

Planning & Highways (P&H) Committee

27th June 2018 at 19:30

Kings Worthy Community Centre, Fraser Road, Kings Worthy

Chair of the Meeting	Ian Gordon
Councillors Present	Les Haswell, Mandy Hallisey and Dorry Lawlor
Clerk(s) Present	Christopher Read
Public	16

P/18/52 - Apologies for absence

None.

P/18/53 - Election of Vice-Chairman

It was agreed to defer this item until the next P&H committee meeting.

P/18/54 - Briefing by Princes Mead School on proposed court lighting.

A representative briefed members on a proposal to install lighting on the two tennis courts located at Princes Mead School. Members were asked for their views on the proposal before a pre-application is submitted. Cllr Gordon asked for clarification on the proposed timing. The representative of Princes Mead school stated that they intend to place a 22:00 curfew on the lighting, as per other activities on the site. The lighting system will be operated on a token system when used by the Tennis Club. The school will use the courts up to 18:00; with the tennis club having access after this time on weekdays, all day weekends and all day during the school holidays. It was noted that the South Down National Park's (SDNP) dark skies officer will have the final say. The most directly affected house will be the property due south of the site and the school need to discuss the proposals with all neighbours, including this property.

It was noted that at this stage the committee had no objections to the proposal subject to both the neighbours and SDNP dark skies officer raising no objections to the proposal.

1 member of public left at this point

P/18/55 - Public question time

Several members of the public raised objections to the proposed development at Dildawn, Tudor Way (18/01174/FUL). Particularly in relation to plots 1 and 2 being overbearing to the surrounding properties. It was stated that surrounding properties have raised their objections with a representative of the owner of the site. Cllr Gordon advised members of the public that if they wish to take their objections before the Winchester City Council (WCC) planning committee, they must ensure they have sound reasoning and planning legislation supporting them. Cllr Gordon noted that now Springvale Road is a 30 mph, less of a visibility splay will be required for the entrance from Springvale Road.

A member of the public stated that she was concerned with regards to the potential for people starting fires on Top Field given the current dry conditions and length of grass on the site.

Action:	Contact Sgt. Bethan Woods regrading the potential for fires on Top Field.		
Action By:	Cllr Gordon	Target Date:	ASAP

Action:	Contact the owners of Top Field to request the cutting of Top Field.		
Action By:	Cllr Gordon	Target Date:	ASAP

A member of public noted that the curb drains on Springvale Road are blocked. Cllr Gordon stated that HCC are aware of the blockages and metal replacements will soon be installed. Also a holding pond is to be created in field next to the Kings Charles Public House. The member of public also mentioned that the straight access road proposed in the Tudor Way development will cause water to run into Springvale Road. Cllr Gordon stated that the developer would have to abide by legislation requiring them to mitigate this issue.

P/18/56 - Consider planning applications received since the last meeting

It was agreed to move this item to this point in the agenda for this and future meetings.

18/01167/HOU	
37 Eversley Gardens Kings Worthy SO23 7GQ	
This householder planning application is for a single storey extension to the side of an existing dwelling. There are no changes being proposed for the first-floor accommodation.	
Response:	The Parish Council has no objections to this application.

18/01174/FUL	
Dildawn Tudor Way Kings Worthy Hampshire	
10 new dwellings with parking and associated landscaping following the removal of an existing bungalow.	
Response:	<p>Cllr Gordon is to speak with the case officer to discuss to possibility of moving the front two plots backwards, cutting them into the bank. They may also wish to bring the style in line with the recent development at 128-132 Springvale Road.</p> <p>If the case officer is minded to approve this application then members wish it to be sent before the WCC planning committee.</p>
Members of the public were advised to check their deeds with regards to the proposed parking area on what maybe common ground.	

8 members of public left at this point

18/01198/FUL	
50 Willis Way Kings Worthy SO23 7QT	
PROPOSED 1 No. DWELLING	
Response:	<p>The Parish Council wish to object due to the narrowness of Willis Way at the point of the proposed access. This proposed access will adversely affect the already significant parking issues on that section of Willis Way.</p> <p>Cllr Gordon is to provide photographs of the parking issues to the Highways Engineer for comment.</p> <p>If the case officer is minded to approve this application then members wish it to be sent before the WCC planning committee.</p>

5 members of public left at this point
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18/01244/HOU	
4 Lynn Way Kings Worthy Hampshire SO23 7TG	
Change windows and roof to existing conservatory	
Response:	The Parish Council has no objections to this application.

18/01249/HOU	
8 Cedar Close Kings Worthy SO23 7NN	
Single storey rear extension	
Response:	The Parish Council has no objections to this application.

P/18/57 - Updates	
<p>B3047/A33 and Lovedon Lane/A33 junctions - A petition had been submitted by a member of the public for the reduction of the speed limit on Lovedon Lane to make it 40 mph through it's entire length. Cllr Gordon noted that the Parish Council is in support of this reduction and will be writing to Hampshire County Council to try and get this reduction included in the traffic regulation order for the B3047/A33 and Lovedon Lane/A33 junctions.</p> <p>The Parish Council will also be discussing the possibility of prioritisation of the old railway bridge on Lovedon Lane.</p>	

Other meetings attended - None.

P/18/58 - To agree and sign the Minutes of the Meeting held on 29th May 2018	
The minutes of the meeting held on the 29th May 2018 were agreed as a true record of the meeting and signed by the Chair.	

P/18/59 - Matters arising from the meetings held on 29th May 2018

Enforcement action at 37a Ramsay Road - Cllr Gordon is contact the Health and Safety Executive regarding the safety issues with the fencing at the site.

Action:	Contact the Health & Safety executive.		
Action By:	Cllr Gordon	Target Date:	31/07/2018

Trees at Abbots Worthy House - This item is yet to be actioned.

Action:	Cllr Gordon is to check with the forestry commission on the status of the of the trees at 'The Paddock'.		
Action By:	Cllr Gordon	Target Date:	31/07/2018

Pedestrian gates at Churchill Close - These gates are planned for delivery at the end of July, due to a delay in a 'made to order' component.

P/18/60 - Clerk's Notices

Post at Tesco - The Clerk noted that one of the 'dragon's teeth' posts in Hookpit Farm Lane has been knocked over by a large vehicle. A repair is to be effected as soon as conditions allow, particularly as it must be hand dug due to an underground power line.

P/18/50 - Chairman's Notices

Linesta, Basingstoke Road - The owner of the property known as Linesta has asked to discuss proposals to develop the site at a meeting with Cllr Gordon and the Clerk.

P/18/51 - Items for discussion at the next Meeting on the 31st July 2018

None.

The meeting closed at 21.42.

Signed:	Date:

Kings Worthy Parish Council Planning Dashboard - 26th June 2018

Initiatives that require Parish Council approval					
Reference:	Details:	Type:	Budget 2017/18 [ex. VAT]	Actual (2017-18) [ex. VAT]	Saving Against Budget [ex. VAT]

Planning & Highways Committee Planning Responses				
Reference:	Location	Proposal	P&H Response	WCC Decision
SDNP/17/03382/FUL	The Coach House Mill Lane Abbots Worthy Hampshire SO21 1DS	Construction of one dwelling with associated parking and landscaping	No objection.	
18/00462/FUL	Orchard House Mount Pleasant Kings Worthy SO23 7QU	Small detached three bedroomed cottage in garden infill plot.	Cllr Gordon to seek guidance from the planning officer.	Permitted
18/00779/FUL	Car Wash at Front Offices Old Station Yard London Road Kings Worthy SO23 7QA	The Proposal is for a Car Sales lot with signage (Non-Illuminated) situated on existing parking area	The Parish Council has no objections to this application subject to a condition being placed on the site, limiting the number cars allowed on the forecourt area. The Parish Council would also request that the yellow line on the concrete, visible in the photographs, emanating from the corner of the building be used as a boundary for the forecourt area.	Permitted
18/00780/AVC	Car Wash at Front Offices Old Station Yard London Road Kings Worthy SO23 7QA	Non-illuminated fascia sign advertising the car sales	The Parish Council has no objections to this application.	Permitted
SDNP/18/02298/HOUS	The Coach House Mill Lane Abbots Worthy Hampshire SO21 1DS	Single storey extension.	Cllr Gordon is to be speak with the conservation officer.	
18/00889/HOU	3 Bray Court Fraser Road Kings Worthy SO23 7JT	Single storey timber building for use as a garden room	The Parish Council has no objections to this application.	Permitted
18/00916/FUL	25 Springvale Road Kings Worthy SO23 7LT	RESUBMISSION A new detached dwelling on the rear of the site of 25 Springvale Road.	The Parish Council wish to object due to the narrowness of the access, particularly in relation to access for emergency vehicles. This application will also result in an increase in the volume of traffic. If the case officer is minded to approve this application, we would ask that a condition to be placed on the development, ensuring all vehicles enter and leave the site in a forward motion.	Permitted
18/00925/HOU	4 Cedarwood Kings Worthy SO23 7RP	Single Storey rear extension and shed outbuilding to rear boundary	The Parish Council has no objections to this application.	Permitted

18/00974/LDP	15 Bentley Close Kings Worthy SO23 7LG	Garage conversion to accommodation. Replacement doors and windows throughout. New windows provided to 3 elevations. Internal reconfiguration and refurbishment to include loft conversion and several roof windows.	The Parish Council has no objections to this application providing it doesn't displace any vehicles onto the highway.	Permitted
18/01261/FUL	127 Springvale Road Kings Worthy Winchester Hampshire SO23 7LE	Change of use from hairdressers to holiday let	The Parish Council has no objections to this application.	
18/01074/PNACOU	North Winchester Poultry Farm Stoke Charity Road Kings Worthy Winchester Hampshire SO21 2RP	Change of use of an existing agricultural building to 3 no. dwelling houses (Use Class C3), and associated operational development	<p>The Parish Council wish to object to this application on the grounds that this site is outside the settlement boundary and thus a rural exception site. Local Plan Part 2 (LPP2) has passed inspection and is now in effect. No attempt was made by the owners of this site to contest this plan thus it would not be permitted for housing to be built on this site.</p> <p>The type of housing proposed does not meet the requirements for a rural exception site, due to the lack of affordable housing.</p>	
18/01034/HOU	Pilgrim House 4 Laburnum Drive Kings Worthy SO23 7LR	Open fronted double carport with enclosed garden store	The Parish Council has no objections to this application.	Permitted

18/01083/FUL	99 - 103 Springvale Road Kings Worthy Hampshire	Redevelopment of the site following demolition of the existing dwelling houses at 99, 101 and 103 Springvale Road, and the erection of 15no. dwellings (7 x 2-bedroom, 6 x 3-bedroom and 2 x 4-bedrom), with associated access, landscaping and parking.	<p>"The Parish Council wish to object on the following grounds:</p> <ul style="list-style-type: none"> • Concerns with regards to the turning area at the top of the site being too tight. • The fact there is two access points onto Springvale Road. • During the pre-application consultation the Parish Council made comments with regards to the hedging near the access onto the site. This has not been adequately addressed and the entrance is not clearly defined. This is of particular importance given that the access crosses a footpath which is a safer route to school, used by primary school children. " • Pre-application comments were made with regards to the height of plots 13 & 14. Whilst these dwellings have been sunk into the bank, Councillors are disappointed that these proposed dwellings are still imposing to the surrounding properties. <p>Councillors would also like clarification on the social housing provision for the site and there would appear to be none included."</p>	
18/01137/TPO	15 The Woodlands Kings Worthy SO23 7QQ	A1.1. Beech. Crown lift to 6m above ground level to remove reaction growth from previous pruning. Thin low canopy by 5% to increase light as a thicker canopy than surrounding trees. A1.2. Conifer, Yew & Beech hedge. Reduce height by approx. 2m. To control size of hedge between boundaries.	It was agreed to defer this to the arboricultural officer.	Permitted
18/01243/TPC	Kings Worthy Court London Road Kings Worthy Hampshire	T1 Maple. Tip reduce lower crown to give 4.5-5m clearance from ground level. Shading of front lawn starting to encroach over drive. Work proposed quite minimal and will not dramatically change shape or form of tree.	It was agreed to defer this to the conservation and arboricultural officers.	Permitted

Planning Inspectorate Appeals

Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's Decision
17/01498/FUL	50 Willis Way Kings Worthy SO23 7QT	Construction of 2nd dwelling	Object	Refused	

17/01474/FUL	5 Boyne Rise Kings Worthy SO23 7RE	Demolition of existing dwelling and erection of 5no.	Object	Refused
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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.
17/00158/ADVERT	Fitness Suite, Woodhams Farm, Kings Worthy, Winchester, Hampshire, SO23 7LB	Alleged that an advertising sign has been put up at the bottom of the Woodhams farm track on Springvale Road. Agent emailed advising of change of use from B1 offices to B2 Sports Clinic. Awaiting response as the land owner is currently abroad. Advised
17/00205/USE	Snows Volvo, London Road, Kings Worthy, Winchester, Hampshire, SO23 7QD	Alleged that the volvo garage have moved part of the fence back in to the bungalow and are putting scalplings down for a parking area. Agent has confirmed that an application will be submitted shortly. Awaiting further details.
17/00325/WKS	50 Eversley Gardens, Kings Worthy, Winchester, Hampshire, SO23 7GQ	A shed has been erected in the garden but PD rights have been removed. Spoke to owner.
18/00048/COU	Car Wash At Front Office Old Station Yard London Road Kings Worthy Winchester Hampshire SO23 7QA	Alleged vehicle sales from car wash site.
SDNP/17/00476/LB	The Coach House, Mill Lane, Abbots Worthy, Hampshire, SO21 1DS	Alleged that listed wall is in need of repair.

Winchester City Council Closed Enforcement Notices (as informed by Winchester City Council)		
Reference:	Location:	Issue:
		None.