

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

**Minutes of the Meeting held on Tuesday 28 February 2012
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy**

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| Present: | Councillors: | Ian Gordon [Chairman] Judith Steventon Baker Denis Welstead |
| | Clerk: | Adrian Reeves |
| | Public: | 5 |

P/12/16 Apologies for Absence

Apologies for absence had been received from Cllr Kirstie Andrew-Power.
Cllr Bob Barnes did not attend.

P/12/17 Public Question Time

Mr Terry White made a pre-planning application presentation on his proposals for 2 Elizabeth Close, Kings Worthy. Cllr Judith Steventon Baker declared an interest as she knew Mr White but the Chairman ruled that, as this was only a pre-planning presentation and that no decisions would be made from this, there was no reason to exclude Cllr Steventon Baker from the discussions.

Mr White has delivered letters to “appropriate” neighbours and as a consequence the residents of two neighbouring properties were in attendance.

The proposal is to demolish no. 2 and replace it with two new build split-level bungalows to keep the ridge height low and to follow the natural slope of the land. Mr White stated that his preference would be to have natural slate roof tiles rather than the gray concrete as per the architect’s plans.

Neighbours expressed concerns about loss of privacy, looking out on to a blank brick wall, the amount and height of the planting, and the position of the bin store. Further concerns were raised about contractors’ traffic during construction, particularly the potential for damage to kerbing and obstruction of access for residents further up the Close. Other neighbours stated that the proposed rendering should be more in line with others in the Close, and brick facing instead of rendering would be even better. If brick facing is used window frames should preferably not be gray.

Cllr Gordon expressed the wish that the developers sign up to the Considerate Builder scheme, and to have a commitment that the roadway on site be put in first. Mr White said that it was planned to build both proposed properties at the same time. Cllr. Welstead enquired about potential water conservation measures. Mr. White said that the driveways would be constructed of blocks which will allow rainwater through.

Mr White finished by saying that he was prepared to listen to all reasonable suggestions and to consider changes to the scheme before the formal planning application is made.

P/12/18 Minutes of the Meeting held on the 31 January 2012

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

P/12/19 Matters Arising from the Meeting of the 31 January 2012

- **P/12/4 Ramsey Road Development** – Cllr Gordon reported that the legal situation had now been finalised and the householder is now in a position to proceed with the development, with a new builder being appointed.
- P/12/5 Cherhill – As no comments had been received from other councillors, Cllr Gordon submitted his comments that there was no objection to the front and rear extensions but there were concerns about the roof affecting the skyline.
- **P12/6 Planning Decisions Advised by Winchester City Council since last meeting** – these had been circulated as part of the agenda.
- **P/12/4 Electricity Supply – Power Cuts** – Cllr Gordon attended a meeting with Scottish & Southern Electricity (SSE) and Steve Brine MP. SSE reported that they will be investing toward £2m to bring in an underground cable to Kings Worthy. In addition the substation in Willis Way is being replaced and upgraded. SSE has also undertaken to hold a public meeting in the village, date of which to be agreed, to explain their proposals to residents.
- **P/12/12 Light near Wells Cottage, Abbots Worthy** – no action as yet; item to be taken forward to the next meeting.
- **P/12/12 Local Bus Services** – in the absence of Cllr Barnes this item was deferred to the next meeting.
Action – Cllr Barnes
- **P/12/10 Kim Bishop Walk** - Arboricultural and Ecological Reports - conflicting advice had been received as to whether or not the walnut tree needed to be removed; further advice is to be sought before the next

Parish Council meeting. Ownership of the fencing alongside the path is being investigated. **Action – the clerk**

- **P/12/4 Highways Issues** – Churchill Close - Cllr Gordon reported that it was still thought that the builder should be off site by the end of March.
- **P/12/27 Dashboard** – The Deputy Clerk explained the content of the dashboard report. Cllr Gordon is to talk to Littleton & Harestock Parish Council to enquire if they are interested in sharing the usage and costs of a lit speed limit sign. **Action - Cllr Gordon**

P/12/20 Planning Applications received since 31 January 2012
which were considered by the committee

| Case Reference | Address | Comment |
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| 12/00087/TPO | 13 The Woodlands, Kings Worthy SO23 7QQ 1no. Chinese Privet reduce branches blocking light into no.12 The Woodlands by 2-3m. | * No Comment (16 February 2012) |
| 12/00289/STCON | Abbots Worthy House Abbots Worthy Winchester SO21 1DR 1no. Red Oak Fell. 1no. Cherry Fell. 3no. Walnut Fell. 1no. Cotoneaster Fell. 1no. Cornelian Cherry. 2no. Poplar Fell. 1no. Maple Fell. 1no. Beech hedging Fell. | 14 March 2012 SDNPA have devolved authority to WCC (unless SDNPA wish to call it in. No TPOs but is in conservation area. Need further information on age and condition of the trees and of the length of the hedge, and concerns were expressed over the walnut and maple trees. Decided to accept the view of the WCC Arboricultural Officer. |
| 12/00260/FUL | 17 Hinton Fields, Kings Worthy SO23 7QQ Two storey side extension (RESUBMISSION) | No Objection |

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| 12/00353/FUL | 74 Lovedon Lane, Kings Worthy SO23 7NS Widening of existing drop kerb | No Comment |
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**P/12/21 Planning Decisions Advised by Winchester City Council since
31 January 2012**

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| 12/00002/STCON | 2 Old Farm Cottages, Abbots Worthy SO21 1DU 1 no. Acer fell | No objection |
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| 11/02932/FUL | 24 Lovedon Lane, Kings Worthy SO23 7NU Single-storey front extension | Permitted |
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| 11/02951/FUL | Worthy Cottage, 25 Church Lane, Kings Worthy SO23 7QS Two storey extension to the south, single storey extension to the west and new porch to front | Refused |
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| 11/02976/SFUL | Juglans, Old Rectory Gardens, Abbots Worthy SO21 1DW Alterations to existing dormer windows and addition of rooflights | Permitted |
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| 11/03015/FUL | Cherhill, Legion Lane, Kings Worthy SO23 7RA Front and rear extensions and raising the roof height to improve first floor accommodation | Permitted |
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| 11/02867/NMA | Gambut And Clelands Churchill Close, Kings Worthy (MINOR AMENDMENT TO Planning Permission 08/00439/FUL - 6 no. two bed, 4 no. three bed and 2 no. four bed chalet bungalows to replace existing dwellings at Clelands and Gambut) To omit a full length window on the side elevation of plot 1 and replace with a French door | Permitted |
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P/12/22 Enforcement Notices Received from Winchester City Council

There were no new enforcement notices since the last meeting.

P/12/23 Highways Issues

There were no items.

P/12/24 Update from Meetings

There were no items.

P/12/25 Issues from Parish Council Meetings

There were no items, other than Kim Bishop Walk reported under item P/12/19 above.

P/12/26 District Local Plan

Councillors had not all read the document yet. It was stressed that responses had to be submitted by 5 pm on 12th March. Cllr Gordon reported that he was attending a meeting on this subject on 29th February. Cllr Gordon expressed the view that if Barton Farm went ahead additional homes would not be required in Kings Worthy. **Action – all members of Planning & Highways Committee**

P/12/27 Clerk's Notices

There were no items.

P/12/28 Chairman's Notices

At the next WCC Planning meeting there will be the opportunity to comment on the performance of the planners.

P/12/29 Items for Discussion at Next Meeting

Cllr Welstead wishes to raise the subject of water conservation in relation to new developments. Cllr Gordon stated that the Parish Council had encouraged this on all applications, although latterly it seems to have been omitted and needs reinstating.

Savills have indicated that they would have a representative to discuss a pre-planning consultation on Land at Hill Top.

P/12/30 Date of Next Meeting

The next meeting was scheduled for the 27 March 2012.

The meeting closed at 9.15 pm.

Signed.....

Date.....