

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 28 January 2014
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy

Present: Councillors: Ian Gordon [Chairman]
Bob Barnes
Judith Steventon Baker
Martin Taylor
Sarah White

Clerks: Adrian Reeves
Chris Read

Public: 6

P/14/5 Apologies for Absence

Apologies for absence were received from Cllrs Allen, Newell & Welstead

P/14/6 Public Question Time

Parking near Tesco – Members of the public raised questions about proposals for parking restrictions outside Tesco (Springvale Road / Hookpit Farm Lane junction). A leaflet had been distributed to homes by the local Liberal Democrat County & City Councillors; Parish Councillors had not seen the leaflet and the contents had not been discussed with them. The leaflet asked for ideas on solving the problem to be submitted to County & City Councillors. The Parish Council was awaiting the proposed Traffic Regulation Order (TRO); Councillor Gordon undertook to speak to officers at HCC for an update on this TRO. **Action – Cllr Gordon**

Planning Application for Half Acre, 3/5 Nations Hill – as members of the public had attended for this item, councillors unanimously agreed to bring this item forward on the agenda.

Members of the public made representations and there had been a letter of objection from one of the neighbours (7 Boyne Mead Road). After discussion it was agreed that this application constituted overdevelopment of the site, the proposed structures were too high and overlooked neighbouring properties. Concerns were raised about additional traffic movements in and out of the access into Nations Hill being very near the junction with Springvale Road. Cllr Gordon is to investigate the use of the roof space and velux windows to confirm that these have the appropriate planning permissions. **Action – Cllr Gordon**

It was noted that two different officers were dealing with the two separate applications for the existing site and it was considered that this was confusing and inappropriate.

It was unanimously agreed to object to this application on the grounds listed above and request that this be referred to the Planning and Development Control Committee (PDC) if officers are minded to accept the proposal.

(Two members of the public left the meeting)

P/14/7 Minutes of the Meeting held on the 26 November 2013

The minutes were amended as follows:

P/13/173 added "Cllr Steventon Baker"

P/13/176 amended to read "had yet to agree a meeting"

P/13/176 corrected spelling to "Somerville"

P/13/172 delete paragraph entitled "Debate at Parish Council"

Once amended they were agreed as a true record of the meeting and were signed by Cllr Gordon.

P/14/8 Minutes of the Meeting held on the 3 January 2014

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

P/14/9 Matters Arising from the Meeting of the 26 November 2013

- **P/13/176 Redesign of B3047/A33 Junction** – Cllr White reported that the requested accident data had been received, and this was read out. The Police have concluded that there was no common cause although councillors were not convinced by this conclusion. Cllr Gordon showed an image of a junction on the A31 at Longham which was deemed to have similar characteristics; it was agreed that this image be sent to Peter Boustred at HCC. **Action – Cllr Gordon**

Cllr White undertook to respond on the accident causes, copying the response to Steve Brine. **Action – Cllr White**

- **P/13/176 Highways S106 Funding** – the meeting with Peter Boustred (HCC) had taken place. The allocation was based on the number of additional trips estimated to be made from new houses (inc. social housing developments). It was noted that if a development was under 100 homes the funding went to WCC, whereas over this number the money was allocated to HCC. It was confirmed that there never had been a separate pot of money available to be spent on the B3047/A33 Junction. Money is collected by WCC planners and spent by HCC, but not necessarily in the parish where it was generated. In deciding on priorities HCC use a variety of sources such as school travel plans, ideas from county councillors etc. HCC had agreed that Parish Council would receive an up to date listing. The Clerks are to request a live report from Peter Boustred every two months, starting at the end of February. **Action – The Clerks**

- **P/13/182 Use of Notice Boards** – this had been a minor issue which has been dealt with.
- **P/13/183 HCC Draft Parish Programme – this involves parishes across Hampshire. There are two main areas:**
 - Flooding – leaflets have now been received. Cllr Gordon has emailed about the need for the soakaways to be cleaned along Springvale Road. Opposite Tesco there is water coming out of inspection covers. **Action – The Clerks.** Cllr Taylor reported that the gully on the B3047 near the junction with the B3047 is blocked. **Action – Cllr Gordon**
 - **Parish Lengthsman Scheme** – Kings Worthy is not involved with this.
- **P/13/180 South Downs National Park Authority’s Local List Consultation** – Cllr Taylor reported that he had completed the survey but that nothing had been heard back yet.
- **P/13/184 Car Wash Signs** – free standing signs have now been removed. There are ongoing issues with size and permissions for the remaining signs.
- **P/13/184 Abbots Worthy House** – need to go back to Enforcement Officer on this. **Action Cllr Gordon**

P/14/10 Matters Arising from the Meeting of the 3 January 2014

- **P/14/03 13/02651/FUL Half Acre, 3 Nations Hill** – Cllr Gordon reported that he had spoken to the case officer and no decision had been taken yet. The number of objections received means that if the officer was of a mind to recommend the development then it would have to go to the PDC committee.

P/14/11 Dashboard

Cllr Gordon thanked the clerks for reinstating and updating the 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/14/12 Planning Applications received since 3 January 2014

Case Ref. No.	Location	Comment
13/02538/FUL	Lovedown Farm, Lovedon Lane Loft conversion to provide living accommodation	Parish Councillors unanimously support this application and would wish to support it at Committee should it be referred.
13/02759/FUL	Half Acre, Nations Hill Demolition of existing conservatory, replacement roof to steeper pitch to provide more accommodation, first floor side extension and additional onsite parking	see P/14/6 above
13/02779/FUL	1B Red Marley, Nations Hill Erection of rear garden shed (PART RETROSPECTIVE)	Parish Councillors noted that the site plan shows a rectangular shed whereas the elevation plan shows a square building. Councillors object to a summerhouse being described as a shed. They are concerned about the size and whether or not this complies with the original planning application.
13/02875/FUL	22 Tudor Cottage, Church Lane Demolition of existing single storey rear extension and outbuildings and erection of single and two storey rear extension with detached garage LISTED BUILDING GRADE II	Parish Councillors noted that Jane Rutter (city Councillor) has objected to this application. Councillors object to this application as it is considered totally inappropriate, out of character, overlooks next door, wrong style of building attached to a listed building. Councillors would wish this to go to Committee if officers are minded to approve the application.
13/02876/LIS	22 Tudor Cottage, Church Lane Demolition of existing single storey rear extension and outbuildings and erection of single and two storey rear extension with detached garage LISTED BUILDING GRADE II	See comments on 13/02875/FUL
14/00113/LDP	43 Willis Way Conversion and extension of bungalow loft to provide bedroom accommodation, new roof gable, roof lights, rear dormer, new windows and external porch; remove existing sheds and erection of summerhouse	Parish Councillors wish to object to this application on the grounds that it is an overdevelopment of the site, it is overbearing on the bungalow by the side, and not in keeping with the surrounding properties. Cllr Gordon will speak to WCC on the legal issues

involved as this application is being handled by Legal Services.

Action – Cllr Gordon

P/14/13 Core Strategy Part 2

All four exhibitions have now been held. The consultation forms were now to be added to a spreadsheet, received from Winchester City Council's Planning Department. Cllr Gordon will be working with the clerks to complete this spreadsheet from the data received. **Action – Cllr Gordon**

A meeting has been arranged for 09.30 on Thursday 13th February with Steve Opacic and Liz Dee; this will be attended by Cllrs White, Gordon, Allen, Prince and Taylor. The main room at Tubbs Hall is to be booked for this. **Action – The Clerk**

P/14/14 Update from Meetings

None

P/14/15 To Discuss Issues from the Parish Council Meeting

Tesco Site – the parking bays, and their allocation, had been designated by the landowner, with the private bays allocated to the flats and the hairdresser. It was noted that Environmental Health were of the view that Tesco were complying with all food hygiene requirements for the use of the unitainers.

P/14/16 Clerk's Notices

A letter had been received from a parishioner on the allocation of the Hyde Housing homes off Hookpit Farm Lane. It was agreed that the Clerk would reply on behalf of all the members of the Planning & Highways Committee. Councillors had sympathy with the content of the letter and Cllr Steventon Baker suggested that the parishioner contact her to see if she could help. **Action – The Clerk**

P/14/17 Chairman's Notices

None

P/14/18 Communications - Items for Inclusion

None

(Four members of the public left the meeting)

P/14/19 Items for discussion at the Next Meeting

Parking issues in Fraser Road.

P/14/20 Date of Next Meeting

The next meeting is scheduled for Tuesday 25 February 2014

The meeting closed at 9.58 pm.

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