

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 28 April 2015
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy

Present: Chair of the meeting: Ian Gordon (Chairman)
Councillors: Karen McCleery
Stewart Newell
Judith Steventon Baker
Sarah White
Clerk: Chris Read
Public: 5

	Action
P/15/50 Apologies for Absence	
None.	
P/15/51 Public Question Time	
4 Members of the public present thanked the Parish Council and Cllr Gordon, for their support over the recently resolved 'Top Field' application.	
P/15/52 Presentation of proposed development of Linesta, Basingstoke Road	
<p>A short presentation was given to the committee by Chris Davies (Box Space Limited), outlining the proposed development of the Linesta site on the Basingstoke Road. It was noted that there has been a pre-application submitted for this proposed development but the Parish Council had not been involved in the pre-app process. Mr Davies had noted that there had been no comments from the Parish Council and felt that we should be given an opportunity to make comments. The proposal is to demolish the current dwelling and erect 1 four bedroom, 1 three bedroom and 1 two bedroom dwelling.</p> <p>Concerns were raised by councillors over possible safety issues in regards to the proximity of the 50 mph road. Cllr Gordon is to contact the Highways department at Winchester City Council (WCC) for clarification.</p> <p>(1 member of the public left at this point)</p>	Cllr Gordon
P/15/53 Minutes of the Meeting held on the 31 March 2015	
The minutes were agreed and signed as a true record of the meeting by Cllr Gordon.	
P/15/54 Matters arising from the Meeting of the 31 March 2015	
<ul style="list-style-type: none">○ P/15/35 Drains and Gullies on Springvale Road - Cllr Gordon reported to the committee that he had contacted the Highways Manager (South) regarding the issues on Springvale Road. They stated they	

are going ahead with works imminently. The query regarding street sweeping has been passed onto Andrew Turner (WCC). Cllr Gordon noted that the drains along Springvale Road are restricted but still flowing.

○ **P/15/35 Update on redesign of B3047/A33 and Lovedon Lane/A33 Junctions –**

Cllr Gordon noted that Hampshire County Council (HCC) are having issues with Highways England (previously Highways Agency); but the scheduled works are progressing.

○ **P/15/35 Update on Traffic Regulation Order on Springvale Road –**

Cllr Newell stated that he had received a response from Cllr Sean Woodward (HCC) regarding the TRO. It stated that the public consultation will be going ahead in the next few weeks.

○ **P/15/35 Update on Traffic issues in Churchill Close from the Heights –**

HCC have ruled out a slow sign on the land adjacent to the fence but are looking into putting a sign on HCC land, in the proximity of the entrance to the site. Cllr Gordon is to contact WCC planning department to discuss the issues.

Cllr Gordon

P/15/55 To Consider Planning Applications received since the last Meeting

See Dashboard attached for applications considered. (Blue section).

P/15/56 Dashboard

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

- **Major Initiatives – Requiring PC Approval** – None
- **Initiatives - Not Requiring PC Approval** - None
- **Planning Responses – under Chairman’s Action** – None.
- **Planning Decisions Advised by Winchester City Council** – see dashboard of Planning Responses as approved by Planning & Highways Committee.
- **Planning Decisions by Winchester City Council – no Planning & Highways Committee view given** – see dashboard.
- **Enforcement Notices** – see dashboard.

P/15/57 Proposed development of Top Field–

Cllr Gordon reported to the committee on his statement made at the WCC planning committee meeting. It was noted that the application was refused at the said meeting. Cllr Gordon stated that he had issues with the HCC Highways engineer’s statement at the WCC meeting.

Cllr Gordon

Cllr Gordon thanked the members of the public for their previous comments.

(4 members of the public left at this point)

P/15/58 Winchester Housing Trust – Garage Site.

Nothing further heard.

P/15/60 Parking on Grass Verges Update

Cllr Gordon is to chase this again.

Cllr Gordon

P/15/61 Cycle Paths

Still awaiting for parish communications to be published.

P/15/62 Tesco Site –

Cllr Gordon had visited the site and discussed the amount of 'Unitainers' in the car park with the new manager of the store. The manager stated he believed the hatched area in the car park was for their storage. Cllr Gordon informed him this is what the garage is for.

Cllr Gordon has also spoken to Tesco regarding their delivery vehicle size. Tesco stated they have updated their fleet but the new trucks are of the smaller variety, albeit with an extra axle.

P/15/63 Speed Data –

An updated speed data spreadsheet was presented to the committee. It was requested that the Clerk query the '17429 Church Lane' figure, with the maintenance technician.

Clerk

Cllr Gordon reported on the Speed Watch scheme to the committee. It was agreed to place a section in the Parish Comms to gauge the interest in volunteering for the scheme.

Comms Team

P/15/64 Update from Meetings –

Cllr Gordon was invited, and attended a meeting with the residents of Springvale Avenue. They are requesting assistance with the resurfacing of their road, which is unadopted. Cllr Gordon had contacted HCC to ascertain costs involved for the resurfacing, which he reported to the committee.

P/15/65 To discuss any issues from the Parish Council Meeting –

Cllr Gordon reported that after research, Historic Railways Estates are now responsible for the old railway bridges, adjacent to Upper Broadview and on Kim Bishops Walk.

P/15/66 Clerk's Notices –

None.

P/15/67 Chairman's Notices –

None.

P/15/68 Communications – Items for Inclusion –

Speed Watch Volunteers and result of Top Field application.

P/15/69 Items for discussion at the Next Meeting – None

P/15/70 Date of Next Meeting

The next meeting is scheduled for Tuesday 26 May 2015.

The meeting closed at 21:30.

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

Major Initiatives - Requiring PC Approval (e.g. budget not available, over £1000, project, grant)									
Ref.		Brief Details (indicate if project team appointed)	Type (new project, maintenance)	Cost Estimate	Budget Source	Approvals Dates			Notes Completed
						P & H	Finance	PC	
PA-H	P-003	Street Lighting 2014/15	Project	£7,500	Baseline budget £7500		16/01/2013	21/01/2013	Second 6 months £3496.58 (Ex. VAT)

Information only

Initiatives – Not Requiring PC Approval (e.g. budget not available, over £1000, project, grant)									
Ref.		Brief Details (indicate if project team appointed)	Type (new project, maintenance)	Cost Estimate	Budget Source	Approvals Dates			Notes Completed
						P & H	Finance	PC	

Information only

Planning Responses – under Chairman’s action (to meet submission deadlines)									
Ref.		Brief Details (address)	Proposal	Approvals Dates			Notes Completed / Decision		
				Letters of Support to PC	PC Support	WCC Support			

Planning Responses – as approved by Planning & Highways Committee

Ref.	Brief Details	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)
13/00463/PTH	Land off Hookpit Farm Lane	Proposed footpath diversion	No end date provided (with Recreation & Amenities Committee)	
SDNP/14/00440/DCOND	1 Old Farm Cottages, Martyr Worthy Road, Abbots Worthy, SO21 1DU	Construction of a front porch - DISCHARGE CONDITION 2 - SDNP/13/04198/LIS	No response given as application referred to a change in roof tile type.	
14/01861/OUT	Land Off Hookpit Farm Lane Hookpit Farm Lane Kings Worthy	Residential development of up to 50 no. dwellings to top field and 7 no. dwellings on Dildawn; upgrading the existing access off Hookpit Farm Lane with associated roads, parking areas and landscaping with an optional access off Springvale Road (Amended description)	After due consideration and having listened to the representative of the applicant speaking in support of the application; and listening to the members of the public and their concerns with regards to the proposal. The Parish Council, on a 3 to 0 majority, decided that this application did not support LPP2, which the Parish Council supported therefore this plan was rejected.	Refused
14/01889/OUT	Woodstock Mortimer Close Kings Worthy SO23 7QX	Outline permission considering Access and Layout for 3 no. detached dwellings and extension of existing access	The Parish Council do not support this application in that Mortimer Close is not wide enough to accommodate any on street parking, which would be generated from this development. Any on street parking would in effect cause obstruction issues and would be a danger to pedestrians.	
14/02556/FUL	155 Springvale Road Headbourne Worthy SO23 7LF	Redevelopment of the site following the demolition of 155 Springvale Road and the erection of 1 no two bedroom dwelling 1 no three bedroom dwelling and 2 no four bedroom dwellings with associated parking and landscaping	The Parish Council, on a 3-1 majority, wish to support this application but ask that the officer ensures that there is more than adequate parking on site.	
14/02841/FUL	Wistaria London Road Kings Worthy Winchester Hampshire SO23 7QN	(HOUSEHOLDER) Demolition of single storey extension and erection of replacement single storey extension to south east of property attached by glazed link; new porch access to	The Parish Council have concerns with regards a new entrance onto London Road given the proximity of the junction, and the high volume of traffic. We ask that the officer consult with the Road	
14/02842/LIS	Wistaria London Road Kings Worthy Winchester Hampshire SO23 7QN	(HOUSEHOLDER) Demolition of single storey extension and erection of replacement single storey extension to south east of property attached by glazed link; new porch access to	The Parish Council have concerns with regards a new entrance onto London Road given the proximity of the junction, and the high volume of traffic. We ask that the officer consult with the Road	
SDNP/15/00401/PRE	Linesta Basingstoke Road Kings Worthy Winchester Hampshire SO21 1AA	Demolition of existing residential dwelling and associated detached garage and provision of three new dwellings comprising 1 no four bedroom 1 no three bedroom and 1 no	Agreed to obtain more information from SDNP (SDNP Reply - they do not consult with Parish Council's on PRE apps)	
15/00177/LDP	Hilliers 7 Roberts Close Kings Worthy Hampshire SO23 7LY	Replace existing patio doors with french doors and install new french doors to replace existing window to side elevation and internal alterations (CERTIFICATE OF LAWFULNESS)	The Parish Council wish to support this application.	
15/00308/FUL	North Winchester Poultry Farm Stoke Charity Road Kings Worthy Winchester Hampshire SO21 2RP	Change of use to commercial/private livery with a maximum 10no. horses and erection of a storage building (RETROSPECTIVE)	The Parish Council has no objection to this application.	Permitted
15/00357/TPC	Willow Cottage London Road Kings Worthy Hampshire SO23 7QN	1no. Blue Thuja (Fir) Fell.	The Parish Council wish to support this application.	
15/00464/FUL	5 Hinton Fields Kings Worthy Hampshire SO23 7QB	[HOUSEHOLDER] Loft conversion with dormer windows.	The Parish Council wish to support this application.	Permitted
15/00476/LDP	113 Springvale Road Kings Worthy Hampshire SO23 7LE	Conversion of existing single Garage into Home Office (CERTIFICATE OF LAWFULNESS)	The Parish Council wish to support this application.	Permitted

15/00492/FUL	Penfold Legion Lane Kings Worthy Hampshire SO23 7RA	[HOUSEHOLDER] Building first floor above existing garage and front extension on the ground and first floor	The Parish Council has no objection to this application.	
15/00494/FUL	Hilliers 7 Roberts Close Kings Worthy Hampshire SO23 7LY	[HOUSEHOLDER] Replace existing patio doors with bi-folding doors and install new french doors to replace existing window to side elevation. Creation of a new opening with bi-	The Parish Council has no objection to this application.	
15/00563/FUL	21 Frampton Way Kings Worthy Hampshire SO23 7QE	(HOUSEHOLDER) Erection of conservatory	The Parish Council has no objection to this application.	
SDNP/15/00739/HOUS	Old Farm Cottages Martyr Worthy Road Abbots Worthy Hampshire SO21 1DU	Alterations and rear extension to existing detached double garage(WITHIN THE CURTILAGE OF A LISTED BUILDING)	The Parish Council object to this application on the grounds that it is overdevelopment of a site within the curtilage of a listed building, and within a conservation area.	

Planning Decisions by Winchester City Council– no Planning & Highways Committee view given

Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)

Planning Appeals approved by Planning Inspector

Ref.	Brief Details (address)	Proposal	PC opinion	WCC Decision	Planning Inspectorate Decision
13/02719/FUL	Woodstock Mortimer Close Kings Worthy SO23 7QX	(HOUSEHOLDER) Conversion of existing detached garage into living accommodation (RETROSPECTIVE)	Object	Refused (16/04/14)	Allow

Enforcement Notices – Open Cases

Ref.	Brief Details (address)	Issue
10/00336/USE	Hinton House, Hinton House Drive, Kings worthy SO23 7NH	Alleged unauthorised use of residential property (health spa) and breach of condition relating to use of garage. Follow up site visit [2VIS] (31/01/2013). Visit site to ascertain if the u/a uses have ceased
12/00269/UTL	Springvale Road Shops Car Park, Springvale Road, Kings Worthy SO23 7NB	Untidy site. Enforcement action to be initiated. S215 Notice to be drafted and passed to Legal (09/07/2013)
12/00317/BCOND	138 Springvale Road, Kings Worthy SO23 7RB	Alleged breach of conditions – trees removed. Meeting with owner/agent [MEET] (06/02/2013). Meeting on site between WCC Landscape and developer to discuss revised landscaping proposals for site, including replacement trees along boundary, which were supposed to have been retained. Revised scheme already submitted but will just need a few additional adjustments. Replacement trees to be planted in current planting season

Enforcement Notices – Closed Cases (Last updated by		
Ref.	Brief Details (address)	Issue

Planning Applications for Consideration by Planning & Highways Committee (as agenda)				
Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)
15/00570/FUL	Jasmine Cottage 12 Church Lane Kings Worthy Winchester Hampshire SO23 7QS	(HOUSEHOLDER) Replacement of timber conservatory with an oak orangery (AFFECTS THE SETTING OF A LISTED BUILDING)	The Parish Council wish to support this application.	
15/00571/LIS	Jasmine Cottage 12 Church Lane Kings Worthy Winchester Hampshire SO23 7QS	Replacement of timber conservatory with an oak orangery	The Parish Council wish to support this application.	
15/00657/FUL	Twinroofs 43 Springvale Road Kings Worthy Hampshire SO23 7ND	(HOUSEHOLDER) Erection of single storey garage in front garden with associated drive	The Parish Council wish to support this application.	
15/00698/FUL	Half Acre 3 Nations Hill Winchester Hampshire SO23 7QY	Variation of condition no. 4 on Planning application 14/02138/FUL regarding energy standards	No comment given.	
15/00738/PNHOU	4 Willis Waye Kings Worthy Hampshire SO23 7QT	Single storey rear extension (length of extension: 5.1m, height of extension: 3.2m and height at eaves: 2.15m)	The Parish Council have no objection to this application.	
15/00768/TPC	2 Victoria Cottages London Road Kings Worthy Winchester Hampshire SO23 7QN	1 no. Sycamore to crown lift by 6m, crown reduce by 2m (T1), 1 no. Horse Chestnut to crown reduce by 4m (T2), 5 no. Leylandi 8ft top reduction (T3,T4,T5,T6,T7)	The Parish Council wish to support this application.	
15/00815/FUL	Sunnyside Mount Pleasant Kings Worthy Winchester Hampshire SO23 7QU	New detached 3 bedroom cottage with basement including parking area and bicycle storage with landscaped garden	The Parish Council have no objection to this application.	
SDNP/15/01410/LIS	Worthy Park House Worthy Park Lane Kings Worthy Winchester Hampshire SO21 1AN	1. Repairs to two rooflights. 2. Change of materials from felt to slate roof coverings to small roof areas.	The Parish Council have no objection to this application.	
SDNP/15/01679/HOUS	Mill House Mill Lane Abbots Worthy Winchester Hampshire SO21 1DS	Enclosure of rear porch, provision of conservation style Velux window above enclosed porch, reopening of existing door from porch to proposed utility room, Internal alterations to form a utility room and automated timber entrance gates	The Parish Council have no objection to this application.	
SDNP/15/01680/LIS	Mill House Mill Lane Abbots Worthy Winchester Hampshire SO21 1DS	Enclosure of rear porch, provision of conservation style Velux window above enclosed porch, reopening of existing door from porch to proposed utility room, Internal alterations to form a utility room and automated timber entrance gates	The Parish Council have no objection to this application.	

Planning Applications for Consideration by Planning & Highways Committee (received after agenda published)				
Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)