

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

**Minutes of the Meeting held on Tuesday 28 May 2013
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Present: Councillors: Ian Gordon [Chairman]
Bob Barnes [Vice-Chairman]
Judith Steventon Baker

Clerk: Adrian Reeves

Public: 11

P/13/79 Apologies for Absence

Cllrs Stewart Newell, Martin Taylor and Denis Welstead had sent his apologies for absence.

P/13/80 Election of Chairman / Vice Chairman

The following were unanimously elected:

Chairman: Cllr Gordon - proposed by Cllr Steventon Baker – seconded by Cllr Barnes

Vice-Chairman: Cllr Taylor – proposed by Cllr Barnes – seconded by Cllr Steventon Baker

Cllr Taylor had informed the Clerk that he would be willing to accept the office of Vice Chairman were he to be elected in his absence.

P/13/81 Public Question Time

Questions were asked about Drew Smith's intentions for the Hookpit Farm Lane site. There was nothing new to report on this but it was reiterated that "Top Field" is currently a rural exception site and therefore any development would have to be for social housing for people with local connections. Explanation was given on the target of up to 250 new dwellings in Kings Worthy for the period to end of March 2031. It was noted that the traffic impact assessment in the April minutes (P/13/65) had been carried out on behalf of Drew Smith. Energy Code Level 5 was not yet a compulsory requirement for new builds within the Winchester District.

Concerns were raised about the highways works along Springvale Road in that there were a significant number of raised manhole covers. The completion of this work had been delayed by a builder who had not completed required utilities connections. It was noted that work had only taken place along part of the road and had not included the stretch from Hookpit Farm Lane to Lovedon Lane or the Nations Hill to the A34

bridge section. County Councillor Jackie Porter was trying to ensure that these stretches were completed as soon as possible.

Cllr Gordon reported that he continued to work with a senior manager from Tesco to try to resolve the outstanding issues. After the issue of formal notices the landowner had agreed to repair one garage and to tidy up the rest of the site. Tesco are trying to obtain more storage space on the site and have also requested that they be allowed to paint white lines in the car park. Cllr Gordon agreed to confirm what the time scales were for the landowner to carry out the required repairs. **(Action – Cllr Gordon)**

P/13/82 Presentation on land at Lovedon Lane by Sarah Gray

Mrs Gray displayed a map of the land off Lovedon Lane and explained the ownership, by differing members of her family, of the various areas. It was confirmed that Mrs Gray had not continued the work with Turley associates and had not sold any options on her land.

Mrs Gray was wanting to discover if the Parish and / or District Councils were interested in pursuing any development on this site with a mix of affordable and for sale properties. There would be a particular emphasis on a high level of sustainability and the maximisation of solar gain from the south facing land, together with the possibility of passive heating. It was anticipated that most vehicular access would be from the A33 and not through the village and that development would not have a major impact on the views from the village.

Cllr Gordon referred to the Annual Parish Meeting and gave an explanation of the work on Local Plan Part 2. It was noted that if this site were developed for open market sale then there would be a requirement to amend the settlement boundary. The required affordable housing element of such a scheme would be filled from Winchester City Council (WCC)'s Joint Housing Register.

P/13/83 Minutes of the Meeting held on the 30 April 2013

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

P/13/84 Matters Arising from the Meeting of the 30 April 2013

- **P/13/67 37 Ramsey Road** – some progress had been made but still awaiting a formal response from WCC.
- **P/13/67 Diversion of Footpaths at Hookpit Farm Lane** – it was noted that this issue was now being dealt with by the Recreation & Amenities Committee.
- **P/13/67 Phase II Hookpit Farm Lane** – nothing new to report.
- **P/13/67 Tesco site** – see p/13/81 above.

- **P/13/67 Refuse Lorries at Churchill Close** – the pathway from Churchill Close to Springvale Road, recently re-laid, had been dug up again and there were still 16 broken kerb stones there.

P/13/85 PFI Street Lighting Contract

A meeting had taken place with the HCC officer responsible for the street lighting contract which had been very positive and helpful. A request had been made to try and ensure uniformity of the style of lanterns used throughout the conservation area.

P/13/86 Discussion on HCC's proposals for redesign of B3047 / A33 and Lovedon Lane / A33 junctions

It was stated that the formal report, which was reviewed, had been prepared by Eastleigh Borough Council staff, on behalf of HCC, was reviewed.

Concern was again expressed about the potential loss of the deceleration lane into Lovedon Lane from the south. Councillors strongly disagreed that this was not required and felt that it should be lengthened not removed.

Councillors were unanimously against the proposals for the junction of the B3047 / A33 / London Road. The design was felt to be inappropriate and didn't address the fundamental issues of traffic turning across the A33. It was considered that a roundabout was the required solution for this junction, although HCC had indicated that there was insufficient funding available for this. It was expressed that the current proposal was spending some money for the sake of appearing to do something without solving the real problems.

P/13/87 Dashboard

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

- **Major Initiatives – Requiring PC Approval** – nothing to report.
- **Initiatives - Not Requiring PC Approval** – nothing to report.
- **Planning Responses – under Chairman's Action** – None.
- **Planning Decisions Advised by Winchester City Council** – see dashboard.

P/13/88 Planning Applications received since 30 April 2013

Case Reference	Address	Comment
13/00830/FUL	Rose Acre Springvale Avenue Raising of roof to provide first floor living accommodation with dormer windows, two storey rear extension, addition of basement accommodation and erection of detached double garage	The Parish Council object to this application on the grounds that it is an overdevelopment on the site. Councillors also have concerns that the existing structure won't support the addition of a floor above as well as the digging out of a basement.
13/00875/FUL	The Poplars, Hookpit Farm Lane Two storey front extension inc. raising part of roof to provide single accommodation on first floor	The Parish Council support this application, but request that living restrictions be placed so that builders' vehicles and machinery are not allowed to impinge on the wellbeing of residents of the neighbouring properties.
13/00890/FUL	Lansker House, Lovedon Lane (aka 21 Bull Farm) Variation of condition no.4 of planning permission 04/00051/FUL (conversion of garage into granny annexe) to allow annex to be used as tourist accommodation	The Parish Council object to this application as the intention from planning was never for this annexe to be used as a business. Given that WCC has already restricted a property nearby, it is considered that the use as bed and breakfast accommodation should not be allowed to continue.
13/00953/TPO	16 Kings Close 1 no t1 silver birch – property garden crown lift to 5m and removing lower branch on my side of the fence – shorten 1 limb over no 5's garage roof by 1m at the top 1 no t3 silver birch – crown lift to 5m	The Parish Council will be guided by the decision of the Arboricultural Officer.
13/00959/TPO	King Charles, Lovedon lane 2 no sycamore (t2,4) - crown lift remove lower branch to 5m 1 no sycamore (t5) - crown lift by 2m 1 no sycamore (t6) - crown thinned by 15% remove branches no larger than 20mm diameter limb shorten to clear house by 2m	The Parish Council will be guided by the decision of the Arboricultural Officer.

13/01014/FUL 54 Springvale Road Supported
Change rear hip roof to gable with first
floor window and erection of detached
garage to the front

P/13/89 Update from Meetings

A meeting had been held with officers from HCC on the subject of the Springvale Road speed limit. It had been felt that the meeting was unsatisfactory as no clear objective guidance had been provided. It had been agreed that a new survey of residents, of the whole village, would be carried out asking for views together with the respondent's post code.

P/13/90 To discuss issues from the Parish Council Meeting

Nothing to report.

P/13/91 Clerk's Notices

The next deadline for claims under WCC's Small Grants Scheme was imminent. It was agreed that this was a matter for the Recreation & Amenities Committee. **Action – the Clerk**

P/13/92 Chairman's Notices

It was reported by Cllr Steventon Baker that WCC's contactor (Osborne)'s staff can spend one day a year working for the community. Any ideas for utilising them within the village should be routed through Cllr Steventon Baker. **Action – All**

P/13/93 Communications - Items for Inclusion

None.

P/13/94 Items for Discussion at Next Meeting

None.

P/13/95 Date of Next Meeting

The next meeting was scheduled for Tuesday 25 June 2013.

The meeting closed at 9.50 pm.

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