

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 29 April 2014
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy

Present: Councillors: Ian Gordon [Chairman]
Phil Allen
Bob Barnes
Stuart Newell
Denis Welstead
Sarah White

Clerks: Chris Read

Public: 8

P/14/46 Apologies for Absence

Apologies for absence were received from Cllrs Steventon Baker and Taylor

P/14/47 Public Question Time

- **Hyde Homes Allocation** – Mr Powell has pursued his questions to Hyde Homes and Winchester City Council (WCC). Mr Powell stated that he is happy with Parish Council response on this matter and has stated so in a letter to Steve Brine MP.
- **Application for Gym at Woodhams Farm** -

Mr Kirby, owner of the gym at Woodhams Farm, and another member of the public stated they had attended to support the application for Woodhams Farm (14/0001/FUL). Cllr Gordon informed Mr Kirby that the application was heard at the last Planning and Highways committee meeting, and that the date for public responses had passed. It was noted that the Parish Council's comment was that the application was a departure from the rural nature of the area.

It was stated at this point by a member of the public that all that remains at Woodhams Farm is the equestrian business and the gym.

Cllr Allen added that the response to the application were concerns, not an objection. It was noted that if another application is put in, then the candidates should return at an earlier date to discuss with Planning & Highways

committee. Cllr Gordon also noted that the consultation period is when letters of support or objection, need to be submitted to WCC planning department.

(Mr Kirby and 1 member of the public left at this point)

- **LPP2 Consultation** – A member of the public asked if the Local Plan Part 2 (LPP2) consultation has resulted in site 365 (Lovedon Lane) being chosen. Cllr White stated that this is correct and this decision was agreed by Parish Council last night on 28th April. Cllr Gordon added that WCC are waiting as Local Plan Part 1 (LPP1) has been challenged in court. LPP1 was inspected by the government inspector and they thought all was in order. Once WCC has the application ready, it will then be sent to the government inspector for ratification or rejection. The Parish council have had a joint meeting with WCC to discuss this process.

A member of the public stated the Drew Smith still want to build on the top Field Site (Site 2506). The suggestions are for more housing, a solar panel farm or a traveller's site. It was noted that it was outside the village settlement and would require planning permission.

Cllr White noted the site, from the new builds and Ilex close, is now secure and signs have been erected stating its private property. A member of public responded that motorcycles are using Kim Bishop's walk to access the site on Top Field. It was confirmed that notices had been erected which allows the police to take action. Cllr Allen stated that a motorcycle had been seized in relation to this issue.

- **Damage to Hookpit Farm Lane Grass Verge** – It was noted by a member of the public that the grass verge adjacent to Tesco car park had been damaged by lorries and vans due to the recent refurbishment works. Photos, provided by the member of public, were placed on the screen to be viewed. Cllr Gordon noted that he had already been in contact with Tesco to solve this. The member of the public added that the early deliveries should stop after the refurbishment is complete. Cllr Gordon stated that if Tesco are found to still be delivering earlier than allowed, then people should take photographs and report them.

P/14/48 Minutes of the Meeting held on the 25 March 2014

The minutes were agreed as a true record of the meeting with four amendments –

- P/14/6 – “stocking” to “stock”
- P/13/176 - remove “ that sign it” and add “individuals”
- P/14/37 – “Allen” changed to “Allen’s” and “require” changed to “required”
- P/14/39 – Add “Governor’s”

P/14/49 Matters Arising from the Meeting of the 28 January 2014

- **P/13/176 Flooding** – Cllr White reported, as per March Parish Council meeting, that the Parish council needed to gather evidence relating to flooding. It

was noted that ~80 responses had been received so far and that ~30 were paper copies.

Cllr Gordon stated that it would be worth getting together with local organisations, such as the Neighbourhood Watch. Cllr White noted that we need Highways improvements and an emergency action plan.

Cllr Allen stated that the Environment Agency and Hampshire County Council (HCC) emergency planning department have offered help with developing an emergency plan. It was noted that Headbourne Worthy Parish Council have already gone ahead with this. The Parish Council have decided to wait until the survey results were gathered before doing anything further. It was stated that we now need to start the plan in conjunction with Headbourne Worthy Parish Council.

Cllr Gordon noted that surface water was going into the drainage system despite Southern Water stating in the flooding meeting, chaired by Steve Brine, that it doesn't. It was agreed a meeting be arranged with the Environment Agency and HCC emergency planning department, which Cllrs White, Allen and Newell are to attend. **Action – Cllr Allen to find contact details**

It was noted that a flood clinic is to be held on 30th April 2014, in Tubbs Hall, run by Winchester City Council (WCC) and Citizens Advice Bureau.

- **P/14/34 Planning Application for Woodstock** – Nothing more has been heard, Cllr Gordon to investigate. **Action – Cllr Gordon**
- **P/13/176 Redesign of B3047/A33 Junction** – HCC are currently gathering more information, using measuring strips. Once this is complete they should be chased for the plans. A copy of the draft plans for the junction, are to be chased. **Action – Cllr Gordon**
- **P/13/183 HCC Draft Parish Programme** – None
- **P/13/184 Abbots Worthy House**- The land has been sold, as reported at last Planning & Highways committee meeting by Cllr Taylor. Cllr Gordon noted that Mr Gardner, owner of Abbots Worthy House, must still abide by the forestry order to replace the trees he felled, most of which were in the paddock area.
- **P/14/16 Hyde Home Allocation** – Cllr Gordon stated that lots of emails have been going around regarding this issue. Cllr Gordon has asked for a meeting with Debbie Rhodes's boss and her equal in the lettings department. Cllr Gordon noted that last week he received a note from Emma Combes to set up a meeting with Cllr Robert Johnston, the Clerk and Cllrs White and Gordon. Cllr Gordon explained to her that Cllr Johnston was in Germany. Emma Combes, of WCC,

then notified those who were asked to attend, that the meeting would be on the 30th April. Cllr Gordon has escalated this matter to a full complaint. A meeting with Debbie Rhodes, of WCC, and her superiors is being agreed to, the date of which is to be ascertained. **Action – Cllr Gordon.** It was noted that this meeting is to include Cllr Robert Johnston, Cllr Gordon and one other Parish Councillor.

(1 member of the public left at this point)

P/14/6 Tesco Site – Nothing more has been heard on this matter.

(2 members of the public left at this point)

P/14/50 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/14/51 Planning Applications received since 19th March 2014

Case Ref. No.	Location/Works to be done	Comment
14/00670/FUL	17 Frampton Way, Kings Worthy (HOUSEHOLDER) Conversion of garage into living accomodation.	No comment given.
14/00698/TPC	Kings Worthy Court, London Road, Kings Worthy 1 no. Acacia to fell	Cllr Gordon had contacted the case officer (Ivan Gurdler) and the tree was considered insignificant (in the case officer's words). The application was needed due to the tree being within a conservation area.
14/00718/TPC	St Marys Church, London Road, Kings Worthy 2 no. Irish Yew Tree to reduce height to approx 2.5m	The Parish Council wish to support this application.
14/00736/FUL	5 Glendee Close, Kings Worthy (HOUSEHOLDER) Single storey rear and side extension	The Parish Council have no objections to this application.
14/00764/TPC	Eversley Cottage, London Road, Kings Worthy 1 no. Coton Easter to fell	Cllr Gordon to contact the case officer.
14/00773/AVC	Tesco Express, 74 Springvale Road, Kings Worthy 1 no. non illuminated fascia sign, 1 no. internally illuminated fascia sign, 2 no. internally illuminated hanging signs 3 no. non illuminated graphic panels and 1 no. non illuminated seasonal graphics	The Parish Council wish to support this application but have criticism that the works have been started prior to the consultation period expiring.
14/00785/FUL	24 Springvale Road, Kings Worthy (HOUSEHOLDER) Single car port with bicycle storage	The Parish Council have reservations that the building will be against the hedge adjacent to Springvale Road, therefore in front of the building line.
14/00838/FUL	Kingsmead, 5 Court Road, Kings Worthy (HOUSEHOLDER) Two storey side extension, single storey rear extension, new pitched roof to existing single storey rear extension and alterations to fenestration	The Parish Council have no objections to this application.

SDNP/14/01931/TCA	Abbots Worthy Mill, Mill Lane, Abbots Worthy 2no Ash (T1 T2) to cut back by 3m; 2no Alder (T3) to fell	Cllr Gordon had contacted the case officer (Ivan Gurdler) and one of the trees has been hitting the roof of the property. The other trees were also in need to maintain them.
14/00797/TPO	Tanglewood, 1 Champion Way, Kings Worthy 1 no. Beech to fell	Cllr Gordon had contacted the case officer (Ivan Gurdler) and this application was withdrawn as the tree was deemed an emergency. Mr Gurdler had tested the tree and found it to dangerous and needed felling immediately.
14/00953/TPO	9 The Woodlands, Kings Worthy 1 no. Beech to remove 3 lowest branches, reduce main branch over garden by 2-3m, thin canopy by 10%, reduce 2 higher branches to bring back inline with remaining canopy (T1), 1 no. Sycamore to fell (T2), 1 no. Sycamore to remove deadwood (T3), 1 no. Sycamore to fell (T4), 1 no. Sycamore to reduce branches towards house by 2m, thin canopy by 10%, low branch towards T1 removed, remove deadwood (T5)	The Parish Council have no objections to this application as long as T2 is checked for bats.

(Cllr Newell Left after application 14/00764/TPC)

(Cllr Newell returned after application 14/00773/AVC)

P/14/52 Core Strategy Part 2 –

It was noted that the Parish Council have agreed to go with site 365 (Lovedon Lane), and this was agreed at the last Parish Council meeting. It was then agreed the Parish Council can contact HAB Housing (the architects fro site 365) and the Greys (owner of the site 365) on this.

(3 members of the public left at this point)

P/14/53 Inappropriate Use of Top Field - None

P/14/54 Mapping Software - To be carried over to next meeting

P/14/55 Hampshire Minerals & Waste Plan –

Details of event to be sent to Cllr Newell. **Action – Clerk.**

P/14/56 Update from Meetings- None

P/14/57 To Discuss Issues from the Parish Council Meeting - None

P/14/58 Clerk's Notices - None

P/14/59 Chairman's Notices - None

P/14/60 Communications - Items for Inclusion

LPP2 and Annual Parish Meeting. **Action – Cllr White**

P/14/61 Items for discussion at the Next Meeting

Land around Tesco and the Local Bus Consultation

P/14/62 Date of Next Meeting

The next meeting is scheduled for Tuesday 20th May 2014

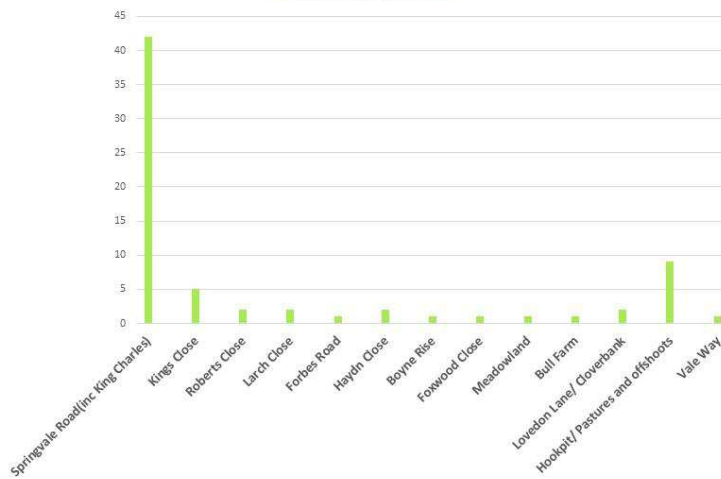
The meeting closed at 21:55 pm.

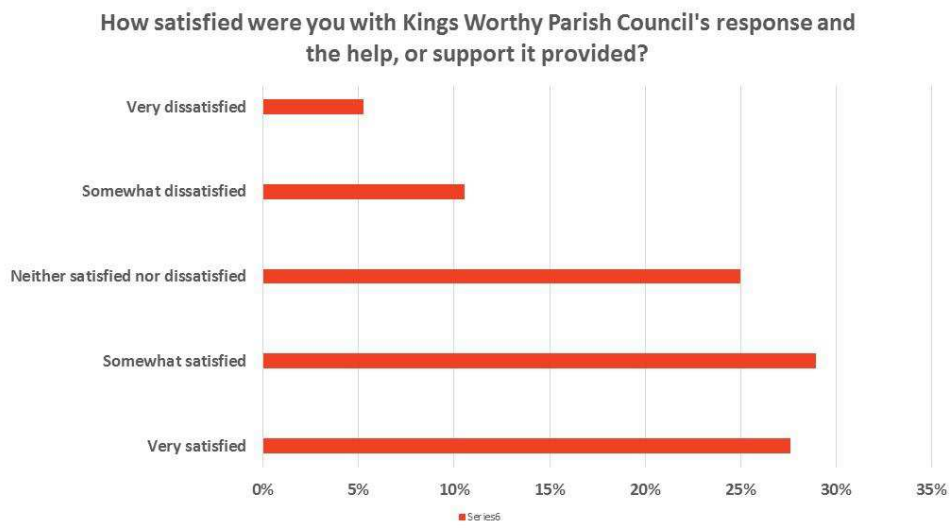
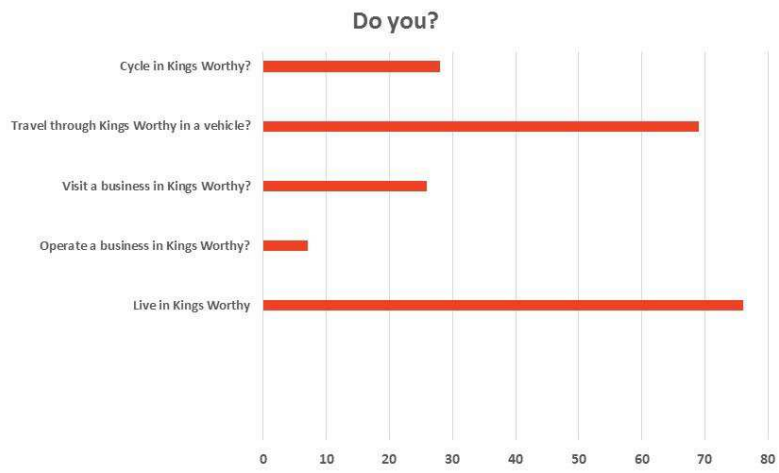
Signed..... Date.....

Post Flooding Survey Kings Worthy Spring 2014

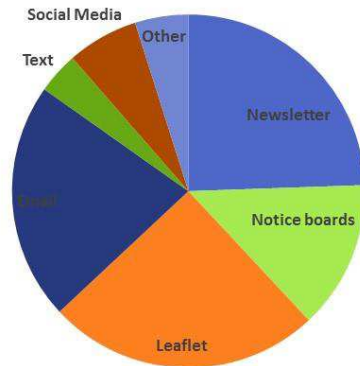


Where do you live?

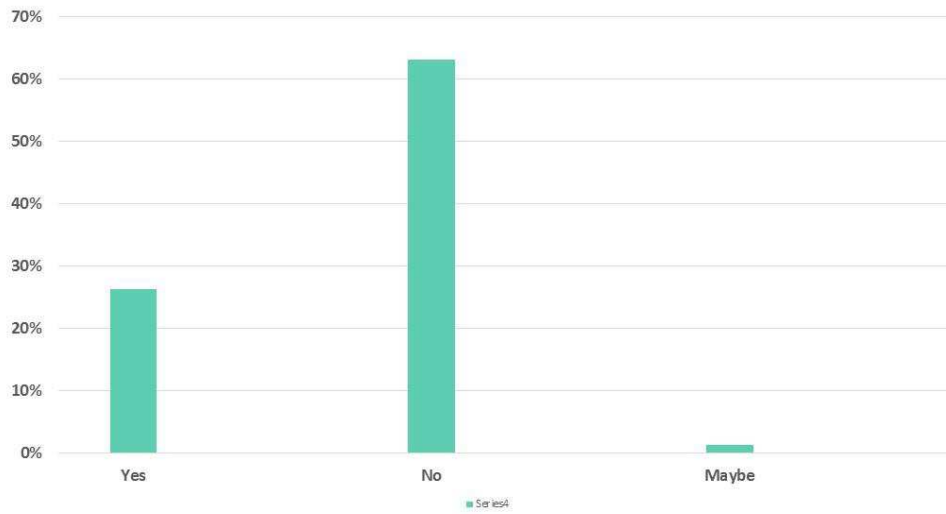




By which means do you receive, or would like to receive, general information and/or flood alerts from your Parish Council?



Would you be interested in attending a public forum on flooding?



Other Points

Sewage issues

Several households along Springvale could not use their downstairs toilets, or washing machines - the wording of this survey may not prompt this information x3

Building has covered many known springs in the area.

Interest in hearing about improvements/preventative measures

I would like to have information about the possible improvements that could be made. To have experts in this fields inform us of the options for improved management, drainage, prevention for future episodes.

Rather than being alerted to flood risk, we would prefer to hear that steps are being taken to prevent a recurrence

Drain/gulley clearing

No need for a public forum

I went to a public forum last time round but did not find it useful, especially as any progress made then was soon dissipated eg keeping the ditches and gullies clear.

Prefer to notify views and /or praise and criticism by mail in writing

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 Estimate	Budget Source	Approvals Dates			Notes
						P & H	Finance	PC	Completed
PA-H	P-003	Street Lighting 2013/14	Project	£7,500	Baseline budget £7500		16/01/2013	21/01/2013	First 6 months £3,119

Information only

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
						P & H	Finance	PC	Completed

Information only

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 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	

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	Parish Councillors with to object to this application based on the following grounds. The 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. Ian Gordon to investigate the use of the roof space and velux windows to confirm these have appropriate planning permissions.	
14/00113/LDP	43 Willis Waye, Kings Worthy	Conversion and extension of bungalow loft to provide bedroom accommodation, new roof gable, rooflights, 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	Permitted
14/00348/FUL	Haredene, Stoke Charity Road, Kings Worthy, SO23 7LS	Erection of 1 no two bedroom chalet bungalow (RESUBMISSION)	Application withdrawn subsequent to meeting	An amended application was approved.
SDNP/14/00107/LIS	6 Mill Lane, Abbots Worthy, SO21 1DS	Demolition of internal wall to provide access between houses 6 and 7 Mill Lane.	The Parish council unanimously support this application.	Approved
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/14/00802/TCA	Appletrees, Old Rectory Gardens, Abbots Worthy, SO21 1DW	1no Holly (T1) to Fell; 1no Conifer (T2) to Fell; 1no Beech (T3) to crown reduce for 2m clearance; 1no Sycamore (T4) to fell; 2no Conifers (T5 T6) to Fell; 1no Chestnut (T7) to crown reduce by 2.5m; 1no Beech (T8) to crown reduce for 2m clearance.	Email sent as requested. No response received.	No Objection
14/00433/FUL	Evergreen, Hayden Close, Kings Worthy, SO23 7RD	(HOUSEHOLDER) Single storey side extension incorporating single storey garage, new front porch and alterations to fenestration	The Parish Council have no objections to this application.	Permitted
SDNP/14/00471/TCA	Well Cottage. Abbots Worthy, SO21 1DR	1no Holly Tree to crown reduce by 4ft; 1no Walnut tree to crown reduce by up to 5ft	The Parish council have concerns about the Walnut tree not being within the applicant's boundary of the property.	No Objection
14/00392/FUL	8 Fryers Close, Kings Worthy, SO23 7LP	(HOUSEHOLDER) Demolition of conservatory, erection of single storey extension	The Parish Council wish to unanimously support this application.	
14/00409/FUL	61 Springvale Road, Kings Worthy, Winchester, SO23 7ND	(HOUSEHOLDER) Erection of outbuilding and decking (PART RETROSPECTIVE)	The Parish Council wish to support this application subject to a covenant being placed on the outbuilding restricting use to storage only.	Permitted
14/00447/FUL	14 Fryers Close, Kings Worthy, SO23 7LP	(HOUSEHOLDER) Single storey rear extension following removal of conservatory and single story side extension	The Parish Council wish to support this application.	Permitted
14/00505/FUL	Path of Thyme, Legion Lane, Kings Worthy, SO23 7RA	(HOUSEHOLDER) Single storey side extension, alterations to fenestraion and detached timber store	The Parish Council have no objections to this application	Permitted

14/00548/FUL	Sleepers End, Springvale Avenue, Kings Worthy, SO23 7LH	(HOUSEHOLDER) Two storey side extension, new front porch and removal of bay window and tile hanging	The Parish Council wish to support this application.	
14/00582/LDP	5 Vian Place, Kings Worthy, SO23 7NR	Rear ground floor extension;loft conversion with dormer;addition of Velux roof lights(East); Paving of part of the front garden with permeable paving (CERTIFICATE OF LAWFULNESS)	Councillor Gordon to contact the case officer.	
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.	
14/00645/HCS	Kings Worthy County Primary School, Church Lane, Kings Worthy, SO23 7QS	Variation of condition 3 (Temporary Classroom Removal) of planning permission 13/00687/HCS to extend the temporary classroom for two months (THIS APPLICATION WILL BE DETERMINED BY HAMPSHIRE COUNTY COUNCIL)	No action.	
14/00014/FUL	Woodhams Equestrian, Woodhams Farm, Springvale Road, Kings Worthy, SO23 7LB	Change of use of part from equestrian (D2) to offices (B1) and fitness studio of existing building (RETROSPECTIVE)	The Parish Council have concerns this application is outside the settlement area of Kings Worthy and is a departure of the rural nature of the existing site buildings. There are also concerns that creating offices would increase the number of vehicle movements in and out of the bottom of the drive onto Springvale Road, where the junction and sight lines are not designed for increased usage.	

14/00592/FUL	2 Elizabeth Close, Kings Worthy, SO23 7PE	Proposed division of existing five-bedroom bungalow to form one two-bedroom and one two-bedroom with additional study bungalows	The Parish Council wish to object to this application due to it being over development of the site and the lack of suitable parking with a restrictive entrance, which will encourage on street parking in an unsuitable area.	

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)

Enforcement Notices – Open Cases (Last updated by Winchester City Council – February 2013)		
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 Winchester City Council – July 2013)		
Ref.	Brief Details (address)	Issue

Planning Applications for Consideration by Planning & Highways Committee (as agenda)				
Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)

14/00670/FUL	17 Frampton Way, Kings Worthy, SO23 7QE	(HOUSEHOLDER) Conversion of garage into living accommodation	No Comment given	
14/00698/TPC	Kings Worthy Couty, London road, Kings Worthy	1 no. Acacia to fell	Cllr Gordon had contacted the case officer (Ivan Gurdler) and the tree was considered insignificant (in the case officer's words). The application was needed due to the tree being within a conservation area.	To be Noted
14/00718/TPC	St Marys Church, London Road, Kings Worthy, SO23 7QL	2 no. Irish Yew Tree to reduce height to approx 2.5m	The Parish Council wish to support this application	
14/00736/FUL	5 Glendee Close, Kings Worthy, SO23 7FB	(HOUSEHOLDER) Single storey rear and side extension	The Parish Council have no objections to this application	
14/00764/TPC	Eversley Cottage, London Road, Kings Worthy, SO23 7QN	1 no. Coton Easter to fell	Cllr Gordon to contact the Case Officer	
14/00773/AVC	Tesco Express, 74 Springvale Road, Kings Worthy, SO23 7NB	1 no. non illuminated fascia sign, 1 no. internally illuminated fascia sign, 2 no. internally illuminated hanging signs 3 no. non illuminated graphic panels and 1 no. non illuminated seasonal graphics	The Parish Council wish to support this application but have criticism that the works have been started prior to the consultation period expiring.	
14/00785/FUL	24 Springvale Road, Kings Worthy, SO23 7LZ	(HOUSEHOLDER) Single car port with bicycle storage	The Parish Council have reservations that the building will be against the hedge adjacent to Springvale Road, therefore in front of the building line.	
14/00838/FUL	Kingsmead, 5 Court Road, Kings Worthy, SO23 7QJ	(HOUSEHOLDER) Two storey side extension, single storey rear extension, new pitched roof to existing single storey rear extension and alterations to fenestration	The Parish Council have no objections to this application.	

SDNP/14/01931/TCA	Abbots Worthy Mill, Mill Lane, Abbots Worthy, SO21 1DS	2no Ash (T1 T2) to cut back by 3m; 2no Alder (T3) to fell	Cllr Gordon had contacted the case officer (Ivan Gurdler) and one of the trees has been hitting the roof of the property. The other trees were also in need to maintain them.
-------------------	--	---	---

Planning Applications for Consideration by Planning & Highways Committee (received after agenda published)				
Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)
14/00797/TPO	Tanglewood, 1 Campion Way, Kings Worthy, SO23 7QP	1 no. Beech to fell	Cllr Gordon had contacted the case officer (Ivan Gurdler) and this application was withdrawn as the tree was deemed an emergency. Mr Gurdler had tested the tree and found it to dangerous and needed felling immediately.	To be Noted

14/00953/TPO	9 The Woodlands, Kings Worthy, SO23 7QQ	1 no. Beech to remove 3 lowest branches, reduce main branch over garden by 2-3m, thin canopy by 10%, reduce 2 higher branches to bring back inline with remaining canopy (T1), 1 no. Sycamore to fell (T2), 1 no. Sycamore to to remove deadwood (T3), 1 no. Sycamore to fell (T4), 1 no. Sycamore to reduce branches towards house by 2m, thin canopy by 10%, low branch towards T1 removed, remove deadwood (T5)	The Parish council have no objections to this applications as long as T2 is checked for bats.	