

## Planning & Highways Committee Meeting

**27 February 2018 | at 19:30**

**Kings Worthy Community Centre, Fraser Road, Kings Worthy**

<b>Clerk</b>	Richard Hanney
<b>Chairman of the Meeting</b>	Councillor Ian Gordon
<b>Councillors</b>	Mandy Hallisey, Les Haswell, and Dorry Hudson
<b>Members of the Public</b>	1

### P/18/11 – Apologies for absence

Cllrs Karen McCleery, Stewart Newell and Judith Steventon Baker

### P/18/12 – Public Question Time

A question was raised about any developments in respect of Topfield. The Parish confirmed that the recent WCC Planning notices related to completion of legalities, the original S106 conditions were not agreed at the time and the 3 year renewal of outline planning permission. WCC new homes delivery team’s proposal for public consultation is still awaited. The Parish Council is looking into tree surgery which has been undertaken on the Dildawn site. The footpath/Rights of Way inspection is due to be undertaken in the next 11 months but as Drew Smith had given their agreement to these in the original planning application the Parish Council will raise a question with the enforcement officer to see whether they can now raise an objection.

North Winchester Farm planning application – the Parish Council was asked if it had been represented at the WCC Planning Committee. The Parish Council was able to confirm that it had raised objections to the planning application and had spoken at the Committee Meeting but the application had been permitted. **Member of Public left (20:07)**

### P/18/13 – Agree and sign the minutes the Planning Committee on 30 January 2018

The minutes of the meeting held on 30 January 2018 were agreed as a true record and signed by the Chairman.

### P/18/14 – Matters arising from the meeting held on 30 January 2018

**Fryers Close Trees P/18/2** -The tree officer had refused permission to fell the trees but it may be possible undertake tree surgery in the future that will encourage the rooks to nest elsewhere.

**Cart and Horses Junction P/18/2** – A report will be sent to Cllr Humby (HCC Highways) regarding another incident at the junction as drivers ignore or do not understand the rights of way designated by road markings.

**Car Wash planning application P/18/4** – The Parish Council will raise its concerns about the new light which has been installed with the business owners as recommended by the enforcement officer.

Action Items	Action by	Target
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Write to Cllr Humby regarding the Cart & Horses junction	Cllr Gordon	asap
Contact owners of The Car Wash regarding the new light	Cllr Gordon	asap

### P/18/15 – Planning Applications

SDNP/18/00679/FUL	Abbots Worthy House Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DR
	Partial Change of Nursery (Use Class D1) at Abbots Worthy House back to Residential Dwelling (Use Class C3) and extension to roof to create additional habitable accommodation.
<b>Action / Response</b>	The Parish Council supports this application

18/00328/TPO	Westwinds 1 Tudor Way Kings Worthy Winchester Hampshire SO23 7RF
	Crown lift Beech tree to approx 4.5 m above ground level in order to clear branches off the roof-line. The trees branches are whipping the guttering and tiles and causing a nuisance to the landowner. In order to maintain a balanced crown it is recommended that the tree be crown lifted at all four cardinal points.
<b>Action / Response</b>	Cllr Gordon is to discuss this and other tree issues with the arboricultural officer

18/00311/FUL	Leaflands Mortimer Close Kings Worthy SO23 7QX
	New carports and minor amendments to dwellings
<b>Action / Response</b>	The property is outside the Parish Boundary and was not discussed

18/00238/HOU	19 Bull Farm Lovedon Lane Kings Worthy SO21 1AQ
	Side extension
<b>Action / Response</b>	The Parish Council supports this application

18/00154/LDP	122 Springvale Road Kings Worthy SO23 7RB
	Proposal is for a new box dormer to an existing house, which would usually fall under permitted development. Existing roofing materials cannot be reused for health and safety purposes. Therefore this application has been submitted to request confirmation that the proposed dormer cladding (an alternative material) is similar in appearance and therefore acceptable under permitted development guidelines.

<b>Action / Response</b>	The Parish Council supports this application

18/00218/HOU	2 New Cottages St Marys Close Kings Worthy SO23 7QL
	Replacement of approximately 30m of existing 2m high mixed timber panel fence with 2.4m high timber close boarded fence to south-eastern boundary. Removal of 16 mature leylandii and replaced with mixed shrubs and plants.
<b>Action / Response</b>	The Parish Council supports this application

18/00510/TPO	12 The Woodlands Kings Worthy SO23 7QQ
	Yew (T1) - Reduce height by 2m, reduce branches over garden by 2m, and crown lift to 3m above ground level. Yew (T2) - Reduce height by 2m, reduce branches over garden by 2m, and crown lift to 3m above ground level. Trees have grown well since previous reduction, branches over garden are long and extended and canopy is dense, causing the garden to be dark. A height reduction will increase light through the canopy and encourage new growth around the stem, and reduction and crown lift will leave a good canopy cover but increase light.   12 The Woodlands Kings Worthy SO23 7QQ
<b>Action / Response</b>	The Parish Council decided to defer to the Aboricultural Officer with a caveat that the trees should not be damaged but cutting too much from the trees.

18/00371/HOU	8 Maple Drive Kings Worthy SO23 7NG
	Two storey side extension
<b>Action / Response</b>	The Parish Council supports this application

**P/18/16 - Dashboard**

The dashboard is attached as part of these minutes  
 37a Ramsay Road – The enforcement office will be advised how to access the property to serve notice.  
 Fitness Suite – the current use is considered as ancillary to the agreed purpose but issues of signage are to be resolved

Action Items	Action by	Target
Advise enforcement officer how to access 37a Ramsay Road	Cllr Gordon	asap

**P/18/17 - Updates**

Abbots Worthy House - Cllr Gordon and the clerk had undertaken a site visit to meet the planning agent who said that the new owner intends to restore the property to a private home.

Broadview – Cllr Gordon and the clerks visited and spoke to the builders on site regarding the removal of several Parish Council fence posts. The site agent is to contact him to discuss the remedial action.

Action Items	Action by	Target
Discuss remedial action regarding the removal of fence posts	Cllr Gordon	asap

### P/18/18 Clerk's notices

none

### P/18/19 – Chairman's notices

Mountbatten Place garages development – Footstep living have asked to discuss their plans to build affordable homes on this site. More information has been requested before meeting to discuss their plans

Springvale Road development – Savills are trying to organise public consultation regarding plans for some development in Springvale Road and would like to meet with the Parish Council. It was agreed to invite them to the next Planning Committee meeting.

Action Items	Action by	Target
Request more information from and arrange a meeting with Footstep Living	Clerk	asap
Invite Savills to the next Planning Committee meeting	Clerk	27 March

### P/18/20 – Items for discussion at the next Meeting on 27 March

Proposal for development in Springvale Road

Action Items	Action by	Target
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Meeting Closed:	21:47
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<b>Signed:</b>		<b>Date:</b>	
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## Kings Worthy Parish Council Planning Dashboard - 27 February 2018

### Initiatives that require Parish Council approval

Reference:	Details:	Type:	Budget 2017/18 [ex. VAT]	Actual YTD (2017-18) [ex. VAT]	Saving Against Budget YTD [ex. VAT]
PA-H (P-003)	Street Lighting (2017-18)	Project	£ -	£ 2,661.00	£ 339.00

### Planning & Highways Committee Planning Responses

Reference:	Location	Proposal	P&H Response	WCC Decision
SDNP/17/03382/FUL dated 3/7/13	The Coach House Mill Lane Abbots Worthy Hampshire SO21 1DS	Construction of one dwelling with associated parking and landscaping	No objection	
SDNP/17/01733/HOUS	Abbots Worthy House Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DR	Extension on the roof and new access road and drive.	The Parish Council has no objections to the proposed roof extension but, strongly object to the new access road and if the officer is minded to approve this application, we wish for this to be sent before the planning committee.	subject to new application
SDNP/17/02875/FUL & SDNP/17/02876/LIS	Worthy Park House Worthy Park Lane Kings Worthy Winchester Hampshire SO21 1AN	Proposed additional accommodation for the existing school including new dining room/kitchen and teaching building, involving part demolition, alterations, extensions and new build works at the eastern end of Worthy Park House and part demolition of former stable yard wall; together with alterations and additions to the Coach House; new and relocated car parking and minibus parking; ancillary works and landscaping.	Cllr Gordon is to speak with Itchen Valley Parish Council to ascertain their views on the application and will email this information to committee members.	Permitted
17/02830/HOU	47 The Pastures Kings Worthy Hampshire SO23 7LX	Single storey rear extension, conversion of integrated garage to accommodation, alterations to the front of the property including the addition of an entrance canopy, windows and cladding.	Concerns were expressed about the loss of car parking but to hold any objection until Cllr Gordon had spoken to the Planning Officer	permitted
17/01474/FUL amendment	5 Boyne Rise Kings Worthy SO23 7RE	Demolition of existing dwelling and erection of 5no. terraced houses	Cllr Gordon is to speak with the case officer on this application and report back to member, before formulating a formal written objection to the application.	permission refused
17/02830/HOU	47 The Pastures Kings Worthy Hampshire SO23 7LX	Single storey rear extension, conversion of integrated garage to accommodation, alterations to the front of the property including the addition of an entrance canopy, windows and cladding	Concerns were expressed about the loss of car parking but to hold any objection until Cllr Gordon had spoken to the Planning Officer	permitted

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17/02830/HOU	47 The Pastures Kings Worthy Hampshire SO23 7LX	Single storey rear extension, conversion of integrated garage to accommodation, alterations to the front of the property including the addition of an entrance canopy, windows and cladding	Concerns were expressed about the loss of car parking but to hold any objection until Cllr Gordon had ken to the Planning Officer	permitted
17/02935/FUL dated 15/11/2017	Car Wash at Front Offices Old Station Yard London Road K	1. Extend existing the Car wash unit by adding one six-meter bay - bay to be steel frame clad in sheet metal profiled cladding 2. Erect temporary steel-clad canopy in yard to give protection from weather	Company appear to be using forecourt for car sales	
17/03082/HOU	Penfold, Legion Lane, Kings Worthy	addition of porch	Parish Council had no objection	permitted
17/03114/HOU dated 8/12/17	45 Willis Waye Kings Worthy SO23 7QT	Replacement of existing boundary hedgerow with new 2.2 metre high brick and timber panel wall (AMENDED DESCRIPTION)	Parish Council had no objection	
17/03115/FUL	Steel Services Winchester Ltd Kings Worthy Foundry London Road Kings Worthy Winchester Hampshire SO23 7QA	Demolition of existing toilet block and covered areas. Build new rear single storey toilet block. Build two storey office extension	Parish Council had no objection	permitted
18/00168/PNACOU	Kingsway Farm House Bull Farm Lovedon Lane Kings Worthy Winchester Hampshire SO21 1AQ	Change of use of existing agricultural barn into single dwelling house - retaining existing footprint, structure and volume.	Concern was expressed at the loss of a building for agricultural use. It was agreed that Cllr Gordon would contact the planning department for more information Concern was expressed at the loss of a building for agricultural use. It was agreed that Cllr Gordon would contact the planning department for more information	Permitted
18/00037/APN	Hookpit Farm Stoke Charity Road Kings Worthy SO21 2RP	Agricultural general store.	The Parish Council had no objection	No Objections
17-03199/HOU	Chestnut Cottage St Marys Close Kings Worthy SO23 7QL	Extension from south east elevation.	The Parish Council had no objection	Permitted
17/03182/HOU	Kingsdown North Road Kings Worthy Winchester Hampshire SO23 7NZ	Proposed extensions and alterations	The Parish Council had no objection	Permitted

17-03199/HOU	Chestnut Cottage St Marys Close Kings Worthy SO23 7QL	Extension from south east elevation.	The Parish Council had no objection	Permitted
17/03182/HOU	Kingsdown North Road Kings Worthy Winchester Hampshire SO23 7NZ	Proposed extensions and alterations	The Parish Council had no objection	Permitted
17/03141/HOU	Windcrest 70 Lovedon Lane Kings Worthy Hampshire SO23 7NS	Proposed rear extension.	The Parish Council had no objection	Permitted
18/00131/TPC	St Marys Church Rooms	Lime (T1 and T2) - Crown lift to 4m, removal basal epicormic growth and major deadwood	The Parish Council deferred to the arboricultural officer's decision	No Objections
17/02439/HOU	46 Eversley Gardens Kings Worthy Winchester Hampshire SO23 7GQ	Erection of timber garden shed	The Parish Council had no objection providing the shed is well maintained	Permitted

### Planning Inspectorate Appeals

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

### 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 associated adverts will require advert consent and all others should be removed.
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.
17/00251/BCOND	Mobile Home at Cherry Tree Stables Ltd, Stoke Charity Road, Kings Worthy, Winchester, Hampshire, SO21 2RP	Alleged that condition 2 of PP 16/02766/FUL has not been adhered to. The mobile home is not a Log cabin. Email to Lorna H requesting whether approval has been given for a different type of mobile home.
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.
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:
17/00016/PLAN	Wistaria London Road Kings Worthy Winchester Hampshire SO23 7QN	Breach of Condition 5/6 (render not matching of Listed Building Consent 16/00886/LIS. Door to north elevation does not accord with plans. Reason closed - Breach Ceased.

#### Items that have not reached formal planning

SDNP/17/04559/PRE	Mill Lane Farm Mill Lane Abbots Worthy Winchester Hampshire SO21 1DS	Demolition of one dwelling the Mill Land Farm House, and the erection of one x 3 bedroom dwelling, one x 4 bedroom dwelling and one x 5 bedroom dwelling, providing a net gain of two dwellings. The existing Barn and Outbuildings would be retained with the Barn being converted in to six x 2 bedroom Holiday Lets with the Outbuildings acting as support building for the Holiday Lets.	The Parish expressed concern that the proposed development is outside the settlement boundary.	pre application advice complete
Base station upgrade - proposal	Woodhams Farm Kings Worthy	Upgrading communications installation – pre submission document	Parish Council had no objection	