

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

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

Present: Councillors: Ian Gordon (Chairman)
Stewart Newell
Judith Steventon Baker

Clerks: Chris Read

Public: 11

P/14/134 Apologies for Absence

Apologies for absence were received from Cllrs Allen and White. Cllr Gordon noted at this point that Cllr Torkington has left the Parish Council and thus is no longer a member of the Planning & Highways Committee.

P/14/135 Presentation for Proposed Development on 153-155 Springvale Road

Ms Bryony Stala, an Associate from Savills, gave a presentation on a proposed development by Alfred Homes, for 4 properties on the site. It was noted that an application for this proposed development is about to be submitted to Winchester City Council (WCC). The proposal is for a two bedroom property, fronting Springvale Road; a three bedroom property to the rear of 153 Springvale Road and two, four bedroom properties at the rear of the site.

P/14/136 Public Question Time

Cllr Gordon noted before the public questions that, Hampshire County Council (HCC) have committed to ensuring all drains are to be cleared along Springvale Road. Also any drains blocked, or sealed, during the recent resurfacing will be corrected. The blocked culvert, near Legion Lane, is also to be corrected.

A member of public stated that the HCC contractors clearing the drains, noted that there were a lot of roots in the drainage pipes. This raises concerns that this will create problems if flooding occurs again.

Cllr Gordon replied that HCC had carried out a survey of all the drains along Springvale Road and that said survey should have found these issues. Cllr Gordon will contact HCC to ensure the drains can cope for this rainy season.

Cllr Newell noted that he will be meeting, on the 29 October, with the Environment Agency and HCC; to ascertain their plans for the drains along Springvale Road.

Action

Action – Cllr Gordon

A member of the public gave a short presentation with regards to the application for the extension to Tudor Cottage, points noted as follows:

- The original application for the Tudor Cottage extension was placed in March 2014, but withdrawn.
- The new application is fundamentally the same application, with a reduction in height being the only real change.
- In principle, surrounding residents have no problems with extensions but this proposal is not in keeping with the surrounding area.
- The styles and materials planned are completely out of character.
- It would be highly visible from both directions.
- There are four properties, which directly surround Tudor Cottage.
- The planned extension is as big as the existing cottage.
- Allowing this kind of application to go through would set a precedent for people to build houses in their back gardens.

Cllr Gordon noted that he had been in contact Cllr Jane Rutter to discuss this application.

A member of the public from Loader Close had two questions for the committee. The first of which was related to parking, from the football matches, on Loader Close. The member of public informed the committee, that on the 18 August, cars had overflowed into Loader Close from Eversley Park Car Park; whilst only two pitches were in use. The recent works on the car park were acknowledged but cars were on Loader Close when the pitches were only at 66% capacity. Photographs of inconsiderate parking in Loader Close were emailed to the office in October 2013. People were parking on the entrance to Loader Close making it difficult to turn in to Loader Close. Residents of Loader Close have been having discussions and the idea of asking for yellow lines has even been suggested, despite the residents wanting to avoid unnecessary street furniture. An emergency vehicle would not fit down the Close when cars are parked like this. Worthies Sports And Social Club (WSSC) could help restrict parking on Loader Close at appropriate times, with cones for example. Will the Parish Council take this on as an issue? People are also parking on a private grass verge in Loader Close.

Cllr Newell was approached by two residents of Loader Close and has asked the WSSC, and football clubs, for a meeting to discuss the issue of parking. This meeting will hopefully take place in the first week of November.

The second question was pertaining to the Public Consultation for Local Plan Part 2 (LPP2). How were the sites shortlisted?

Cllr Gordon noted that questionnaires were made available at the exhibitions. Winchester City Council collected and correlated the data from these forms, to decide the 3 shortlisted sites. The member of public stated that he found the LPP2 documentation to be unclear on this. Cllr Gordon noted that the LPP2 documentation was Winchester City Council's (WCC) responsibility and that they have the documentation relating to site selections.

A member of public stated that, having gone to the Drew Smith exhibition at the WSSC; I'm now confused regarding the requirements for the LPP2 sites. The numbers seem to vary from 25 – 50 dwellings; and in regards to the changes, have the public been asked?

Cllr Gordon showed the WCC board displayed at the public exhibitions earlier in the year, that states a requirement for 25 -50 dwellings. People were asked to look at the WCC boards and paperwork before they looked at the developer's boards. HAB housing displayed only one board with a rough compromise figure of 30 dwellings. The current windfall figure for Kings Worthy is high, so 50 dwellings will help bring this figure down. The government have told Parish Councils they must have land supply established in the plan, LPP2. WCC have worked with other Parish Councils also, as Parish Councils need to establish a 5 year land supply. Other areas, that have no land supply, have had applications pushed through; such as the parish shown recently on Countryfile. The Parish Council have tried their best to be transparent.

A Member of Public asked; "Do the 50 new homes at Lovedon Lane, contribute to the 250 dwellings by 2031?" Cllr Gordon stated that yes, they will be factored into the 250 figure.

Cllr Steventon Baker noted that there is very long waiting list for rental dwellings in Kings Worthy.

A member of public asked that "if this is the case, why are 3 affordable properties still empty?" Cllr Steventon Baker replied that these dwellings are shared ownership, not rental.

A member of public noted that he had rented in Kings Worthy, so they could be moved up to the Hookpit Farm Lane site.

A member of public wanted an update regarding the application for Top Field, as they attended the last Planning & Highways meeting but couldn't make it to the Drew Smith presentation at the WSSC.

Cllr Gordon stated that the application for building on the site known as Top field was heard at the last Planning & Highways meeting. When councillors considered the application they were looking at the independent application in front of them, not the LPP2 plan. Cllr Gordon also noted that he choose not to attend the Drew Smith presentation at the WSSC. Drew Smith's application was outside the village settlement boundary. The previous Drew Smith development at Top Field, was on a rural exception site.

Cllr Gordon is to check that the S106 was properly applied to the contracts for the shared ownership properties at the Blackberry Fields/Burnet Lane site.

Action – Cllr Gordon

A member of public noted that he had received an email stating that Hyde Homes are looking into a gate to seal off the remainder of Top Field from unauthorised access.

P/14/137 Minutes of the Meeting held on the 30 September 2014

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

P/14/138 Matters arising from the Meeting of the 30 September 2014

- **P/14/119 Flooding** – See Public question time for more information. Cllr

Newell is two thirds of the way through the flood action plan. Cllr Steventon Baker noted that Steve Brine MP visited her and looked at the drains. Cllr Gordon noted that the culverts in areas of Kings Worthy are barred and this collected silt and leaves, causing obstructions.

- **P/14/119 Redesign of B3047/A33 and Lovedon Lane/A33 Junctions**
– Cllr Gordon noted that no start date for the planned works had yet been received Most accidents at the junction are non-reportable, i.e. not attended by the emergency services.
- **P/14/119 Planning Application for Woodstock, Headbourne Worthy**
– Cllr Gordon informed the committee that there is currently an appeal against the decision on the last application submitted.

P/14/139 Planning Applications received by 28 October 2014

Case Ref. No.	Location/Works to be done	Comment
14/01532/TPO	Street Record Springvale Avenue Kings Worthy see tree works schedule	The Parish Council wish to support this application.
14/02138/FUL	Land To The Rear Of Half Acre 3 Nations Hill Kings Worthy Demolition of existing barn/workshop and erection of 1no. 4 bedroom single storey dwelling on land to the rear of Half Acre.	The Parish Council wish to support this application as long as the roofing is changed to a colour more in-keeping with the surrounding area.
14/02196/FUL	7 Holdaway Close Kings Worthy SO23 7QH (HOUSEHOLDER) Erection of conservatory to rear of property. ((THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT)	The Parish Council have no objection to this application.
14/02212/FUL	Cherhill Legion Lane Kings Worthy SO23 7RA (HOUSEHOLDER) Rendering of existing brickwork to match render of extension that is currently under construction	The Parish Council wish to support this application.
14/02232/TPO	12 The Woodlands Kings Worthy SO23 7QQ 2no. Yew Reduce height by approx 4m and thin canopy by up to 15%.	The Parish Council will be guided by the decision of the Arboricultural Officer.
14/02255/FUL	Tudor Cottage 22 Church Lane Kings Worthy SO23 7QS (HOUSEHOLDER) Demolition of existing single storey rear extension and outbuildings and erection of single and two storey rear extension with detached garage(AFFECTS THE SETTING OF A LISTED BUILDING) (RESUBMISSION)	The Parish Council wish to object to the application on the grounds that it is not in keeping with a listed building nor the surrounding conservation area.
14/02256/LIS	22 Church Lane Kings Worthy SO23 7QS Demolition of existing single storey rear extension and outbuildings and erection of single and two storey rear	The Parish Council wish to object to the application on the grounds that it is not in

	extension with detached garage.(AFFECTS THE SETTING OF A LISTED BUILDING) (RESUBMISSION)	keeping with a listed building nor the surrounding conservation area.
14/02347/FUL	Westfield 50 Lovedon Lane Kings Worthy SO23 7NS (HOUSEHOLDER) First floor extension to existing dwelling (RESUBMITION)	The Parish Council wish to support this application.
14/02423/TPO	Sunnyside Mount Pleasant Kings Worthy SO23 7QU 1 no. Yew to branch tip prune selected secondary limbs to shorten length by no more that 1.5m toward main stem over crown of tree, finished height 12m and finished width 7.5m	The Parish Council will be guided by the decision of the Arboricultural Officer.

P/14/140 Dashboard

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

- **Major Initiatives – Requiring PC Approval** - None

Cllr Gordon noted that HCC had made a ~£1800 underestimation on streetlights.
- **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/14/141 Cycle Paths** – Noted that Cllr White is dealing with this item.
- P/14/142 Core Strategy Part 2 Update** – Cllr Gordon noted that a public exhibition will be taking place, in Tubbs Hall on the 10 November, from 3 – 7pm.
- P/14/143 Parking on Grass Verges** – None
- P/14/144 Update from Meetings** – None
- P/14/145 To discuss any issues from the Parish Council Meeting** – None
- P/14/146 Clerk’s Notices** – None
- P/14/147 Chairman’s Notices** –

Cllr Gordon nominated Cllr Steventon Baker for Vice-Chairman and this was agreed Nem. Con.

P/14/148 Communications – Items for Inclusion – None

P/14/149 Items for discussion at the Next Meeting – None

P/14/150 Date of Next Meeting

The next meeting is scheduled for Tuesday 25 November 2014.

The meeting closed at 21:18.

Signed.....

Date.....

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)	
13/01956/HCS	Down Farm, Bull Farm, Lovedon Lane, Kings Worthy, SO21 1AQ	Installation of a slurry hold, provision of a steel frame and roof on top of an existing silage clamp	No objection	
SDNP/14/00440/DCON D	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.	
14/00609/PNHOU	5 Vian Place, Kings Worthy, SO23 7NR	Single storey rear extension (length of extension: 5.3m, height of extension: 3.3m and height at eaves: 3m)	Councillor Gordon to contact the case officer.	
14/01803/HCS	Bank Farm, Lovedon Lane, Kings Worthy, Hampshire, SO23 7NL	The proposed development will comprise of below ground open top slurry store with a concrete apron between the existing farm yard and proposed slurry store (THIS APPLICATION WILL BE DETERMINED BY HAMPSHIRE COUNTY COUNCIL)	The Parish Council have no objection to this application.	
SDNP/14/03332/HOUS	Lane End Mill Lane Abbots Worthy Winchester SO21 1DS	Conversion of existing double garage to residential accommodations and erection of a detached double car port.	The Parish Council have no objection to this application.	
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.	
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.	
14/01900/FUL	5 Glendeep Close Kings Worthy SO23 7FB	(HOUSEHOLDER) Single storey rear and side extension (amendment to permitted permission 14/00736/FUL)	The Parish Council has no objection to this application.	Permitted
14/01914/FUL	2 Brooke Close Kings Worthy SO23 7PG	(HOUSEHOLDER) Removal of conservatory, single storey side and rear extension and 1 no. new window	The Parish Council has no objection to this application.	Permitted
14/01960/TPO	10 The Woodlands Kings Worthy SO23 7QQ	1 no. Beech to reduce branches over garden by 2-3m (T2), 1 no. Beech to reduce branches over garden by 2m and remove the 2 lowest branches over garden (T4), 1 no. Beech to remove lowest branch over garden, higher canopy over garden to be reduced by 2m (T5), 1 no. Beech to thin canopy by up to 10%, remove 1st major limb over garden, reduce higher canopy over garden by 2m (T6)	The Parish Council will be guided by the decision of the Arboricultural Officer.	

14/01966/TPO	11 The Woodlands Kings Worthy SO23 7QQ	1 no. Beech to reduce by 2m over properties (T1), 2 no. Beech to reduce by 2m over garden/house (T2 and T3), 1 no. beech to thin canopy by up to 15% (T4), 1 no. Yew to fell (T5), 2 no. Yew to remove epicormic growth on stem to 4m above ground level (T6 and T7) 1 no. Yew to reduce overhanging branches back to boundary (T8)	The Parish Council will be guided by the decision of the Arboricultural Officer.	
14/02005/LDP	7 Holdaway Close Kings Worthy SO23 7QH	Proposed rear conservatory (CERTIFICATE OF LAWFULNESS)	WCC contacted but no reply or further information received, see right.	Withdrawn
14/02086/TPO	89A Springvale Road Kings Worthy SO23 7RB	1 no. Leylandii to fell	The Parish Council wish to support this application.	
14/02158/TPO	Kingsmead 5 Court Road Kings Worthy SO23 7QJ	1 no. Cherry to fell	The Parish Council will be guided by the decision of the Arboricultural Officer.	

Planning Decisions by Winchester City Council–

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

Enforcement Notices – Open Cases (Last updated by

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)				
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Planning Applications for Consideration by Planning & Highways Committee (received after agenda published)				
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