

## Kings Worthy Parish Council

Minutes of the Planning & Highways committee meeting  
held on Tuesday, 26 May 2020 at 19:30 in  
Due to COVID-19 this meeting was held electronically via Zoom

<b>Chair of the meeting:</b>	Cllr Ian Gordon	<b>Clerk to the meeting:</b>	Christopher Read
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Attendees:		Apologies given:
Cllr Colin Cossburn	Cllr Les Haswell	
Cllr Mandy Hallisey	Cllr Dorry Lawlor	

<b>Members of the public:</b>	1
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### P/20/037 – Election of a Vice-Chair

No candidates were proposed thus it was agreed to defer this item until some of the Councillor vacancies have been filled.

### P/20/038 – Public question time

Cllr Gordon was asked when the City and County council will be restarting their grass cutting program. Cllr Gordon replied that cutting had recommenced but this was happening slowly.

### P/20/039 – Available updates

[North Winchester Farm](#) – Cllr Gordon noted that the appeal relating to this farm had been refused.  
[Property at Kingsway Farmhouse](#) – No update.

### P/20/040 – Winchester City Council (WCC) Top Field development update

Cllr Gordon had been updated on the progress of the site. Groundworks and footings have now started. There have been issues with lorries speeding up Hookpit Farm Lane but when Cllr Gordon attended, he did not witness any of the lorries speeding.

Cllr Cossburn noted that there were indeed issues with lorries, particularly early arrivals. There was a delivery of concrete blocks a 7am on the day of the meeting. There were also issues with contractors parking on Burnet Lane.

Cllr Gordon had contact WCC about the delivery times and he will look into the issue of contractor parking.

Action	To be actioned by:	Target date:
Look into contractor parking issues as above.	Cllr Gordon	ASAP

## P/20/041 – Speeding on Springvale Road

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Cllr Gordon has passed on reports of speeding to the police. It was noted that speed data collected in Lovedon Lane at our approved site (by Fryers Close) shows an average speed below 40mph. It was agreed that the speed sign would be put in Springvale Road, at our approved site shortly.

## P/20/042 – To consider planning applications received since the last meeting

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Reference number: 20/00746/HOU

Proposal: Proposed two storey extension

Location: Lovedown Farm Lovedon Lane Kings Worthy SO23 7NJ

Comment/Action: See below.

Action	To be actioned by:	Target date:
It was agreed that before a decision is made Cllr Gordon will contact the case officer to discuss their current views on the application and to discuss any restrictions from Local Plan Part 2.	Cllr Gordon	ASAP

Reference number: 20/00755/HOU

Proposal: Proposed roof extension and rear flat roof dormer.

Location: 20 Springvale Road Kings Worthy SO23 7LT

Comment/Action: The Parish Council see no reason to object to this application.

Reference number: 20/00752/HOU

Proposal: Within curtilage, installation of an external staircase in the rear garden of house from the ground floor to the first-floor deck above the garage.

Location: 9 Eversley Gardens Kings Worthy SO23 7GQ

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

## P/20/043 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices (see attached)

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Members reviewed a copy of the dashboard.

It was agreed for Cllr Gordon to speak at the upcoming WCC planning committee meeting to uphold our objection to the Boyne Rise application.

## P/20/045 – Ongoing developments within the village

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Boyne Rise – Further to the above (P/20/43) Cllr Gordon noted that he had been contacted by Cllr Rutter who had stated that our reasons for objection were not grounds to object to the application,

particularly our highways based objections. It was noted by Cllr Cossburn that he had been informed that the highways report contained a number of items that needed addressing.

Action	To be actioned by:	Target date:
It was agreed for Cllr Gordon to speak with the case officer and look at the highways report before the WCC committee meeting.	Cllr Gordon	ASAP

[Hoplands, North Road](#) – Multiple Councillors had been to look at the site. Cllr Gordon stated that whilst the works being carried out would appear to be within the permission granted, the usage of the grass verge as a storage yard is not allowed, particularly given the number of containers, materials and loose aggregate being stored there.

Action	To be actioned by:	Target date:
It was agreed for Cllr Gordon to contact WCC to report the usage of the public grass verge.	Cllr Gordon	ASAP

[Ramsay Road](#) – Cllr Hallisey and Haswell also asked Cllr Gordon to speak to WCC about the adoption of part of the roadside verge as a hardstanding parking area in Ramsay Road.

Action	To be actioned by:	Target date:
Contact WCC about the surfacing and parking on the grass verge in Ramsay Road.	Cllr Gordon	ASAP

#### **P/20/045 – To agree and sign the minutes of the meeting held on the 17 March 2020**

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The minutes of the meeting held on 17 March 2020 were agreed as a true record of the meeting and it was agreed for these to be signed by the Chair via the post.

#### **P/20/046 – Matters arising from the meeting held on the 17 March 2020**

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[Ramsay Road building site](#) – It was agreed to create a list of ongoing highways issues, including this site. This will be sent to the ward Councillors to ask who responsible and why little/no action has been taken. This is to also include the caravan parked on the highway and a car that is parking on the grass in Mountbatten Place.

Action	To be actioned by:	Target date:
Create the list as above.	Clerk	ASAP

#### **P/20/047 – Development status of potential sites within the settlement boundary**

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[Garages behind Tubbs Hall \(Mountbatten Place\)](#) – There was no further update on this item and it was agreed to remove it from the agenda.

#### **P/20/048 – Lighting at Church Green Bus Shelter**

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A quotation had been received for £595.00 (exc. VAT). It was however agreed to request a revised quotation to include a metal junction box and metal trunking.

## P/20/049 – Clerk’s Notices

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None.

**Lovedon Fields Development** – Cllr Gordon reported to the committee that he had received multiple emails from a resident of Eversley Gardens complaining about the traffic noise on Lovedon Lane. As these emails had become increasingly rude and aggressive, it was agreed that all correspondence relating to this issue will come through the office and that any individuals contacting Cllr Gordon direct are to be blocked.

Action	To be actioned by:	Target date:
Block the email addresses as above.	Cllr Gordon	ASAP

## P/20/050 – Items for discussion at the next Meeting on the 16 June 2020

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Planning application for The Briars, 3 Elizabeth Close.

Action	To be actioned by:	Target date:
Chase the progress on this application.	Clerk	16/06/2020

<b>Meeting Closed:</b>	21:12
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Signed:

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Date:

## Kings Worthy Parish Council Planning Dashboard - 26th May 2020

### Initiatives that require Parish Council approval

Reference:	Details:	Type:	Budget (2019/20) YTD [ex. VAT]	Actual 1st half (2019/20) [ex. VAT]	Saving Against Budget YTD [ex. VAT]
PA-H (P-003)	Street Lighting (2019/20)	Project	£ 3,028.79	£ 2,852.41	£ 176.38

### Planning & Highways Committee Planning Responses

Reference:	Location	Proposal	P&H Response	WCC Decision
19/00911/PTH	Land Off Burnet Lane Kings Worthy Hampshire	Diversion Of Footpath C3 - Path From Ilex Close Land Off Burnet Lane Kings Worthy Hampshire	The Parish Council has no objections to this application.	
19/02610/HOU	150 Springvale Road Kings Worthy SO23 7RB	Proposed new access to serve new dwelling approved under application 17/01017/ful	The Parish Council wish to object to this application on the grounds that the visibility from the proposed access is poor, particularly given the proximity of the old railway bridge and the curvature of the road.	<b>Permitted</b>
20/00012/HOU	1 Glendee Close Kings Worthy SO23 7FB	Single Storey extension Re-arrange parking with new hardstanding	The Parish Council has no objections to this application.	<b>Permitted</b>
20/00018/FUL	5 Boyne Rise Kings Worthy SO23 7RE	Demolition of existing dwelling and erection of 3no. houses. 2 no.3 Bedroom Houses, 1no. 4 Bedroom House	<p>The Parish Council wish to object to this application on the following grounds:</p> <ul style="list-style-type: none"> <li>•Lack of sufficient width for access of emergency vehicles.</li> <li>•Bin storage; inappropriate area for access and also the noise effect on the neighbouring properties, No. 6 and No. 4.</li> <li>•The proposed materials of the properties are not in-keeping with the surrounding properties.</li> <li>•Sight lines are too high.</li> <li>•Lack of visitor parking on site; there is no space for on-road parking for visitors as Boyne Rise itself is very narrow.</li> </ul>	
20/00284/TPC	Salcombe St Marys Close Kings Worthy Hampshire SO23 7QL	T1 Indian Beantree - Reduce crown by 3 metres T2 Crab apple - Tin by 10% and reduce crown by 1.5m	The Parish Council has no objections to this application.	<b>Permitted</b>
SDNP/20/00908/FUL & SDNP/20/00909/LIS	The Coach House, Prince's Mead School Worthy Park Lane Kings Worthy Hampshire	Refurbishment works to the Coach House exterior: Phase 1 to include alterations and works to external walls and windows, (but excluding any works to roof) together with minor external works to include new canopy, landscaping and boundary treatment.	The Parish Council see no reason to object to this application, but would like details of phase 2 from the applicant.	<b>Permitted</b>
20/00061/HOU	The Long House 3 Eversley Gardens Kings Worthy SO23 7GQ	Installation of an external stair case from the ground floor level in the rear garden to first floor 'deck' above the garage. Within Curtilage, adjoining the car port to the rear.	The Parish Council wish to support this application.	<b>Permitted</b>

20/00091/HOU	6 Eversley Gardens Kings Worthy SO23 7GQ	Within curtilage, installation of an external staircase in the rear garden of house from the ground floor to the first floor deck above the garage/car port.	The Parish Council wish to support this application.	<b>Permitted</b>
20/00135/HOU	4 Felmer Drive Kings Worthy SO23 7PY	Replace brick garden wall with a like-for-like replacement	The Parish Council has no objections to this application.	<b>Permitted</b>
20/00267/HOU	6 Cloverbank Kings Worthy SO23 7TP	Garage conversion Replacement of conservatory with single storey rear extension	The Parish Council wish to support this application as long as it does not displace any cars onto the highway.	<b>Permitted</b>
20/00284/TPC	Salcombe St Marys Close Kings Worthy Hampshire SO23 7QL	T1 Indian Beantree - Reduce crown by 3 metres T2 Crab apple - Tin by 10% and reduce crown by 1.5m	We defer this to the decision of the arboriculturist.	<b>Permitted</b>
20/00286/FUL	Hoplands North Road Kings Worthy SO23 7NZ	Application Reference Number: 19/02253/HOU Date of Decision: 05/02/2020 Condition Number(s): Conditions 2 and 3 Conditions(s) Removal: Variation to conditions 2 and 3 to allow change of material fr...	The Parish Council has no objections to this application.	<b>Withdrawn</b>
20/00358/TPO	Langmead 232 Springvale Road Kings Worthy SO23 7LF	Ash:-Fell. The twin stems are rubbing together at about 2.5 meters high, the tree heavily overhangs the neighbours glasshouse and glass conservatory and is constantly dropping deadwood due to ash die back.	The Parish Council supports the advice of the arboriculturist.	<b>Permitted</b>
20/00361/TPO	15 Hinton Fields Kings Worthy SO23 7QB	Lime trees x2:- [part of group] reduce back lower limbs [overhanging into neighbors garden] by 2 meters. Ash:- as above. Reason the lower limbs are causing excessive	The Parish Council has no objections to this application.	<b>Permitted</b>
20/00411/HOU	15 Loader Close Kings Worthy SO23 7TF	Single Storey Rear Extension, Addition of Rear Dormers, Internal Alterations & Relocation of existing Boundary Fence	The Parish Council has no objections to this application.	<b>Permitted</b>
20/00418/HOU	13 Eversley Gardens Kings Worthy SO23 7GQ	A kitchen/dining room extension	The Parish Council has no objections to this application.	<b>Permitted</b>

Planning Inspectorate Appeals					
Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's/Committee Decision
APP/Y9507/W/19/3232344	Abbots Worthy House Abbots Worthy Winchester SO21 1DR	(Amended Plans) Removal/variation of condition 2 of approved planning permission Application Reference Number: SDNP/18/00679/FUL.	Cllr Gordon will further consult with relevant bodies and report to the Committee.	<b>Refused</b>	
APP/Y9507/C/19/3237773	Abbots Worthy House Abbots Worthy Winchester SO21 1DR	Appeal against the enforcement action relating to SDNP/18/00679/FUL	N/A		
APP/L1765/C/19/3235830	17 Sycamore Drive WINCHESTER Hampshire SO23 7NW	Without planning permission, the erection of a dormer extension to the rear elevation (Variation of condition 4 of planning permission 76/00076/OLD to vary the restriction on permitted development rights at 17 Sycamore Drive.)	The Parish Council do not support the variation of condition 4 to vary the restriction on permitted development rights and consider that granting this application would be detrimental to the wider area.	<b>Refused</b>	
19/00404/FUL	2 Boyne Mead Road Kings Worthy SO23 7QZ	Amendments to various conditions/materials, see Planning Application Reference: 16/02528/HOU, granted 20/12/2016 Condition Number(s): 2 The development hereby approved shall be constructed in acco...  Appeal was against a condition placed on the permission by WCC. This condition covers a decking wall to protect the amenity and privacy of neighbours	N/A	<b>Granted</b>	<b>Allowed</b>
19/02057/FUL (PP-08159015)	The Rod Box London Road Kings Worthy SO23 7QN	(AMENDED PLANS) Alterations to existing first floor flat reducing it from three bedrooms to two. First floor extension, loft conversion and roof alterations to create an additional two bedroom flat. Proposed single storey outbuilding to the rear of the property in addition to that previously permitted under application ref no. 18/02758/FUL. Alterations to existing parking layout at front and rear of property.	The Parish Council wish to support the Officer's recommendation to refuse this application on the grounds that the roof/dormer layout is not appropriate.  We would also like to comment that whilst not a planning consideration, the proposed parking area would be off of a private road, over which they do not currently have access.  This would make the proposed parking area unviable if access to St Marys Close were restricted.		

### 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.
18/01683/HOU	17 Sycamore Drive, Winchester, Hampshire, SO23 7NW	Planning Refused

### Winchester City Council Closed Enforcement Notices (as informed by Winchester City Council)

Reference:	Location:	Issue:
		None.