

Planning & Highways (P&H) Committee

29th May 2018 at 19:30

Kings Worthy Community Centre, Fraser Road, Kings Worthy

Chair of the Meeting	Ian Gordon (from P/18/41)
Councillors Present	Les Haswell, Mandy Hallisey and Dorry Lawlor
Clerk(s) Present	Christopher Read
Public	8

P/18/40 - Apologies for absence

None.

P/18/41 - Election of Chairman

Cllr I. Gordon was proposed by Cllr D. Lawlor; seconded by Cllr L. Haswell. Cllr Gordon was elected unanimously by show of hands.

P/18/42 - Election of Vice-Chairman

Cllr L. Haswell was proposed by Cllr M. Hallisey; seconded by Cllr D. Lawlor. Cllr Haswell was elected unanimously by show of hands.

P/18/43 - Public question time

A parishioner asked whether anything can be done with regards to the highways vehicles parking on the corner along Springvale Road, adjacent to Elan Court. Cllr Gordon noted that the police had been contacted previously but due to the 30 mph limit, the vehicles are permitted to park there. One of the vehicles is known to belong to a resident of Elan Court and is parked there due to a restriction precluding commercial vehicles from parking within Elan Court. Cllr Gordon is to raise this issue with Sgt. Bethan Woods (Hampshire Police), given the number of vehicles now parking there.

Action:	Contact Sgt. Bethan Woods to raise the issue of commercial vehicles parking on Springvale Road.		
Action By:	Cllr Gordon	Target Date:	26/06/2018

A parishioner gave a short discourse highlighting the reasons that he felt the application for the conversion of the North Winchester Poultry Farm (18/01074/PNACOU) should be refused. He highlighted lack of traffic considerations, particularly given the error on traffic movements made in the traffic report, produced for the previous application. There is also no information on how they will supply of utilities, including waste removal.

Cllr Gordon stated that this site is outside the settlement boundary and thus a rural exception site. Local Plan Part 2 (LPP2) has passed inspection and is now in effect. No attempt was made by the owners of this site to contest this plan thus it would not be permitted for housing to be built on this site.

P/18/44 - Consider planning applications received since the last meeting

SDNP/18/002298/HOUS

The Coach House Mill Lane Abbots Worthy Hampshire SO21 1DS

Single storey extension.

Response: Cllr Gordon is to be speak with the conservation officer.

The Clerk noted that due to a lack of documentation both SDNP/18/02694/HOUS & SDNP/18/02695/LIS will be considered at the next Planning & Highways meeting.

18/00889/HOU

3 Bray Court Fraser Road Kings Worthy SO23 7JT

Single storey timber building for use as a garden room

Response: The Parish Council has no objections to this application.

18/00916/FUL

25 Springvale Road Kings Worthy SO23 7LT

RESUBMISSION A new detached dwelling on the rear of the site of 25 Springvale Road.

Response: The Parish Council wish to object due to the narrowness of the access, particularly in relation to access for emergency vehicles. This application will also result in an increase in the volume of traffic. If the case officer is minded to approve this application, we would ask that a condition to be placed on the development, ensuring all vehicles enter and leave the site in a forward motion.

18/00925/HOU

4 Cedarwood Kings Worthy SO23 7RP

Single Storey rear extension and shed outbuilding to rear boundary

Response: The Parish Council has no objections to this application.

18/00974/LDP

15 Bentley Close Kings Worthy SO23 7LG

Garage conversion to accommodation. Replacement doors and windows throughout. New windows provided to 3 elevations. Internal reconfiguration and refurbishment to include loft conversion and several roof windows.

Response:	The Parish Council has no objections to this application providing it doesn't displace any vehicles onto the highway.
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18/01261/FUL	
127 Springvale Road Kings Worthy Winchester Hampshire SO23 7LE	
Change of use from hairdressers to holiday let	
Response:	The Parish Council has no objections to this application.

18/01074/PNACOU	
North Winchester Poultry Farm Stoke Charity Road Kings Worthy Winchester Hampshire SO21 2RP	
Change of use of an existing agricultural building to 3 no. dwelling houses (Use Class C3), and associated operational development	
Response:	<p>The Parish Council wish to object to this application on the grounds that this site is outside the settlement boundary and thus a rural exception site. Local Plan Part 2 (LPP2) has passed inspection and is now in effect. No attempt was made by the owners of this site to contest this plan thus it would not be permitted for housing to be built on this site.</p> <p>The type of housing proposed does not meet the requirements for a rural exception site, due to the lack of affordable housing.</p>

18/01034/HOU	
Pilgrim House 4 Laburnum Drive Kings Worthy SO23 7LR	
Open fronted double carport with enclosed garden store	
Response:	The Parish Council has no objections to this application.

18/01083/FUL	
99 - 103 Springvale Road Kings Worthy Hampshire	
Redevelopment of the site following demolition of the existing dwelling houses at 99, 101 and 103 Springvale Road, and the erection of 15no. dwellings (7 x 2-bedroom, 6 x 3-bedroom and 2 x 4-bedroom), with associated access, landscaping and parking.	
Response:	<p>The Parish Council wish to object on the following grounds:</p> <ul style="list-style-type: none"> • Concerns with regards to the turning area at the top of the site being too tight. • The fact there is two access points onto Springvale Road. • During the pre-application consultation the Parish Council made comments with regards to the hedging near the access onto the site. This has not been adequately addressed and the entrance is not clearly defined. This is of particular importance given that the access crosses a footpath which is a safer route to school, used by primary school children.

Response (cont.):	<ul style="list-style-type: none"> • Pre-application comments were made with regards to the height of plots 13 & 14. Whilst these dwellings have been sunk into the bank, Councillors are disappointed that these proposed dwellings are still imposing to the surrounding properties. <p>Councillors would also like clarification on the social housing provision for the site and there would appear to be none included.</p>
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18/01137/TPO	
15 The Woodlands Kings Worthy SO23 7QQ	
A1.1. Beech. Crown lift to 6m above ground level to remove reaction growth from previous pruning. Thin low canopy by 5% to increase light as a thicker canopy than surrounding trees. A1.2. Conifer, Yew & Beech hedge. Reduce height by approx. 2m. To control size of hedge between boundaries.	
Response:	It was agreed to defer this to the arboricultural officer.

18/01243/TPC	
Kings Worthy Court London Road Kings Worthy Hampshire	
T1 Maple. Tip reduce lower crown to give 4.5-5m clearance from ground level. Shading of front lawn starting to encroach over drive. Work proposed quite minimal and will not dramatically change shape or form of tree.	
Response:	It was agreed to defer this to the conservation and arboricultural officers.

P/18/45 - To agree and sign the Minutes of the Meeting held on 24 April 2018
The minutes of the meeting held on 24 April 2018 were agreed as a true record and signed by the Chairman, with the following amendment.
<ul style="list-style-type: none"> • Change of date to '24 April 2018'.

P/18/46 - Planning & Highways dashboard
Please find attached a copy of the dashboard. This dashboard includes planning decisions advised since the last meeting and enforcement notices.

P/18/47 - Matters arising from the meetings held on 24 April 2018			
Enforcement action at 37a Ramsay Road - Cllr Gordon is to pass the details relating to this site, including photographs, to the Health and Safety Executive (HSE) for investigation.			
Action:	Pass details for 37a Ramsay Road safety issues to the HSE		
Action By:	Cllr Gordon	Target Date:	26/06/2018

Trees at Abbots Worthy House - Cllr Gordon is to check with the forestry commission with regards to on the status of trees that were removed at 'The Paddock'.
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Action:	Cllr Gordon is to check with the forestry commission on the status of the of the trees at 'The Paddock'.		
Action By:	Cllr Gordon	Target Date:	26/06/2018

P/18/48 - Update (if any)
B3047/A33 and Lovedon Lane/A33 junctions - It was noted that there had been another accident at the junction with the emergency services in attendance. Cllr Gordon stated that he felt that a member of the public being involved in the redesign was unacceptable as they had a vested interest.
Meetings attended - None.

P/18/49 - Clerk's Notices
The Clerk noted that gates for installation at Churchill Close are still on order due to the 6 week lead time.

P/18/50 - Chairman's Notices
Cllr Gordon stated that Winchester City Council have asked to meet with the Parish Council on the 14th June, to discuss their proposals for Top Field and move forward with the public consultation, which is currently planned to be held on the 28th June 2018.

P/18/51 - Items for discussion at the next Meeting on the 26 June 2018
None.

The meeting closed at 21.29.

Signed:	Date:

Kings Worthy Parish Council Planning Dashboard - 29 May 2018

Initiatives that require Parish Council approval					
Reference:	Details:	Type:	Budget 2017/18 [ex. VAT]	Actual (2017-	Saving Against Budget [ex. VAT]
PA-H (P-003)	Street Lighting (2017-18)	Project	£ -	£ 5,819.19	£ 180.81

Planning & Highways Committee Planning Responses				
Reference:	Location	Proposal	P&H Response	WCC Decision
SDNP/17/03382/FUL	The Coach House Mill Lane Abbots Worthy Hampshire SO21 1DS	Construction of one dwelling with associated parking and landscaping	No objection.	
18/00462/FUL	Orchard House Mount Pleasant Kings Worthy SO23 7QU	Small detached three bedroomed cottage in garden infill plot.	Cllr Gordon to seek guidance from the planning officer.	
18/00709/HOU	Lynwood Springvale Avenue Kings Worthy SO23 7LH	Extensions to existing dwelling	The Parish Council wish to support this application.	Permitted
18/00724/HOU	18 Church Lane Kings Worthy SO23 7QS	Two storey side addition	The Parish Council wish to support this application.	Permitted
18/00735/HOU	37 Springvale Road Kings Worthy SO23 7ND	Single storey garage extension	Subsequent to the last meeting our comment has been withdrawn following discussions with the WCC planning officer	Permitted
18/00779/FUL	Car Wash at Front Offices Old Station Yard London Road Kings Worthy SO23 7QA	The Proposal is for a Car Sales lot with signage (Non-Illuminated) situated on existing parking area	The Parish Council has no objections to this application subject to a condition being placed on the site, limiting the number cars allowed on the forecourt area. The Parish Council would also request that the yellow line on the concrete, visible in the photographs, emanating from the corner of the building be used as a boundary for the forecourt area.	
18/00780/AVC	Car Wash at Front Offices Old Station Yard London Road Kings Worthy SO23 7QA	Non-illuminated fascia sign advertising the car sales	The Parish Council has no objections to this application.	

Planning Inspectorate Appeals					
Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's Decision
17/01498/FUL	50 Willis Way Kings Worthy SO23 7QT	Construction of 2nd dwelling	Object	Refused	
17/01474/FUL	5 Boyne Rise Kings Worthy SO23 7RE	Demolition of existing dwelling and erection of	Object	Refused	

Winchester City Council Enforcement Notices		
Reference:	Location:	Issue:
17/00116/UTL	37A Ramsay Road, Kings Worthy, Winchester,	Alleged that the land at the address is untidy.
17/00158/ADVERT	Fitness Suite, Woodhams Farm, Kings Worthy, Winchester, Hampshire, SO23 7LB	Alleged that an advertising sign has been put up at the bottom of the Woodhams farm track on Springvale Road. Agent emailed advising of change of use from B1 offices to B2 Sports Clinic. Awaiting response as the land owner is currently abroad. Advised any associate adverts will require advert consent and all others should be removed.

17/00205/USE	Snows Volvo, London Road, Kings Worthy, Winchester, Hampshire, SO23 7QD	Alleged that the volvo garage have moved part of the fence back in to the bungalow and are putting scalplings down for a parking area. Agent has confirmed that an application will be submitted shortly. Awaiting further details.
17/00325/WKS	50 Eversley Gardens, Kings worthy, winchester, Hampshire, SO23 7GD	A shed has been erected in the garden but PD rights have been removed. Spoke to owner.
18/00048/COU	Car Wash At Front Office Old Station Yard London	Alleged vehicle sales from car wash site.
SDNP/17/00476/LB	The Coach House, Mill Lane, Abbots Worthy,	Alleged that listed wall is in need of repair.

Winchester City Council Closed Enforcement Notices (as informed by Winchester City Council)

Reference:	Location:	Issue:
		None.