

Kings Worthy Parish Council

Minutes of the Planning & Highways committee meeting
held on Tuesday, 26 February 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:	Cllr Charlotte Smith and 9 other members of the public.
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P/19/17 – Public question time

Members agreed to discuss matter arising from the last meeting after the consideration of planning applications.

P/19/18 – To consider planning applications received since the last meeting

Reference number: SDNP/19/00452/CND

Proposal: Variation of condition 2 Application Reference Number: SDNP/17/03382/FUL
Date of Decision: 06/11/2018 Condition Number(s): 2 Conditions(s) Removal:
To provide additional accommodation. Substitute drawing 800/09 Floor Plans
and Elevations for drawing no 800/14 Floor Plans and Elevations

Location: The Coach House Mill Lane Abbots Worthy SO21 1DS

Comment: The Parish Council have concerns that the dormer windows will be overlooking the residents in Mill Lane. However, if the property were rotated so that the dormer windows faced south, down the driveway, the Parish Council would have no objections.

Reference number: SDNP/19/00294/FUL

Proposal: Proposed lighting to existing tennis and netball courts

Location: Worthy Park House Worthy Park Lane Kings Worthy SO21 1AN

Comment: The Parish Council wish to raise no objections to this proposal as long as there are no objections from the South Down National Park's Dark Skies Officer and the neighbouring properties.

Reference number: 19/00038/AVC & 19/00161/LIS

Proposal: INSTALLATION OF REPLACEMENT ILLUMINATED AND NON ILLUMINATED SIGNS TO THE EXTERIOR OF THE BUILDING (See 19/00161/LIS)

Location: Cart And Horses London Road Kings Worthy SO23 7QN

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

Reference number: 19/00089/HOU

Proposal: Construct new conservatory

Location: 113 Springvale Road Kings Worthy SO23 7LE

Comment: The Parish Council has no reasons to object to this application.

Reference number: 19/00090/HOU

Proposal: Erection of a conservatory

Location: Capon Cottage Stoke Charity Road Kings Worthy SO23 7LS

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

Reference number: 19/00189/HOU

Proposal: 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

Location: Woodlea 3 Boyne Mead Road Kings Worthy SO23 7QZ

Comment: 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.

Reference number: 19/00200/HCS

Proposal: Demolition of former poultry building; change of use of remaining former poultry buildings to provide a waste paper recycling facility, ancillary office & staff welfare areas, weighbridge, access, parking, landscaping, and associated works

Location: North Winchester Farm Stoke Charity Road Kings Worthy Winchester Hampshire SO21 2RP

Cllr Gordon read out Cllr Les Haswell's email which stated that he had concerns with the traffic to and from the site. Particularly in relation to large lorries using the restricted junction of Lovedon Lane and the A33. He also had concerns with regards to the old and current railway bridges.

Cllr Gordon also read out an email from Jackie Porter, sent to the case officer, which highlighted her concerns with regards to Highways lack of consideration for cyclists, pedestrians and public transport users. She also had concerns with the amount of traffic that may use the site, particularly as the site already has permission for 90 vehicles per day.

It was noted that Winchester City Council (WCC) has also submitted an objection on the grounds of potential noise from the site.

A local resident spoke in support of the proposed application stating that the current permission granted for B8 usage, will likely result in much higher levels of traffic than the proposed recycling centre. They also intend to operate the site from 07:00-17:00, Monday to Friday.

Cllr Gordon did note that there was a restriction placed upon the current permission which restricted the number of vehicles movements per day.

Several local residents spoke against the application highlighting the following issues:

- The proposal wishes to keep the previously permitted up to 11pm operating time.
- The proposed usage is compared to agricultural usage, which is not suitable in a residential area.
- There is a 12-ton limit on the road to the north of the site, thus all traffic will have to enter and leave the site using Stoke Charity Road and subsequently either Lovedon Lane/Springvale Road.
- The restricted railway bridge and a blind bend, on which there has already been accidents.
- The volume of traffic already using the road.
- Noise from the machinery used to load and unload the lorries, which will be outside the buildings.

Cllr Gordon stated that he has concerns that given the direction in which the large vehicles must enter and exit the site, there is a significant pedestrian safety risk, particularly for children.

The owners of Ecogen gave a short presentation to the meeting highlighting the following:

- They have hired the best consultants' money can buy.
- They do not intend to operate beyond 07:00 -17:00 but wish to keep the flexibility in working hours to allow them to grow and allow for machinery breakdown.
- They have had issues on their current site, with 3-4 articulated lorries turning up on the site at once, which causes issues due to the size of said site.
- They have allowed for vehicles to be able to use the site without reversing to prevent noise disruption from reversing alarms.
- They have 10-15 neighbours on the current site and have never received a noise complaint. They have commissioned a noise analysis to measure the noise levels from their current machinery.
- They are happy for local residents to attend their current site to see the noise levels and operations for themselves.

Cllr Gordon stated that the site on the highest part of the village and this will make the noise travel further.

There is also the potential issue of loose recyclable material being blown around the by the winds on the site, possibly resulting in consumption by livestock and wildlife. This would need addressing as it could be a potential public safety risk.

Members of the committee asked the owners of Ecogen the following questions:

[Cllr D. Smith:](#)

1. Will the machinery used at Alresford site be transferred to the proposed new site?
Answer = Yes.
2. Is there more than one proposed access door?
Answer = Yes, there is one door for loose material and two for baled materials. It was stated that baled material accounts for approximately 95% of the material they process.
3. If the site has been designed to prevent vehicles reversing, why does the plan show articulated lorries that have clearly reversed into the position?
Answer = The lorries on the plan are purely indicative and not an exact representation of the proposed parking situation.
4. How many articulated vehicles use the current site in Alresford?
Answer= No more than 8 per day.
5. How much do they wish to expand by?
Answer = They wish to expand as much as possible but with the current supply of material in the South, they can only expand by a maximum of 50%.

They also stated that they do not wish to work until 11pm.

[Cllr D. Lawlor:](#)

(Opened up the question to all those attending the meeting)

1. What was the traffic numbers generated when the egg farm was in operation?
Answer = Cllr Gordon stated that you had feed trucks and egg lorries using the site. A local resident stated that there were 1-2 large lorries a day.

[Cllr M. Hallisey:](#)

1. The transport statement states that there will be 2 articulated lorries per hour, equating to 20 per day.

Cllr Hallisey noted there are already several residents of Lovedon Lane that have trouble exiting their driveways due to speed and number of vehicles currently using the road.

Cllr Gordon stated that there are also issues with the narrowness of the old railway bridge as well as the section of Lovedon Lane which is national speed limit.

A vote was held on the application with three Councillors voting to object and one Councillor abstaining.

The Parish Council wish to object to this application on the following grounds:

- This proposal is likely to generate a significant increase in the number of large vehicles using Lovedon Lane, Springvale Road and Stoke Charity Road. There are already numerous issues along these roads in relation to traffic numbers, speed and obstacles.

Comment:

There is a section of Lovedon Lane which is national speed limit, resulting in an increase in speed along the lane as well as the old railway bridge, which narrows the lane significantly. This lane has a large number of access points, one of which is used frequently by parents for access to the school.

Springvale Road is a residential road with a large number of properties directly off of it and the road is used by a large number of school children.

- No information has been made available with regards to the potential noise impact on the site.

8 members of the public left at this point.

Reference number: 19/00204/FUL

Proposal: Demolish former day care centre and erect eight detached dwellings with associated access, parking and landscaping - revised scheme.

Location: The Grove Day Services Hinton Fields Kings Worthy SO23 7QS

Comment:

It was agreed for Cllr Gordon and the Clerk to meet with the developers to discuss the revised proposals.

Reference number: 19/00209/HOU

Proposal: Conversion of, and extension to, existing detached garage to create annexe accommodation ancillary to the main dwelling, with replacement conservatory linking house to annexe. Pitched roof to extended building with alterations to fenestration.

Location: Glengarry 53 Springvale Road Kings Worthy SO23 7ND

Comment:

The Parish Council wish to support this application subject to a condition being placed upon the permission, ensuring no parking is displaced off the site.

Reference number: 19/00238/HOU

Proposal: Single storey extension to an existing semi-detached Victorian Cottage to provide a new kitchen and dining area together with internal remodelling to create a new entrance hall, ground floor shower and WC and storage space.

Location: 2 New Cottages St Marys Close Kings Worthy SO23 7QL

Comment: The Parish Council wish to support this application if the Conservation Officer has no objections.

P/19/19 – Matter arising from the meeting held on the 29th January 2019

Top Field – Cllr Gordon stated that he had seen the comments with regards to the issues surrounding the consultation date and the timing/quantity of documents uploaded on the WCC website.

Cllr Gordon also stated that Southern Water will have to properly assess the impact from the site due to the flooding issues on Springvale Road. It was stated that the previously development hasn't generated any additional groundwater and the increase is due to run off from the old railway.

Cllr Gordon stated that the Fields in Trust application will cover all open space on the site.

Tesco Junction – Cllr Gordon stated that he had met with WCC before last week's meeting and there is a proposal to remove the trees by the entrance to the Tesco car park and for a white line to painted across the entrance and road either side. If this white line is effective, then double yellow lines can be installed.

There were also discussions to potentially extend the car park to help with parking and unloading of delivery vehicles.

2 members of the public left at this point.

Parking around Lovedon Fields – Cllr D. Smith had attended the car park at Eversley Park and noted there is a potential for 8 additional spaces to be formally marked but 6 of these are already used informally for parking. It was noted that the two potential spaces by the metal five bar gate.

P/19/20 – Agree and sign the minutes of the meeting held on the 29 January 2019

The minutes were agreed as a true record of the meeting and signed by the Chair, with the following amendment:

- P/19/08 – Addition of "at the North Winchester Farm".

P/19/21 – Proposal to secure a speed sign

Members reiterated their support for the procurement of the sign. It was agreed that the written proposal will be sent round to members for information.

Action	To be actioned by:	Target date:
Send round speed sign proposal to members.	Clerk	ASAP

P/19/22 – Updates

[Neighbourhood Plan](#) – Initial public meeting is to be held on the 6th March, at 19:30.

[Pedestrian gates at Churchill Close](#) – A copy of the licence has now been received.

[40mph speed limit on Lovedon Lane](#) – It was agreed to place this item on hold until decisions are made on the recycling centre application (19/00020/HCS) and speed sign proposal.

[B3047/A33 and Lovedon Lane/A33 junctions](#) – Cllr Gordon stated that he is monitoring the junction and after recent near misses witnessed, he feels a serious accident is imminent.

[Meetings attended](#) – None.

P/19/23 – Clerk's Notices

[Winchester City Council Parish Planning Forum](#) – Cllr Gordon and the Clerk are attending this event on the 5th March 2019. There is a remaining space if another member would like to attend.

[Hampshire County Council Town and Parish Councils Spring Workshop](#) – It was noted that Cllr Gordon is attending this event on the 13th March 2019.

Action	To be actioned by:	Target date:
Send round information on the events above.	Clerk	ASAP

P/19/24 – Chairman's Notices

Cllr Gordon stated that Winchester City Council consider us the most co-operative Parish Council with regards to communication and ability to reach a compromise.

P/19/25 – Items for discussion at the next meeting

None.

Meeting Closed:	22:01.
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Signed:

Date:

Kings Worthy Parish Council Planning Dashboard - 26th February 2019

Initiatives that require Parish Council approval

Reference:	Details:	Type:	Budget YTD (2018/19) [ex. VAT]	Actual YTD (2018/19) [ex. VAT]	Saving Against Budget YTD [ex. VAT]
PA-H (P-003)	Street Lighting (2018/19)	Project	£ 3,125.00	£ 2,742.69	£ 382.31

Planning & Highways Committee Planning Responses

Reference:	Location	Proposal	P&H Response	WCC Decision
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-bedroom), 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>	
SDNP/18/03398/PRE	Worthy Park House Worthy Park Lane Kings Worthy Winchester Hampshire SO21 1AN	Proposed Lighting to existing netball and tennis courts	The Parish Council has no objections to this application if there are no objections or concerns from the neighbouring properties.	
SDNP/18/05367/FUL	Juglans Old Rectory Gardens Abbots Worthy SO21 1DW	Convert garage to habitable accommodation, provide porch to left side, new windows to front elevation and new timber car port.	The Parish Council sees no reason to object to this application.	
18/02758/FUL	The Rod Box London Road Kings Worthy SO23 7QN	Change of use of ground floor from A1 to mixed use; A1/B1 plus associated alterations. Replacement of existing outbuilding. Alterations to existing signage and illumination to signage.	The Parish Council will object as there is inadequate space for parking and delivery vehicles. It will be dangerous for large food delivery vehicles to park on the highway on a dangerous bend close to The Junction with Church Road Kings Worthy where due to the trees at that junction there have been several minor accidents and to have large vehicles on the bend will further restrict the vision up London Road.	Permitted

18/02759/AVC	The Rod Box London Road Kings Worthy SO23 7QN	Advertisement of the name of the business and associated contact details. To be advertised on two aluminium sign trays to replace existing signs. Addition of two vinyl graphic signs to be applied to window front.	The Parish Council object to the illuminated signage as this is out of character within the conservation area.	Permitted
19/00048/FUL	Land Off Burnet Lane Kings Worthy Hampshire	A development of 35 units, including infrastructure and the open space provision associated with the development area. Provision of remaining open space, (change of use from agricultural, to publicly accessible recreation land). Diversion of Public Right of Way (ROW/3189777), in addition to a minor diversion of one of the three claimed Rights of Way.	The Parish Council wish to support this application.	
SDNP/19/00080/HOUS	Well Cottage Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DR	Demolition of 2 garages and replacement with a wooden or brick garage.	If the Conservation Officer finds this application acceptable then the Parish Council sees no reason to object.	Permitted
SDNP/19/00083/TCA	Abbots Worthy House Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DR	Works at per Abbots Worthy House Action Plan 2018.	The Parish Council support the works to carried out as per the commissioned professional tree survey.	
18/01083/FUL	99 - 103 Springvale Road Kings Worthy Hampshire	Amended Plans - Redevelopment of the site following demolition of the existing dwelling houses at 99, 101 and 103 Springvale Road, and the erection of 13 no. dwellings (6 x 2-bedroom, 4 x 3-bedroom and 3 x 4-bedroom), with associated access, landscaping and parking.	The Parish Council wish to support the application subject to a condition being placed on the height of the hedges near the entrances to the site to improve safety.	Permitted
18/02873/HOU	10 The Pastures Kings Worthy SO23 7LU	Removal of conservatory to be replaced with proposed extension.	The Parish Council wish to support this application.	Permitted
18/02934/HOU	11 Ilex Close Kings Worthy SO23 7TL	Single storey front extension.	The Parish Council has concerns with regards the height of the roof and it's effect on the neighbouring property.	Permitted
19/00009/FUL	North Winchester Farm Stoke Charity Road Kings Worthy SO21 2RP	Demolition of a former agricultural building and erection of 3 no. detached dwellings, access, parking, landscaping, and associated works.	The Parish Council wish to object to this application as it was not included in Local Plan Part 2, nor was an attempt made to approach the Parish Council when determining the settlement boundary. However, the Parish Council would consider this if it were put forward as a rural exception site.	
19/00029/TPO	King Charles 6 Lovedon Lane Kings Worthy SO23 7NU	4x Apple Trees Reduce new growth back to main stem to reduce the production of apples.	The Parish Council supports reasonable trimming as long as it is not to the detriment of the trees.	Permitted
19/00119/FUL & 19/00120/LIS	Cart And Horses London Road Kings Worthy SO23 7QN	Internal & external refurbishments including relocation of disabled WC as well as formation of new timber framed constructed lobby.	The Parish Council would like to see the solid front gable retained on the proposed new lobby. Councillors do not feel that the proposed full length windows & double doors in the function room are in keeping with the building or suitable within a conservation area.	

Planning Inspectorate Appeals				
Reference:	Location:	Proposal:	P&H Decision	Inspector's/Committee Decision
None.				
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 any associate adverts		
18/00144/WKS	17 Sycamore Drive, Winchester, Hampshire, SO23 7NW	Alleged rear loft extension with dormer window - Written to the builder requesting the submission date of the forthcoming application as the LPA would have expected receipt of it about 1-2 weeks ago.		
18/00245/WKS	Woodlea, 3 Boyne Mead Road. Kings Worthy, Winchester, Hampshire, SO23 7QZ	Alleged unauthorised extension to garage - Site visit carried out.		
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.				