29th August (*if required*).

The meeting closed at 21:52.

Signed **Date**

DRAFT

Kings Worthy Parish Council - Planning Dashboard for 26th July 2016

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)	Budget [ex. VAT]	Actual (2015/16)	Saving against budget	
				12 months [ex. VAT]	12 months [ex. VAT]	
PA-H	P-003	Street Lighting 2015/16	Project	£7,545	£5,927	£1,619

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 [ex. VAT]	Budget Source	Approvals Dates			Completed
					P & H	Finance	PC	

Planning Responses – under Chairman’s action (to meet submission deadlines)

Ref.	Brief Details (address)	Proposal	Approval Dates			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)	
16/00867/FUL	The Limes 166 Lovedon Lane Kings Worthy Hampshire SO23 7NJ	First floor extension to provide new bedrooms and bathroom, utility room extension and garden store.	The Parish Council can see no material reasons why this application shouldn't be approved but, however, we would like the issues raised in the letter from Mr Woods to be taken into account when making your decision.	

SDNP/16/02301/FUL & SDNP/16/02305/LIS	Worthy Park House Worthy Park Lane Kings Worthy Winchester Hampshire SO21 1AN	Proposed additional accommodation for the existing School including new dining room/kitchen, teaching building and performance hall; involving partial demolition, alterations, extensions and new build works at the eastern end of Worthy Park House; together with alterations and additions to the Coach House; new and relocated car and minibus parking; ancillary works and landscaping.	The Parish Council ask that the officer takes into account any additional traffic movements that may impact upon Abbots Worthy.	
16/00907/FUL	St Marys Church Rooms London Road Kings Worthy Winchester Hampshire SO23 7QL	Internal alterations to first floor office and storage space within St Mary's Church Rooms (built 1998-2000), comprising removal of one internal wall and blocking up of an existing door to form a single office, and installation of two Velux style conservation windows in south facing elevation of the Church Rooms roofslope.	The Parish Council has no objections to this application.	Permitted
16/00953/FUL	Partlands Forbes Road Kings Worthy Winchester Hampshire SO23 7PQ	(HOUSEHOLDER) Extension of loft storage.	The Parish Council has no objections to this application.	Permitted
16/01018/FUL	Hill Cottage Mortimer Close Kings Worthy SO23 7QX	Proposed development of two detached dwellings	The Parish Council wish to object to this application as Mortimer Close is unable to accommodate such an increase in the volume of traffic, due to the width of the road.	
16/01284/FUL	Ditmarsia 7 Boyne Mead Road Kings Worthy SO23 7QZ	Ground and first floor extensions including four dormer windows, conversion of garage into habitable space and other alterations.	The Parish Council has no objections to this application subject to adequate parking being provided on the site, as Boyne Mead Road is narrow and cannot facilitate any on road parking.	
16/01305/FUL	3 Firs Crescent Kings Worthy SO23 7NF	Rear conservatory.	The Parish Council has no objections to this application.	

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)

Planning Appeals approved by Planning Inspector

Ref.	Brief Details (address)	Proposal	PC opinion	WCC Decision	Planning Inspectorate Decision

Enforcement Notices – Open Cases

Ref.	Brief Details (address)	Issue
14/00087/WKS	Land Adjacent To Sunnyside, Mount Pleasant, Kings Worthy	Unauthorised works as 04/00494/FUL has expired. Observed concrete base in but work stopped. Need to write to owner about intentions.
14/00170/WKS	Tesco Express, 74 Springvale Road, Kings Worthy, SO23 7NB	Alleged deliveries taking place outside allowed times and the unauthorised chiller replacement without sound insulation. Last inspection date (18/11/2015)- Letter sent to Town Planning Manager for Tesco Ltd regarding the noise report for chiller units.
14/00310/COM	Chalk Meadow, Springvale Avenue, Kings Worthy, SO23 7LH	Non-compliance with a landscape condition (permission: 12/01047/FUL) and the erection of a summerhouse. Last inspection date (07/09/2015) - Planning application submitted 15/02007/FUL to vary condition 4 (landscaping) of 12/01047/FUL.
15/00135/MIXED	1 Edinburgh Road, Kings Worthy, SO23 7NY	Alleged unauthorised use of land, untidy site and construction of a shed on a concrete foundation. Last inspection date (10/09/2015) - Met with owner in City Offices, he advised that he didn't realise they were breaking any law by building the shed. He will apply for planning permission and remove the ladders etc from the garden.
SDNP/15/00242/BRECON	Abbots Worthy House, Martyr Worthy Road, Abbots Worthy, SO21 1DR	Alleged breach of conditions in regards to the use of an access road.
16/00016/LBUILD	Old Thatch, 27 Church Lane, Kings Worthy, SO23 7QS	Alleged roof rethatched using non traditional materials - Case logged awaiting site visit.

Enforcement Notices – Closed Cases (updated by Winchester City Council)

Ref.	Brief Details (address)	Issue