

# Kings Worthy Parish Council

## PLANNING and HIGHWAYS COMMITTEE

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

Present: Councillors: Ian Gordon (Chairman)  
Phil Allen  
Stewart Newell  
Judith Steventon Baker  
Sarah White

Clerks: Chris Read

Public: 8

### **P/14/98 Apologies for Absence**

Apologies for absence were received from Cllr Torkington.

### **P/14/99 Presentation for proposed development on Lindisfarne, Forbes Road**

A representative from the architects gave a short presentation on this proposed application.  
(see applications for consideration for more information)

(Cllr Allen arrived at this point)

### **P/14/100 Presentation for proposed development on 153 – 155 Springvale Road**

Cllr Gordon explained that there was to be a presentation on this proposed application but it has been postponed to allow the plans to be amended following neighbours' comments.

### **P/14/101 Public Question Time**

- **Ploughing on Top Field** – A member of public asked if Cllr Newell had written to Natural England regarding this issue. Cllr Newell stated at the previous meeting that he would write to Drew Smith to ascertain whether they were abiding by all the environmental legislation with regards to top field. A reply had been received stating they had indeed abided by all the relevant legislation.
- **Street Signs** – A member of public noted that a street sign, behind Tesco Express, had been damaged by what appears to be a large vehicle. He asked whether Tesco should pay for this damage. Cllr Gordon stated that only if evidence was provided that showed it was a Tesco vehicle.

- **Ramsay Road Building Site** – A member of public asked the committee for an update on the site. Cllr Gordon explained that whilst the owner was continuing with the build, there was little the Parish Council could do. Cllr Gordon stated that he would contact Winchester City Council (WCC) to check on the progress. **Action – Cllr Gordon.**
- **Fraser Road Parking** – A member of the public asked what is happening regarding this issue. Cllr White noted the Parish Council are moving ahead with consultations on this issue.
- **22 Felmer Drive** – A member of public gave a short explanation on the reasons why she and others are objecting to this application, including possible adverse effects on the health of an elderly lady living in the property next door. During previous building works, problems had occurred and WCC enforcement were involved. These include rat infestations and Felmer drive being blocked by works vehicles. Another member of public stated that the application doesn't comply with the neighbouring properties and is out of character with the surrounding area. A pneumatic drill was used during the previous works, which scared the elderly lady living next door.

(3 members of the public left at this point)

#### **P/14/102      Minutes of the Meeting held on the 24 June 2014**

P/14/176 – Change “Environment Agency” to “Highways Agency”

P/14/184 – Change “Highways Agency” to “Hampshire Highways Agency”

P/14/87 – Change “crossing at A33/London Road junction” to “crossing of London Road”

P/14/88 – Change Last line to read “It was agreed to add a link to WCC LPP2 page”

P/14/90 – Addition of “the” in last line

P/14/95 – Change “summaries” to “summarises”

P/14/96 – Change “A” to “a”

#### **P/14/103      Matters arising from the Meeting of the 26 June 2014**

- **P/14/80      Ploughing** – See Public Question Time.
- **P/14/84      Flooding** – Cllr Newell reported on the meeting held with regards to preliminary talks on an emergency response plan, attended by Cllrs Newell, Allen and White, together with the representatives of the Environment Agency and Hampshire Fire and Rescue. A template plan had been provided to help the Parish Council. The current plan is to have an emergency plan in place by the rainy season.

Cllr Gordon noted that he had complained to Hampshire County Council (HCC), regarding the drains on Springvale Road. Also he was looking at areas in which grass is entering the drainage system due to WCC contractors blowing grass off the path.

Cllr Newell has been in contact with Cllr Jackie Porter (HCC) regarding a monthly meeting to update on the plans. It was noted that the Parish Council was not

registered on an information cascade system from the Environment Agency but will be in the future.

- **P/14/84 Planning Application for Woodstock, Headbourne Worthy** – No further updates.
- **P/14/84 Redesign of B3047/A33 Junction** – An email had been received from Steven Faulkner, HCC Transport Planner for Strategic Transport, replying to a CC he had received of a letter to Cllr Sean Woodward. It stated that design works were ongoing and we would be kept informed of any progress. No timeframe for these plans was given. Another comment made by Cllr Sean Woodward, was that there will be no more capital expenditure on this junction. The plans for this are to be chased monthly. **Action – Clerk.** Steve Brine (MP), Cllr Jackie Porter (HCC), Cllr Jane Rutter (WCC), Cllr Robert Johnston (WCC) and the Parish Council are to write a letter to Cllr Sean Woodward (HCC) regarding this issue. **Action – Cllr Gordon.**
- **P/14/84 St Marys Close** – Cllr Gordon has had a response from the Highways Agency regarding the A33 side of the properties. The drains along this stretch of the A33 are to be cleaned. Cllr Gordon noted there are concerns that the area of land cleared, and the laying of stones, was due to a Bed and Breakfast business opening with an occupancy of more than 6, and planning permission would be needed. Cllr Allen stated that the Planning & Highways committee needed to ask if the works they had done were acceptable in a conservation area. Cllr Allen also noted that he had not received a response from Sam Jones, Area Access Manager at HCC. The reason rights of way, conservation area and planning are separate, is so the highways agency can insure the surface is Disability Discrimination Act (DDA) compliant.
- **P/14/84 Abbots Worthy House** – It was noted by Cllr Gordon that there had been complaints about a jackhammer being used over the weekend. The hedges and weeds along the edge of the footpath running from Hinton House Drive to the Cart & Horses junction had been cut back. Cllr White noted that the footpath from Hinton House Drive to Lovedon Lane, is yet to be cut back.
- **P/14/84 Hyde Homes Allocation** – Cllr Gordon stated that WCC and Hyde Homes has moved onto the stage 3 of the S106 agreement cascade; people in the Winchester area. The number of homes still for allocation varies from 1 – 3. Cllr Gordon stated to Debbie Rhodes, from WCC & Hampshire Alliance for Rural Affordable Housing (HARAH), that Ms Powell should be offered the remaining property as she meets the requirements of stage 3 of the S106 cascade. Hyde Homes have agreed to liaise more with Parish Councils in the future. Cllr Gordon noted that problems occur due to the London offices not understanding the situation down here. Cllr White asked whether the Parish Council should have a say in the proportion of housing or part ownerships properties on such developments. Cllr Gordon stated that this should happen in the future and that this issue could arise again if further building outside the settlement boundary were to happen.
- **P/14/84 – Tesco Site** – No more updates on this matter .Cllr Gordon noted he is recording when the unitainers are kept outside of the Tesco premises.  
  
(3 members of the public left a this point)
- **P/14/94 – Half Acre Development** – Cllr White noted that she had attended the meeting held by the architects. The build is modern in appearance but would be well

hidden. Access would be via the current entrance of off Boyne Mead Road and the existing house would use the driveway onto Nations Hill. The architects did note that the owner of a house at the end of Boyne Mead Road, owned the road and a covenant, which states that the other houses have to pay for the upkeep of the road based on the width of their entrances onto Boyne Mead Road.

- **Streetlights** – Cllr Gordon has spoken to Julian Higgins, HCC PFI Policy & Communications Team Leader, regarding having our new amended bill itemised. Cllr Gordon noted that we need the bill broken down fully. Cllr Newell stated the increase should be a one off to cover the cost of the mistake and future PFI contracts should include cost increase estimates. Cllr Gordon has looked into the Parish Council's PFI contact for street lighting. It was agreed to inform HALC about these cost increases.  
**Action – Cllr Gordon.**

Cllr Allen noted that HCC could save work by being better able to explain to other Parish Councils about this increase. Cllr Allen also noted it would be disappointing if electricity increases weren't offset by the energy saving measures. Cllr Gordon noted that equipment in conservation areas had yet to be replaced due to the contractors having problems obtaining the correct equipment. Cllr Newell noted that they have not yet done Stoke Charity Road and parts of Springvale Road. Cllr Gordon to contact SSE about this. **Action – Cllr Gordon.** It was noted by Cllr Gordon for information that the lights under bridge on Springvale Road are on during the day to help reduce shadowing and thus reduce eye strain.

(2 members of the public left at this point)

Cllr Allen noted that in future it be minuted why Cllr Gordon is to contact WCC regarding planning applications

#### **P/14/104      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/14/105 Planning Applications received by 29 July 2014**

<b>Case Ref. No.</b>	<b>Location/Works to be done</b>	<b>Comment</b>
14/01166/FUL	50 Lovedon Lane Kings Worthy Winchester SO23 7NS (HOUSEHOLDER) First floor front and rear extension with new roofing and dormers	The majority of the Parish Council have concerns that it will be overbearing on the bungalows on either side.
14/01175/FUL	22 Felmer Drive Kings Worthy Winchester SO23 7PY (HOUSEHOLDER) Single storey rear extension	See below for response.  The Parish Council are not supporting the application due to the effect on the enjoyment of neighbouring properties. If the case officer is minded to permit this application, the Parish Council would request that this application be put before the Planning Committee. The Parish Council would also ask the planning committee to consider the age of the elderly person living in the adjacent property, and to ensure constraints are placed on the applicant with respect to the hours of work, noise and if possible, place restrictions on the parking of contractor's vehicles in the area.
14/01361/FUL	West Field House West Field Road Kings Worthy SO23 7NT (HOUSEHOLDER) Erection of orangery to side of property	The Parish Council have no objections to this conservatory.
14/01396/FUL	Lindisfarne Forbes Road Kings Worthy SO23 7PQ  Demolition of bungalow and erection of 2no semi-detached dwellings and 1no detached dwelling.	See below for response.  Councillors have concerns with regards to parking facilities provided for the proposed houses, especially in respect of 1&2 in that cars will be parked on the road, adjacent to the corner of Springvale road which has a 40 mph speed limit. Also it should be noted that both Forbes Road & Springvale Road are on a bus route and the buses join Springvale road at this point, any cars parked close to this junction would create a hazard. Before the Parish Council can make a final decision on this development, they would ask that a highways engineers report be made available as to the safety of this junction if vehicles, including delivery vehicles, were to be parked outside these properties, given that buses would have to manoeuvre parked vehicles as they join the Springvale Road.
14/01453/FUL	Denbeti Sherbrooke Close Kings Worthy SO23 7PN (HOUSEHOLDER) Rear pitched roof and side access door (amendment to existing planning permission 14/01080/FUL)	The Parish Council have no objection to this application.
14/01461/FUL	Windcrest 70 Lovedon Lane Kings Worthy SO23 7NS (HOUSEHOLDER) Single and two storey front extensions and 1 no. new rooflight to north elevation	The Parish Council have no objection to this application.
14/01537/FUL	Worthy Sand & Ballast Co, Old Station Yard Kings Worthy Change of use to Hand Car Wash and Valeting Centre (PART RETROSPECTIVE)	The Parish Council wish to support this application on the understanding it will not in any way be used for residential purposes. They

also ask that there be control on the advertising boards, limiting it to businesses on this site.

14/01604/FUL	16 Larch Close Kings Worthy SO23 7NE (HOUSEHOLDER) Single storey rear extension following removal of existing conservatory and new canopy to rear window	The Parish Council wish to support this application.
14/01609/TPO	Sunnyside Mount Pleasant Kings Worthy SO23 7QU 1 no. Yew to crown lift with a full crown canopy tip reduction of 1.5-2m	The Parish Council wish to support this application.
14/01705/FUL	16 The Pastures Kings Worthy Winchester Hampshire SO23 7LU (HOUSEHOLDER) Single storey rear extension	The Parish Council wish to support this application.

**P/14/106 Cycle Paths** – Cllr Gordon stated that WCC are going to put something in to Local Plan Part 2 (LPP2) to cover the concerns Cllr Allen had regarding policy S9. WCC are to be chased for this in writing. **Action – Cllr Gordon.**

Cllr Allen stated the Parish Council are formally in favour of retaining policy S9, connecting South Wonston and Kim Bishops Walk. A letter is to be written to Steve Opacic (WCC) to state the Parish Council resolved at the Parish Council meeting held 21 July, that policy S9 be retained and discussions be held on this. **Action – Clerk & Cllr Gordon.** Letter to be CC'd to Cllrs Newell and Allen; Cllr Jackie Porter (HCC) & Robert Johnston (WCC) are to be forwarded the response.

Cllr Allen noted that Steve Opacic (WCC) previously stated that policy S9 was removed but can be put back into LPP2. It was also agreed the office chase the official revised LPP2 timetable. Detail on policy S9 to be given to Cllr Gordon by Cllr Allen.

(Cllr Steventon Baker left at this point)

**P/14/107 Core Strategy Part 2 Update** – Cllr Gordon has been trying to contact Steve Opacic (WCC) but he has been away.

**P/14/108 Grass Cutting throughout the Village** – No further updates and this issue appears to be subsiding.

**P/14/109 Parking on Grass Verges** – Cllr Newell stated that Cllr Jackie Porter (HCC), Cllrs Jane Rutter (WCC) & Robert Johnston (WCC), would like to be involved in a public meeting. This meeting is to include Cllrs Gordon, White and PCSO Croutear. Date is to be set sometime in September. **Action – Cllr Newell.**

**P/14/110 Update from Meetings – None**

**P/14/111 To discuss any issues from the Parish Council Meeting – None**

**P/14/112 Clerk’s Notices – None**

**P/14/113 Chairman’s Notices –** It was agreed that a dashboard agenda be sent round with the draft agenda & minutes for Planning & Highways.

**P/14/114 Communications – Items for Inclusion –** Flooding meetings, Path through Abbots Worthy and Drew Smith response re. Top Field Ploughing.

Cllr Gordon noted that whilst at a Neighbourhood Watch meeting, they are piloting a link up with the post office mail deliverers. They are to be trained to check for suspicious activity, such as uncollected milk etc.

Also the Police & Crime Commissioner is offering to help fund Speed Watch by contributing £1000 towards the cost £2,500 for equipment and training. This requires 6 trained people for data collection and 1 for data input.

**P/14/115 Items for discussion at the Next Meeting – None**

**P/14/116 Date of Next Meeting**

The next meeting is scheduled for Tuesday 26 August 2014, if it is needed.

The meeting closed at 22:37.

**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.	
14/00582/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.	Permitted
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.	
14/01029/FUL	9 Gillingham Close, Kings Worthy	(HOUSEHOLDER) Single storey rear extension	The Parish Council wish to support this application.	Permitted
14/01030/FUL	127 Springvale Road, Kings Worthy	(HOUSEHOLDER) installation of rooflight to side elevations and additional window to front	The Parish Council have no objections to this application.	Permitted
14/01080/FUL	Denbeti, Sherbrooke Close, Kings Worthy	(HOUSEHOLDER) Single storey rear extension incorporating 3 no. roof lights, single storey front extension following removal of existing front porch, 2 no. new windows to side elevation and new off road parking area at front of property	The Parish Council wish to support this application.	Permitted
14/01053/FUL	45 Willis Waye, Kings Worthy	Detached double garage	The Parish Council wish to support this application.	Permitted

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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