

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

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

Present:	Chair of the meeting:	Ian Gordon
	Councillors:	Karen McCleery Stewart Newell Judith Steventon Baker Sarah White
	Clerks:	Chris Read
	Public:	8

	Action
P/15/108 Apologies for Absence	
None.	
P/15/109 Public Question Time	
<p>A local resident commented on the speeding from Burnett Close, in both directions, onto Hookpit Farm Lane. Cllr White noted that the police should be made aware of this. Cllr Gordon is to look into this issue.</p> <p>A local resident commented on the application for Kingsview House. The proposed extension will be on the boundary fence with No.46 and there is a covenant precluding this kind of application. The resident is in the process of applying for a Tree Preservation Order (TPO) on the tree in her garden, which is adjacent to the fence. Previously fencers gained access to the resident's site, to replace the fence on the boundary, without permission.</p> <p>Cllr Gordon responded that the resident will need to speak to her solicitor, as Winchester City Council (WCC) will not necessarily be aware of it, or have the powers to act on it. Cllr Gordon also noted that if contractors attempt to enter her property to carry out any works on the site in question, this is a criminal offence and the police should be informed.</p> <p>It was agreed to take comments for Item 3, whilst the application is considered.</p>	Cllr Gordon
P/15/110 To consider the planning application for the development of Garage Block, Mountbatten Place (WCC ref. – 15/01385/FUL)	
<p>A local resident expressed concerns that the site in question already has an allowance, within Local Plan Part 2 and this means that any development will get the Parish Council's support. Residents are also shocked by the sheer scale of the housing proposed and the matter of unresolved parking issues.</p> <p>Cllr Gordon responded stating that previously the developer came to the Parish Council's Planning Committee, with a pre-application. Whilst the Parish Council looked at what was proposed and made comments, none of the comments made were an official response as at that time the application had not been formally submitted at that time. In regards to the LPP2 allowance, it does not mean anyone submitting an application will gain the Parish Council's support just to enable them</p>	

to meet the target required in LPPII, something the Parish Council have proven on previous occasions.

A local resident presented a map to the committee, and noted that there are insufficient spaces planned for the development itself and there are currently 4 spaces on the site allocated for bungalows 2A-2C, which are already in existence. In the current application plans only one of these spaces has been allocated for off-site. 3D renders were presented to the committee and the residents stated that they feel the development is overpowering to their property, which is adjacent to the site. It was noted that the ridgeline is 2 metres above their property. The living areas are also upstairs which makes overlooking an issue. The some windows are obscure glass but when they are open, adjacent properties can be overlooked.

Another local resident expressed concerns with regards to the scale of the development, parking and traffic issues, including access onto the site.

A vote was held regarding the application as it stands, with 0 in favour, 5 against and no abstentions.

It was agreed to express the Parish Council's concerns in that the current plans were overpowering in regard to the surrounding properties, particularly Woodstock. Also the parking issue in relation to the loss of 3 currently allocated spaces. However, it should be made clear that the Parish Council supports development of the site, in principal but it must be in-keeping with the surrounding area.

(3 members of the public left at this point)

It was agreed by the committee to move the application for Kingsview House (15/01343/FUL) up the agenda.

P/15/111 To consider the planning application for Kingsview House, Holdaway Close (WCC ref. – 15/01343/FUL)

It was agreed that the committee had no objections to the application but the Parish Council had concerns regarding possible encroachment on the land of No. 46 and the issues related to the potential removal of the fence.

Cllr Gordon is to speak to the case officer for this application to gather their views.

Cllr Gordon

(1 member of the public left at this point)

P/15/112 Minutes of the Meeting held on the 30 June 2015

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

P/15/113 Matters arising from the Meeting of the 26 May 2015

o **P/15/95 Update on application for development of Land off Lovedon Lane –**

It was agreed to move the re-submission of the application for Land at Hinton Field, Lovedon Lane, up the agenda.

The Clerk noted to the committee that the application has been resubmitted due to a technicality. The committee noted that their opinion had not changed and agreed the response to the new application, below.

'The Parish Council wish to support this application, subject to an S106 agreement.'

Cllr Newell reported to the committee that the Parish council are in discussion with HAB Housing regarding the extended park. The application should be going to WCC planning committee in September.

It was noted that there are issues regarding the adoption of the roads on the site.

- **P/15/97 Update on redesign of B3047/A33 and Lovedon Lane/A33 junctions –**

Cllr White noted that the Hampshire County Council website stated the expected start date is 'Summer 2015'.

- **P/15/75 Update on Traffic Regulation Order (TRO) on Springvale Road –**

Nothing further heard. Information available states a decision is to be made by the 15 September.

- **P/15/75 Update on Traffic issues in Churchill Close from the Heights –**

Cllr White presented 2 photographs to the committee showing a triangle of grass near the entrance to the site, indicating that it may be an area for the placement of a 'SLOW' sign.

It was agreed after discussion to contact the residents committee to arrange a meeting to discuss the traffic issues. Cllr Newell and another committee member are to attend the meeting.

Cllr Steventon Baker reported that the issues regarding the backing up of sewage have returned. It's seeping out in numbers 22 & 4, Churchill Close. Cllr Gordon is to speak to environmental health and Cllr Robert Johnston (WCC).

Clerks

Cllr Newell

Cllr Gordon

P/15/114 To Consider Planning Applications received since the last Meeting	
WCC. Reference	Location / Works to be done
15/01338/FUL Response:	Woodhams Farm, New Barn, Springvale Road, Kings Worthy, Hampshire Demolition of existing barn and erection of new barn The Parish Council has no objection to this application.
15/01343/FUL Response:	Kingsview House Holdaway Close Kings Worthy Winchester Hampshire SO23 7QH (HOUSEHOLDER) Proposed ground floor rear extension and first floor side extension The Parish Council has concerns over the proximity of the extension to the boundary fence of No. 46, resulting in possible encroachment and the potential removal of the fence.
15/01385/FUL Response:	Garage Block 1 To 21 Mountbatten Place Kings Worthy Hampshire Demolition of 20 no. garages and erection of 5 no. affordable dwellings and associated external works. Construction of 2 car lay-bys at Mountbatten Close and Pound Road as replacement parking facility The Parish Council have concerns that the proposed development is overpowering in

	<p>comparison with the surrounding properties and particularly the closest property, Woodstock. Of the 4 parking spaces currently on the site, allocated for the bungalows 2A-2C (03/03008/FUL), only 1 space has been re-located off site. These will result in the net loss of 3 spaces currently allocated to bungalows.</p> <p>The new parking area for the residents of the development will have the same issues with regards to detritus and bird fouling from the trees, experienced by current users of the parking area.</p> <p>The Parish Council do however support the principal of development on the site but it must be more sympathetic to the surrounding properties and the parking issues must be addressed.</p>
15/01427/FUL Response:	<p>6 Hinton Fields Kings Worthy Hampshire SO23 7QB (HOUSEHOLDER) Loft conversion with roof windows and rear dormers</p> <p>The Parish Council has no objection to this application.</p>
15/01455/FUL Response:	<p>32A Springvale Road Kings Worthy Winchester Hampshire SO23 7LZ (HOUSEHOLDER) Replacement of roof and fenestration changes to north wall of existing conservatory.</p> <p>The Parish Council has no objection to this application.</p>
15/01461/FUL Response:	<p>Woodstock Mortimer Close Kings Worthy Winchester Hampshire SO23 7QX Proposed development of 3 detached dwellings comprising (2 x 4bedroom houses and 1 x 3 Bedroom bungalow) with extended access way.</p> <p>The Parish Council do not support this application as it represents a significant over-development of the site which already contains a House that is the subject of Multiple Occupancy. The Parish Council have serious concerns with regards to traffic and parking issues on Mortimer Close itself. The close is not wide enough to accommodate any on street parking, of which a substantial amount would be generated from this development. This would lead to access issues, especially for the emergency services, particularly when taking into account the narrowness of the entrance into Mortimer Close.</p>
15/01585/TPC Response:	<p>The Old Cottage London Road Kings Worthy Winchester Hampshire SO23 7QN Fell 1 no. Birch tree</p> <p>The Parish Council wish to be guided by the decision of the arboricultural officer.</p>
15/01599/FUL Response:	<p>3 Boyne Rise Kings Worthy Hampshire SO23 7RE (HOUSEHOLDER) Proposed alterations and extension to existing dwelling</p> <p>The Parish Council has no objection to this application.</p>
15/01604/FUL Response:	<p>Wynbar 114 Springvale Road Kings Worthy Hampshire SO23 7NB (HOUSEHOLDER) Single storey front extension</p> <p>The Parish Council has no objection to this application.</p>
15/01624/FUL Response:	<p>Land At Hinton Field Lovedon Lane Kings Worthy Hampshire Erection of 50 dwellings with comprehensive landscape works to include the expansion of Eversley Park and enhancement of its facilities</p> <p>The Parish Council wish to support this application, subject to an S106 agreement.</p>
15/01637/TPO Response:	<p>Wistaria London Road Kings Worthy Hampshire SO23 7QN 1 no. Spruce to fell</p> <p>The Parish Council wish to be guided by the decision of the arboricultural officer.</p>
SDNP/15/03321/TCA	<p>The Coach House Kings Worthy Grove Basingstoke Road Kings Worthy Winchester Hampshire SO23 7NQ 1 no. Lime to clear branches from the ABC wire to achieve a clearance of 2m (T1), 1 no.</p>

Response:	Horse Chestnut to clear branches from the ABC wire to achieve a clearance of 2m (T2), 1 no. Hornbeam to clear branches from the ABC wire to achieve a clearance of 2m (T3), 1 no. Yew to clear branches from the ABC wire to achieve a clearance of 2m (T4), 1 no. Purple Plum to clear branches from the ABC wire to achieve a clearance of 2m (T5), 1 no. Lime to clear branches from the ABC wire to achieve a clearance of 2m (T6) The Parish Council wish to be guided by the decision of the arboricultural officer.
Response:	Abbots Gate Old Rectory Gardens Abbots Worthy Hampshire SO21 1DW T1 - Beech Tree Prune back from building to give 3m Clearance, Prune Lower canopy over neighbours garden by 2-3m leaving a branch length of 4m to stop encroachment. Work to be carried out as general maintenance of tree. The Parish Council wish to be guided by the decision of the arboricultural officer.
Response:	Lawn Cottage Old Rectory Gardens Abbots Worthy Winchester Hampshire SO21 1DW 1 no. Yew tree reduce height by 1-2m and trim in side growth with hedge cutters to shape, prune back from neighbours by 1-2m to stop encroachment. The Parish Council wish to be guided by the decision of the arboricultural officer.
Response:	The Coach House Mill Lane Abbots Worthy Hampshire SO21 1DS Use of the building as residential The Parish Council has no objection to this application.

It agreed not to comment on application 15/01501/FUL, as it is not in Kings Worthy and was labelled as such in error by WCC.

P/15/115 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/15/116 Updates –

- **Cycle Paths** – Cllr White noted that a section on this was going into our summer newsletter, which is being distributed this summer.
- **Proposed development of Top Field** – A local resident and member of Top Field Action Group (TFAG) informed the committee that the village green application has been resubmitted due to a piece of land being omitted on the map. It was noted that there will be 42 days to object.
- **Parking on grass verges** – Cllr White presented several photographs to the

committee, showing the parking around the Fraser Road flats. Cllr White noted WCC have yet to remove both the yellow lines and the hatching in the area behind the flats (43-57), which WCC have now designated for additional parking. Cllr Gordon stated that the WCC estates department have indicated that they are to remove the lining & hatching. After discussion it was agreed to write to WCC to ascertain what they are doing with regard to the parking issue. If they aren't currently planning or doing something with regards to the parking issue then the Parish Council will write to the residents in the area for further data on the parking.

Cllr Newell

- **Tesco Site** – Cllr Gordon noted that the 'unitainers' being stored in the car park are being kept tidy. However people were parking on the road, despite there being ample parking spaces available in the car park.

(Cllr Steventon Baker left at this point)

After discussion it was agreed to write to both WCC & HCC to ask if there is any possibility of a layby being put in. Also if any temporary traffic measures, such as wooden 'dragon's teeth' can be installed in the meantime.

(4 members of the public left at this point)

Cllr Newell

- **Meetings Attended** – None.

P/15/118 To discuss any issues from the Parish Council Meeting –

None.

P/15/119 Clerk's Notices –

Cllr Newell is attending a LPP2 update meeting with Steve Opacic (WCC) at 2pm on 6 August. It was agreed that Cllr Gordon will also attend.

P/15/120 Chairman's Notices –

None.

P/15/121 Communications – Items for Inclusion –
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None.

P/15/122 Items for discussion at the Next Meeting –
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None.

P/15/123 Date of Next Meeting

It was agreed that Cllrs Gordon & Newell will review the planning applications which have been received, to ascertain whether a meeting will be needed on the 25 August.

The next meeting is scheduled for Tuesday 25 August (if needed) 2015. Next confirmed meeting 29 September 2015.

The meeting closed at 22:26.

Signed.....

Date.....

Kings Worthy Parish Council - Planning Dashboard for 28 July 2015

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	Budget Source	Notes	
			Estimate		Completed	
PA-H	P-003	Street Lighting 2015/16	Project	£7,545	Baseline budget £7500	Second 6 months £3496.58 (Ex. VAT)

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	

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	
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.	
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 two bedroom with associated parking/garages	Agreed to obtain more information from SDNP (SDNP Reply - they do not consult with Parish Council's on PRE apps)	Advice provided
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.	
15/00969/OUT	Land Off Hookpit Farm Lane Hookpit Farm Lane Kings Worthy Hampshire	Proposed residential development with 25 dwellings located on top field and 7 self build dwellings located on Dildawn (SHLAA site 329) including upgrading the existing access off Hookpit farm lane with associated roads, parking areas and landscaping. (RESUBMISSION)	After a majority vote, the Parish Council (PC) resolved to object to this application based on the following; 1. PC have not agreed this as a rural exception site. 2. The current proposal is still encroaching on the mitigation zone on the site. 3. Access is via an unadopted and very steep access road. 4. Proposals within LPP2 are for 43 dwellings on the Tudor Way site. The building of 7 dwellings appears to be an under-development against LPP2.	
15/00758/FUL	Tudor Cottage 22 Church Lane Kings Worthy Winchester Hampshire SO23 7QS	Proposed new three bedroom house (WITHIN THE CURTILAGE OF A LISTED BUILDING)	The Parish Council has concerns in regards to the vehicular access to the parking area, lack of visitor parking and height of the proposed dwelling.	
15/01042/FUL	Land At Hinton Field Lovedon Lane Kings Worthy Hampshire	Erection of 50 dwellings with comprehensive landscape works to include the expansion of Eversley Park and enhancement of its facilities.	The Parish Council wish to unanimously support this application.	
15/01145/FUL	111 Springvale Road Kings Worthy Hampshire SO23 7LE	(HOUSEHOLDER) Proposed single storey side and rear extension, new aluminium windows and rendered facade	The Parish Council has no objection to this application.	Permitted
15/01158/FUL	Hinton House Hinton House Drive Kings Worthy Winchester Hampshire SO23 7NH	Proposed to division of Hinton House into two separate dwellings.	The Parish Council has no objection to the application but are under the impression that a there is a covenant on the site and would like to ensure this has been checked.	
15/01215/FUL	Springfield Meadowland Kings Worthy Hampshire SO23 7LJ	(HOUSEHOLDER) Replace approx. 21m closeboard to side of property with 15m of 1.87m high fence and 6m of 1.5m fencing, pressure treated timber close board with wooden 100mm by 100mm posts	The Parish Council wish to support this application.	

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

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 (updated by Winchester City Council)

Ref.	Brief Details (address)	Issue