

## Kings Worthy Parish Council

Minutes of the Planning & Highways committee meeting  
held on Tuesday, 26 March 2019 at 19:30 in  
Kings Worthy Community Centre, Fraser Road, Kings Worthy

<b>Chair of the meeting:</b>	Cllr Ian Gordon	<b>Clerk to the meeting:</b>	Richard Hanney
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Attendees:		Apologies given:
Cllr Mandy Hallisey	Cllr Les Haswell	Cllr Karen McCleery
Cllr Dorry Lawlor		
Cllr Derek Smith		

<b>Members of the public:</b>	2
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### P/19/26 – Public question time

Top Field. A meeting between members of Top Field Action Group and Galliford Try was reported as being very positive. Concerns about drainage had been raised and the company agreed to look into this and provide feedback.

The Parish Council asked that any correspondence relating to the Tesco junction should be addressed to WCC or the Parish Council not to Tesco's. The Parish Council hoped that a tree might be removed to improve access to the Tesco car park and problems caused by delivery vehicles were being addressed to Tesco's.

It was reported that the application will be put before WCC planning committee on May 23<sup>rd</sup> and not on the 11<sup>th</sup> April as previously notified.

### P/19/27 – To consider planning applications received since the last meeting

<b>Reference number:</b>	19/00237/HOU
<b>Proposal:</b>	Proposed single storey rear extension
<b>Location:</b>	11 Church Green Close Kings Worthy Winchester Hampshire SO23 7TT

<b>Comment:</b>	The Parish Council has no objections to this application.
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<b>Reference number:</b>	19/00244/FUL
<b>Proposal:</b>	3 no. of proposed Anti ram raid bollards to protect the ATM and Store entrance
<b>Location:</b>	Tesco Express 74 Springvale Road Kings Worthy SO23 7NB

**Comment:** The Parish Council supports the application but would request that sympathetic planting takes place to tone down the visual effect of the bollards

**Reference number:** 19/00298/HOU

**Proposal:** Proposed addition of rear facing dormer to existing room above garage. Also proposed extension of kitchen into the rear half of the adjoining garage. Also removal of existing wall between living and dining room to create an open plan living area.

**Location:** 11 Meadowland Kings Worthy SO23 7LJ

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

**Reference number:** 19/00339/HOU

**Proposal:** Single Storey Rear Extension

**Location:** Hi Lo Sherbrooke Close Kings Worthy SO23 7PN

**Comment:** The Parish Council supports this application.

**Reference number:** 19/00090/HOU

**Proposal:** Application Reference Number: Planning Application Reference: 16/02528/HOU Date of Decision: 20/12/2016

Condition Number(s): 2 The development hereby approved shall be constructed in accordance with the following approved plans:, 1616-202 C Proposed Elevations, 1618-201 C Proposed GA Plans

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 11 (materials) of the associated application forms and the email from Paul Cashin dated 16.12.2016.

Amendments to approved plans.

**Location:** 2 Boyne Mead Road Kings Worthy SO23 7QZ

**Comment:** It was agreed that Cllr Gordon would speak to the planning officers to understand the implications of the changes to the application.

**Reference number:** 19/00485/PNCOU

**Proposal:** Change of use from B1(a) office to C3 residential, for 6 residential dwellings

**Location:** Kings Worthy Court London Road Kings Worthy Hampshire

**Comment:** The Parish Council supports the application but does not wish to see any reduction in the parking facilities.

Reference number: 19/00489/PNCOU

Proposal: Change of use from B1(a) office to C3 residential, for 16 residential dwellings

Location: Kings Worthy House London Road Kings Worthy Winchester Hampshire SO23 7QA

**Comment:**

- The Parish Council supports the application but does not wish to see any reduction in the parking facilities.

Reference number: 19/00487/HOU

Proposal: Single storey flank wall extension to detached dwelling house

Location: 7 Princess Court Kings Worthy SO23 7FN

**Comment:** A decision was deferred in order to allow the Parish Council to see if there were objections from neighbours

Reference number: SDNP/19/01331/CND

Proposal: Removal/variation of condition 2 of approved planning permission  
Application Reference Number: SDNP/18/00679/FUL.

Location: Abbots Worthy House Martyr Worthy Road Martyr Worthy SO21 1DR

**Comment:** It was agreed that Cllr Gordon would speak to the planning officers to understand the implications of the changes to the application.

#### **P/19/28 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices.**

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The dashboard was reviewed.

[The Grove Day Centre, 19/00204/FUL](#). It was reported that building work will not commence until the school summer holidays.

**Enforcement** – It was agreed to get updates on the Fitness Suite at Woodhams Farm.

It was reported that the case with reference to 17 Sycamore Drive had gone to appeal.

It was agreed to look into the issue at Hinton Cottage.

#### **P/19/29 – To agree and sign the Minutes of the Meeting held on the 26 February 2019**

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The minutes of the meeting held on 26 February 2019 had been circulated. Were taken as agreed and signed

#### **P/19/30 – Matter arising from the meeting held on the 26 February 2019**

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none

## **P/19/31- Development status of potential sites within the settlement boundary**

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It was agreed that the Parish Council would approach developers to ascertain if they were intending to proceed with building on potential sites within the settlement boundary.

## **P/19/32 – Updates**

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**Neighbourhood Plan** – The initial meeting had been held on 6 March and reported on at Parish Council

**Pedestrian gates at Churchill Close** – HCC are in the process of producing the final licence.

**Speed sign** – The purchase had been approved by Parish Council and may be used at the following sites; Lovedon Lane, Springvale Road, Church Lane, London Road and Hookpit Farm Lane.

**40mph speed limit on Lovedon Lane.** It is hoped that evidence provided by the speed sign may support an application for a reduction in speed limit along this road.

**B3047/A33 and Lovedon Lane/A33 junctions** – There has been no further updates but it has been reported that HCC have been reluctant to release CCTV footage gathered from the new cameras.

**Meetings attended** – None.

## **P/19/33 – Clerk's Notices**

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HCC have reported that the introduction of part-night lighting which is being introduced across the county on 1 April has been delayed until 30 April in Kings Worthy at the request of the police following an increase in break-ins.

## **P/19/34– Chairman's Notices**

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It was reported that lighting in Fryers Close was inadequate. Cllr Gordon agreed to ascertain who is responsible for the lighting and take it up with them.

Investigate improvements to lighting in Fryers Close.

## **P/19/35 – Items for discussion at the next meeting**

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To discuss the potential impact of the recycling site at North Winchester Farm.

**Meeting Closed:**

20:45

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Signed:

Date:

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## Kings Worthy Parish Council Planning Dashboard - 26th March 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-bedrom), with associated access, landscaping and parking.	Object	
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.	<b>Permitted</b>
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/19/00083/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.	<b>No Objections</b>
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.	

19/00119/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.	
SDNP/19/00452/CND	The Coach House Mill Lane Abbots Worthy SO21 1DS	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	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.	
SDNP/19/00294/FUL	Worthy Park House Worthy Park Lane Kings Worthy SO21 1AN	Proposed lighting to existing tennis and netball courts	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.	<b>Permitted</b>
19/00038/AVC & 19/00161/LIS	Cart And Horses London Road Kings Worthy SO23 7QN	INSTALLATION OF REPLACEMENT ILLUMINATED AND NON ILLUMINATED SIGNS TO THE EXTERIOR OF THE BUILDING (See 19/00161/LIS)	The Parish Council has no objections to this application.	
19/00089/HOU	113 Springvale Road Kings Worthy SO23 7LE	Construct new conservatory	The Parish Council has no reasons to object to this application.	<b>Permitted</b>
19/00090/HOU	Capon Cottage Stoke Charity Road Kings Worthy SO23 7LS	Erection of a conservatory	The Parish Council has no objections to this application.	<b>Permitted</b>
19/00189/HOU	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.	
19/00200/HCS	North Winchester Farm Stoke Charity Road Kings Worthy Winchester Hampshire SO21 2RP	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	<p>The Parish Council wish to object to this application on the following grounds:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>No information has been made available with regards to the potential noise impact on the site.</li> </ul>	

19/00204/FUL	The Grove Day Services Hinton Fields Kings Worthy SO23 7QS	Demolish former day care centre and erect eight detached dwellings with associated access, parking and landscaping - revised scheme.	It was agreed for Cllr Gordon and the Clerk to meet with the developers to discuss the revised proposals.	Permitted
19/00209/HOU	Glengarry 53 Springvale Road Kings Worthy SO23 7ND	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.	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.	Permitted
19/00238/HOU	2 New Cottages St Marys Close Kings Worthy SO23 7QL	Single storey extension to an existing semi-detached Victorian Cottage to provide a new kitchen and dining	The Parish Council wish to support this application if the Conservation Officer has no objections.	Permitted

### Planning Inspectorate Appeals

Reference:	Location:	Proposal:	P&H Decision	WCC 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.		



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