

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 29 September 2015
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy

Present: Chair of the meeting: Ian Gordon
Councillors: Karen McCleery
Stewart Newell
Judith Steventon Baker
Clerks: Christopher Read
Public: 6

Action

P/15/130 Apologies for Absence

Apologies had been received from Cllr White.

P/15/131 Public Question Time

A parishioner asked for clarification on the situation with the Grove Centre. She had been informed that Hampshire County Council (HCC) are ready to sell and a planning application housing is live.

Cllr Gordon responded by stating that the site is now empty a decision is being made the best way to temporarily secure the site. The plan is for around 5 properties on the site. The Parish Council has not been informed of any live planning application on the site. Cllr Newell noted that HCC have indicated their intention to sell the site for development.

P/15/132 Minutes of the Meeting held on the 25 August 2015

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

P/15/133 Matters Arising from the meetings held on 28 July & 25 August 2015

- **Report on the decision of planning applications referred to Winchester City Council (WCC)**

Cllr Gordon reported back on the decisions made by WCC planning committee.

The application for Land off Hinton Fields (Lovedon Lane) was approved.

The resubmitted application for Top Field was also approved by the planning committee. There was much discussion about the distribution of social housing on the Lovedon Lane site, yet they approved Top Field which places all the social housing on the edge of the village. There were also issues regarding the site having been visited before the meeting had taken place.

Cllr Gordon is currently gathering information regarding the legalities of how the meeting was carried out. This includes speaking to Hunstanton Parish Council, which won a legal case against a proposal like this. Cllr Jackie Porter (HCC) is also looking into the village green application issue.

It was agreed to write a holding letter to WCC noting that we are looking into this issue.

- **Speeding from Burnett Close**

Cllr Gordon has had further reports of speeding from the Close and on Hookpit Farm Lane. Cllr Jackie Porter (HCC) is looking into this.

- **Update on redesign of B3047/A33 and Lovedon Lane/A33 junctions**

Works has now started on the Lovedon Lane/A33 junction and is nearly complete. No date has yet been confirmed for the commencement of works on the B3047/A33 junction.

- **Update on Traffic Regulation Order on Springvale Road**

Still awaiting a reply from Cllr Sean Woodard on this matter.

- **Update on Traffic issues in Churchill close from the Heights**

The Clerk is to track down the contact details for a contact from the Management company.

Clerk

P/15/134 To Consider Planning Applications received since the last Meeting	
WCC. Reference	Location / Works to be done
15/01854/FUL	Kilchelwin 41 Wesley Road Kings Worthy Hampshire SO23 7PX (HOUSEHOLDER) Two storey side and rear extension with dormer in roof
Response:	The Parish Council wish to object to this application on the grounds that its overdevelopment of the site.
15/01887/FUL	32 Frampton Way Kings Worthy Hampshire SO23 7QE (HOUSEHOLDER) Qty 16 in total solar PV modules to be installed on rear elevation west facing
Response:	The Parish Council has no objection to this application.
15/01889/FUL	49 Cundell Way Kings Worthy Hampshire SO23 7NP (HOUSEHOLDER) Proposed glazed porch at front of property
Response:	The Parish Council has no objection to this application.
15/01991/REM	Ministry of Defence Worthy Down Camp Worthy Down Winchester Hampshire SO21 2RG Phase 2 and phase 3 Reserved Matters planning application for appearance, landscaping, layout and scale (Details in compliance with Outline Planning Permission 12/02351/OUT) Details to discharge Conditions 7 and 21.
Response:	The Parish Council has no objection to this application.
PTO	
15/02006/TPC	St Marys Church London Road Kings Worthy Winchester Hampshire SO23 7QL

	1 no. Whitebeam to fell
Response:	The Parish Council has no objection to this application.
15/02007/FUL	Chalk Meadow Springvale Avenue Kings Worthy Winchester Hampshire SO23 7LH Variation of condition no. 4 of planning permission 12/01047/FUL
Response:	It was agreed to request for inform on condition 4 and an extension until the next meeting.
15/02079/FUL	Berwen 17 Tovey Place Kings Worthy Winchester Hampshire SO23 7PP Demolish existing dwelling and construct 3 no. 4 bedroom detached dwellings with carports, parking and revised access.
Response:	It was agreed that due to lack of appropriate information being available an informed decision cannot be made. Therefore a request is to be made for more information and an extension until the next meeting.

P/15/135 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/15/136 Updates

- **Winchester Housing Trust – garage site**
Nothing further heard.
- **Parking on the grass verges**
Cllr Newell has written to Cllr Sean Woodward (HCC) but has not yet received a reply.
- **Cycle paths**
It was agreed to defer this item until Cllr White has returned.
- **Tesco site**

Cllr Newell has written to HCC regarding the possibility of installing 'Dragon's Teeth' but no reply has yet been received.

Cllr McCleery noted that a delivery van arrived at ~09:10 had didn't leave until at least 12:00. This caused a multitude of parking issues. Cllr Gordon is contract Tesco to discuss this.

o **Meetings attended**

Nothing to report.

P/15/137 Cold calling

Cllr Gordon noted that you can create "no cold calling zones" but a percentage of the residents must be in agreement for Trading Standards to implement the scheme in a particular road.

P/15/138 To discuss any issues referred from the Parish Council meeting

Nothing to report.

P/15/139 Clerk's Notices

Nothing to report.

P/15/140 Chairman's Notices

Nothing to report.

P/15/141 Consider items for inclusion in Communications

None.

P/15/142 Items for discussion at the Next Meeting

Speed watch.

P/15/143 Date of Next Meeting

The next meeting is scheduled for Tuesday 29 September 2015.

The meeting closed at 20:50.

Signed **Date**

Kings Worthy Parish Council - Planning Dashboard for 29 September 2015

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	Budget Source	Notes	
			Estimate		Completed	
PA-H	P-003	Street Lighting 2015/16	Project	£7,545	Baseline budget £7500	Second 6 months £3496.58 (Ex. VAT)

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 Completed
					P & H	Finance	PC	

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)	
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.	
15/00177/LDP	Hilliers 7 Roberts Close Kings Worthy Hampshire SO23 7LY	Replace existing patio doors with french doors and install new french doors to replace existing window to side elevation and internal alterations (CERTIFICATE OF LAWFULNESS)	The Parish Council wish to support this application.	
15/00758/FUL	Tudor Cottage 22 Church Lane Kings Worthy Winchester Hampshire SO23 7QS	Proposed new three bedroom house (WITHIN THE CURTILAGE OF A LISTED BUILDING)	The Parish Council has concerns in regards to the vehicular access to the parking area, lack of visitor parking and height of the proposed dwelling.	Withdrawn
15/01042/FUL	Land At Hinton Field Lovedon Lane Kings Worthy Hampshire	Erection of 50 dwellings with comprehensive landscape works to include the expansion of Eversley Park and enhancement of its facilities.	The Parish Council wish to unanimously support this application.	Withdrawn

15/01158/FUL	Hinton House Hinton House Drive Kings Worthy Winchester Hampshire SO23 7NH	Proposed to division of Hinton House into two separate dwellings.	The Parish Council has no objection to the application but are under the impression that a there is a covenant on the site and would like to ensure this has been checked.	
15/01215/FUL	Springfield Meadowland Kings Worthy Hampshire SO23 7LJ	(HOUSEHOLDER) Replace approx. 21m closeboard to side of property with 15m of 1.87m high fence and 6m of 1.5m fencing, pressure treated timber close board with wooden 100mm by 100mm posts	The Parish Council wish to support this application.	Permitted
15/01338/FUL	Woodhams Farm, New Barn, Springvale Road, Kings Worthy, Hampshire	Demolition of existing barn and erection of new barn	The Parish Council has no objection to this application.	Permitted
15/01343/FUL	Kingsview House Holdaway Close Kings Worthy Winchester Hampshire SO23 7QH	(HOUSEHOLDER) Proposed ground floor rear extension and first floor side extension	The Parish Council has concerns over the proximity of the extension to the boundary fence of No. 46, resulting in possible encroachment and the potential removal of the fence.	Permitted
15/01385/FUL	Garage Block 1 To 21 Mountbatten Place Kings Worthy Hampshire	Demolition of 20 no. garages and erection of 5 no. affordable dwellings and associated external works. Construction of 2 car lay-bys at Mountbatten Close and Pound Road as replacement parking facility	The Parish Council have concerns that the proposed development is overpowering in comparison with the surrounding properties and particularly the closest property, Woodstock. Of the 4 parking spaces currently on the site, allocated for the bungalows 2A-2C (03/03008/FUL), only 1 space has been re-located off site. These will result in the net loss of 3 spaces currently allocated to bungalows. The new parking area for the residents of the development will have the same issues with regards to detritus and bird fouling from the trees, experienced by current users of the parking area. The Parish Council do however support the principal of development on the site but it must be more sympathetic to the surrounding properties and the parking issues must be addressed.	
15/01427/FUL	6 Hinton Fields Kings Worthy Hampshire SO23 7QB	(HOUSEHOLDER) Loft conversion with roof windows and rear dormers	The Parish Council has no objection to this application.	Permitted
15/01455/FUL	32A Springvale Road Kings Worthy Winchester Hampshire SO23 7LZ	(HOUSEHOLDER) Replacement of roof and fenestration changes to north wall of existing conservatory.	The Parish Council has no objection to this application.	Permitted
15/01461/FUL	Woodstock Mortimer Close Kings Worthy Winchester Hampshire SO23 7QX	Proposed development of 3 detached dwellings comprising (2 x 4bedroom houses and 1 x 3 Bedroom bungalow) with extended access way.	The Parish Council do not support this application as it represents a significant over-development of the site which already contains a House that is the subject of Multiple Occupancy. The Parish Council have serious concerns with regards to traffic and parking issues on Mortimer Close itself. The close is not wide enough to accommodate any on street parking, of which a substantial amount would be generated from this development. This would lead to access issues, especially for the emergency services, particularly when taking into account the narrowness of the entrance into Mortimer Close.	Refused
15/01585/TPC	The Old Cottage London Road Kings Worthy Winchester Hampshire SO23 7QN	Fell 1 no. Birch tree	The Parish Council wish to be guided by the decision of the arboricultural officer.	No Objections
15/01599/FUL	3 Boyne Rise Kings Worthy Hampshire SO23 7RE	(HOUSEHOLDER) Proposed alterations and extension to existing dwelling	The Parish Council has no objection to this application.	Permitted
15/01604/FUL	Wynbar 114 Springvale Road Kings Worthy Hampshire SO23 7NB	(HOUSEHOLDER) Single storey front extension	The Parish Council has no objection to this application.	Permitted

15/01624/FUL	Land At Hinton Field Lovedon Lane Kings Worthy Hampshire	Erection of 50 dwellings with comprehensive landscape works to include the expansion of Eversley Park and enhancement of its facilities	The Parish Council wish to support this application, subject to an S106 agreement.	Permitted
15/01637/TPO	Wistaria London Road Kings Worthy Hampshire SO23 7QN	1 no. Spruce to fell	The Parish Council wish to be guided by the decision of the arboricultural officer.	
SDNP/15/03321/TCA	The Coach House Kings Worthy Grove Basingstoke Road Kings Worthy Winchester Hampshire SO23 7NQ	1 no. Lime to clear branches from the ABC wire to achieve a clearance of 2m (T1), 1 no. Horse Chestnut to clear branches from the ABC wire to achieve a clearance of 2m (T2), 1 no. Hornbeam to clear branches from the ABC wire to achieve a clearance of 2m (T3), 1 no. Yew to clear branches from the ABC wire to achieve a clearance of 2m (T4), 1 no. Purple Plum to clear branches from the ABC wire to achieve a clearance of 2m (T5), 1 no. Lime to clear branches from the ABC wire to achieve a clearance of 2m (T6)	The Parish Council wish to be guided by the decision of the arboricultural officer.	No Objections
SDNP/15/03337/TPO	Abbots Gate Old Rectory Gardens Abbots Worthy Hampshire SO21 1DW	T1 - Beech Tree Prune back from building to give 3m Clearance, Prune Lower canopy over neighbours garden by 2-3m leaving a branch length of 4m to stop encroachment.	The Parish Council wish to be guided by the decision of the arboricultural officer.	Permitted
SDNP/15/03362/TCA	Lawn Cottage Old Rectory Gardens Abbots Worthy Winchester Hampshire SO21 1DW	1 no. Yew tree reduce height by 1-2m and trim in side growth with hedge cutters to shape, prune back from neighbours by 1-2m to stop encroachment.	The Parish Council wish to be guided by the decision of the arboricultural officer.	No Objections
SDNP/15/03628/LDE	The Coach House Mill Lane Abbots Worthy Hampshire SO21 1DS	Use of the building as residential	The Parish Council has no objection to this application.	
15/00969/OUT (resubmission)	Land Off Hookpit Farm Lane Hookpit Farm Lane Kings Worthy Hampshire	(Additional illustrative layout plan received 977-P3/P29 Rev A) Proposed residential development with 25 dwellings located on top field and 7 self build dwellings located on Dildawn (SHLAA site 329) including upgrading the existing access off Hookpit farm lane with associated roads, parking areas and landscaping. (RESUBMISSION)	The Parish Council held a public consultation to select a suitable site to meet the shortfall of land to meet it's quota of sites for the 250 homes that are required to be built by 2031 in accordance with the requirements laid out in Local Plan Parts I & II. Members of the Public were given a shortlist of 3 SHLAA sites (SHLAA Sites 365, 2508 & 2506) from which to choose their preferred option. The Land off Hookpit Farm Lane (SHLAA site 2506) was the least preferred option out of the three sites. The Parish Council has now identified the sites for 250 dwellings within Local Plan Part 2. Therefore it feels that this site is neither required nor appropriate in Kings Worthy. The Parish Council will be monitoring the amount of build within the settlement area and are prepared to review the situation in 2020, to ensure it will meet the required target of 250 homes by 2031.	Permitted
15/01644/FUL	Iona 4 Boyne Mead Road Kings Worthy Hampshire SO23 7QZ	(HOUSEHOLDER) Erection of decking platform for extended seating area and lower decking in front of house. (RETROSPECTIVE)	The Parish Council has no objection to this application.	Permitted
15/01755/FUL	Lindisfarne Forbes Road Kings Worthy Hampshire SO23 7PQ	Internal alterations and raising of roof to create additional floor to allow conversion of existing 3 bedroom dwelling to form 2x3 bedroom dwellings.	Councillors have expressed concerns regarding the proximity of the proposed additional access with the junction of Forbes Road and Springvale Road. It is considered that this proposed new access could create a hazard on a road that is a major bus route.	
15/01828/REM	Woodstock Mortimer Close Kings Worthy Winchester Hampshire SO23 7QX	Reserved Matters application pursuant to outline planning permission 14/01889/OUT Permission is sought for the elevations floor plans and landscaping for the approved development	No response submitted.	Permitted

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)

Planning Appeals approved by Planning Inspector

Ref.	Brief Details (address)	Proposal	PC opinion	WCC Decision	Planning Inspectorate Decision

Enforcement Notices – Open Cases

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

Enforcement Notices – Closed Cases (updated by Winchester City Council)

Ref.	Brief Details (address)	Issue