

## Kings Worthy Parish Council

### PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 27 August 2013  
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy

Present: Councillors: Ian Gordon [Chairman]  
Phil Allen (P/13/127)  
Judith Steventon Baker  
Bob Barnes  
Stewart Newell  
Martin Taylor  
Denis Welstead  
Sarah White

Clerk: Adrian Reeves

Public: 1

#### **P/13/124 Apologies for Absence**

Apologies for absence were received from Cllr Barnes. Cllr Allen had submitted apologies for his planned late arrival.

#### **P/13/125 Minutes of the Meeting held on the 30 July 2013**

The minutes were agreed as a true record of the meeting and were signed by Cllr Gordon.

#### **P/13/126 Matters Arising from the Meeting of the 30 July 2013**

- **P/13/114 Tesco site** – it was reported that there had been no progress with WCC since the last meeting. There was a problem with the amount of Unitainers being left outside the storage area by the garage.
- **P/13/114 Discussion on HCC's proposals for redesign of B3047 / A33 and Lovedon Lane / A33 junctions** – Cllr White has had an email exchange with Steve Brine and it was anticipated that there would be a follow up meeting in September.
- **P/13/114 Springvale Road Speed Limit** – the consultation was still open with a closing date of 6 September. Posters had been put up by campaigners and, as a result, Parish Council had put up a factual response on its noticeboards. It was noted that the placing of leaflets / posters on lampposts etc. was illegal.
- **P/13/114 Church Lane condition** – nothing to report.
- **P/13/118 Highways s106 briefing for councillors** – deferred to September.

- **P/13/118 Kings Worthy Footpath 3** – the developer of Princess Court has agreed to apply tarmac on the path up to the edge of his curtilage. Currently the bottom end of the path is blocked by brambles, clearance of this being the responsibility of Winchester City Council.
- **P/13/118 Crossing at Churchill Close** – nothing to report as site has not yet been signed off.

(Cllr Allen joined the meeting)

- **P/13/118 Street naming at Hookpit Farm Lane** – the agreed suggestions have been submitted to WCC.

### **P/13/127 Public Question Time**

This item was given over to a discussion on the two planning applications for Abbots Worthy House which had been submitted to the South Downs National Park Authority (SDNPA).

The member of the public had attended to report back on the public meeting held on 9 August, at which approximately 30 residents of Kings Worthy and Abbots Worthy were in attendance. The City councillors were in attendance as was a representative from the Itchen Valley Society.

At this meeting nobody spoke in favour of the development of 4 new houses as it was viewed that these were not appropriate in the proposed location. It was stated that there was, in principle, no problem with work on the main house as long as it was within the existing footprint of the building or within a reduced footprint. The prime reasons for the objection to the new build was the loss of an area of open space within the conservation area / national park. This proposal was deemed to be contrary to the local plan which has stated that development may be permitted where there is not a loss of a strategic gap. There was an overall and clear objection in principle to building on that site.

It was noted that the decision was based on the paperwork provided for both applications.

Councillors agreed, after a vote, to object to the two planning applications because the building was in a conservation area and would mean extending the built village boundary and the loss of the natural gap between Kings Worthy and Abbots Worthy.

### **P/13/128 Dashboard**

The dashboard is attached as part of the minutes of the meeting. It listed the following items:

- **Major Initiatives – Requiring PC Approval** – nothing to report.
- **Initiatives - Not Requiring PC Approval** – nothing to report.

- **Planning Responses – under Chairman’s Action – None.**
- **Planning Decisions Advised by Winchester City Council – see dashboard.**

**P/13/129 Planning Applications received since 30 July 2013**

<b>Case Reference</b>	<b>Address</b>	<b>Comment</b>
SDNP/ 13/03297/FUL and SDNP/ 13/03298/CON	Abbots Worthy House, Abbots Worthy, SO21 1DR 4 no. houses on land adjacent to A33 on the western edge of Abbots Worthy House, demolition and reconstruction of the eastern wing	The Parish Council object to this application and the decision has been taken on the paperwork provided for both SDNP/13/03297/FUL and the accompanying SDNP/13/03298/CON.  The proposed 4 new houses are within a conservation area and the Parish Council are very concerned that allowing this development would cause the loss of an open area on the edge of the village and remove the existing natural gap between the villages of Abbots Worthy and Kings Worthy. This loss of the natural gap is contrary to the local plan which states that development may be permitted where there is not a loss of a strategic gap.
13/01539/FUL	8 Meadowland SO23 7LJ Installation of an external platform stair lift	Supported
13/01548/TPO	27 The Pastures, SO23 7LU 2 no. Silver Birch – fell, 2 no. Silver Birch – crown thin by 20%	Parish Councillors are willing to be guided by the decision of the Arboricultural Officer
SDNP/ 13/03478/HOUS	Abbots Worthy Mill, SO21 1DR Carport and greenhouse adjacent to the garage, replacement of timber cladding on the garage to elm boarding and change of metal garage doors to timber boarded doors	Supported

13/01787/TPO	Bovenay, 9 Boyne Mead Road, SO23 7QZ 1 no. Sycamore – Crown lift to 4m	Supported
13/01688/FUL	24 Gillingham Close, SO23 7RL Side first floor extension	Supported

**P/13/130 5 Court Road**

The applicants have written in because they wish to take down two trees which have Tree Preservation Orders (TPO) on them. They wish build a 4 bedroom home in the garden of their parents' home and need to remove the trees to facilitate this scheme. After discussion with WCC's Arboricultural Office they have offered to replace one tree in the garden and to plant another on Church Green. It was agreed that this offer would be accepted without prejudice to any planning application. **Action – Cllr Gordon**

**P/13/131 South Downs National Park Partnership Management Plan**

Cllr Taylor has placed a poster on the Abbots Worthy notice board to advertise this document. The document contains more on management, wildlife etc. but very little on planning. The document includes 16 questions and Cllr Taylor agreed to draft answers and confirm these with Cllr Gordon as submission was required by 16 September. **Action – Cllrs Gordon & Taylor**

**P/13/132 Fracking**

Cllr White briefed councillors on her research. Cuadrilla appear to be the only company carrying out this work in the U.K. at present. It was admitted that fracking did cause the earthquake near Blackpool but this was very minor. Newspapers have reported that licences may have been granted for an area from Kings Worthy to Stockbridge but there doesn't appear to be anything on their website to that effect. Fracking takes place at a considerable depth below the water table, but does use a great deal of water and energy as part of the process, with the water requiring purification after use. The chemical additives used are in common use in cosmetics and other products. Cllr White undertook to write to Hampshire County Council about the licence position. **Action – Cllr White**

**P/13/133 Core Strategy Part 2**

Cllr Gordon had received an update from WCC giving the revised total of net gain on dwellings since April 2011. The workshop for councillors, being organised by Steve Opacic, is booked in the main Tubbs Hall for Wednesday 25<sup>th</sup> September (12.00 to 17.00 hall booking). Cllr White asked if the workshop could start at 13.30 and this to be discussed with Steve Opacic. It was requested that the Clerk contact Jane Rutter and the Headbourne Worthy clerk to confirm their attendance. **Action – The Clerk**

It was reported that Steve Opacic was happy with the documentation submitted so far.

**P/13/134 Update from Meetings**

None.

**P/13/135 To Discuss Issues from the Parish Council Meeting**

None.

**P/13/136 Clerk's Notices**

HCC Highways have been contacted about the return of the car wash signs on London Road.

A consultation document re amendments to clauses on the Barton Farm planning permission. It was agreed that Cllr Gordon would respond. **Action – Cllr Gordon**

**P/13/137 Chairman's Notices**

None.

**P/13/138 Communications - Items for Inclusion**

None.

**P/13/139 Items for Discussion at Next Meeting**

None.

**P/13/140 Date of Next Meeting**

The next meeting is scheduled for Tuesday 24 September 2013.

The meeting closed at 9.45 pm.

Signed..... Date.....