

## Planning & Highways Committee Meeting

30 January 2018 at 19:30

Kings Worthy Community Centre, Fraser Road, Kings Worthy

<b>Clerks</b>	Richard Hanney
<b>Chairman of the Meeting</b>	Councillor Ian Gordon
<b>Councillors</b>	Mandy Hallisey, Les Haswell, Dorry Hudson, Judith Steventon Baker
<b>Members of the Public</b>	3

### P/19/1- Apologies for absence

Cllrs Karen McCleery, Stewart Newell

### P/18/2- Public Question Time

A Question was raised about the proposed felling of trees in Fryers Close – the Parish Council position was explained, it was also confirmed that the trees are to be replaced.

The committee was asked if there was any development on the proposal to develop Top Field – there was nothing to report.

Highways England M3 Junction 9 consultation – feedback during the early consultation period was generally positive some safety concerns were expressed. Councillor Gordon stated that at the Parish Council meeting it was agreed that he would attend the presentation on. The 31<sup>st</sup> January and would make any response needed. He said that he would take on board comments made at this meeting.

Concerns were expressed as to HCC's proposals for the Cart & Horses Junction and that they appeared not to be talking to Highways England on these proposals.

Concerns were expressed that whilst the Parish Council have been trying to stop parking on Grass verges along Fraser Road by residents the City Councils contractors ID Verde parked their vehicles on the verges whilst cutting back vegetation nearby.

The Parish Council hoped to have yellow lines painted to prevent parking on the verges, it was agreed that Councillor Gordon would try and contact the City Councils contractors to ask that they decrease on this type of hazardous parking.

Action items	Action by	Target
Write asking for the Cart & Horses junction to be included in Junction 9 development plan	Cllr Gordon	27 Feb
Contact contractors to ask them to park vehicles safely	Cllr Gordon	asap

To report

**P/17/3 – Agree and sign the minutes of the Parish Council meeting on 19 December 2017**

The minutes of the meeting held on 19 December 2018 were agreed as a true record and signed by the Chairman subject to the inclusion of Cllr Judith Steventon Baker being in attendance.

**P/18/4 Matters arising from the meeting held on 19 December 2018**

**Cycle Chicanes P/17/136** –It had been agreed to install gates rather than chicanes due to space. It was suggested that the gates should swing both ways, be self-closing and made of metal. A quote was being prepared.

**Planning application The Car Wash, Old Station Yard P/17/155** – the site now appears to be in breach of planning regulations as it is also being used for the sale of used vehicle sales and new advertising flags have been put up to advertise this. The planning and enforcement officers are to be contacted to try and resolve the situation.

Action items	Action by	Target
Contact Planning and enforcement officers regarding planning regulations at The Car Wash	Cllr Gordon	asap
<b>1 member of the public left the meeting at 20:05</b>		

**P/18/5 – Planning Applications**

18/00168/PNACOU	Kingsway Farm House Bull Farm Lovedon Lane Kings Worthy Winchester Hampshire SO21 1AQ
	Change of use of existing agricultural barn into single dwelling house - retaining existing footprint, structure and volume.
<b>Action / Response</b>	Concern was expressed at the loss of a building for agricultural use. It was agreed that Cllr Gordon would contact the planning department for more information

18/00037/APN	Hookpit Farm Stoke Charity Road Kings Worthy SO21 2RP
	Agricultural general store.
<b>Action / Response</b>	The Parish Council had no objection to this application

17-03199/HOU	Chestnut Cottage St Marys Close Kings Worthy SO23 7QL
	Extension from south east elevation.
<b>Action / Response</b>	The Parish Council had no objection to this application

17/03182/HOU	Kingsdown North Road Kings Worthy Winchester Hampshire SO23 7NZ Proposed extensions and alterations
<b>Action / Response</b>	The Parish Council had no objection to this application
17/03141/HOU	Windcrest 70 Lovedon Lane Kings Worthy Hampshire SO23 7NS Proposed rear extension.
<b>Action / Response</b>	The Parish Council had no objection to this application
18/00131/TPC	St Marys Church Rooms Lime (T1 and T2) - Crown lift to 4m, removal basal epicormic growth and major deadwood
<b>Action / Response</b>	The Parish Council deferred to the arboricultural officer's decision
17/03232/TPC	Weald Cottage, 20 Church Lane, Kings Worthy Crown reduce 1 small acer by 1.5m in rear garden - NO OBJECTION RAISED BY PLANNING DEPARTMENT
<b>Action / Response</b>	The committee were concerned that a decision had been made before the Parish Council had an opportunity to consider the application and before the consultation period had expired
17/02439/HOU	46 Eversley Gardens Kings Worthy Winchester Hampshire SO23 7GQ Erection of timber garden shed
<b>Action / Response</b>	The Parish Council had no objection providing the shed is well maintained

### P/18/6 – Dashboard

The dashboard is attached as part of the minutes.

5 Boyne Rise – The Parish Council had objected to the development at WCC committee – it had been agreed that the planners would undertake a site visit before making any decision

Enforcement order 37a Ramsey Road – Cllr Gordon is contacting the enforcement officer to discuss this and all other pending notices

**2 members of the public left the meeting at 21:05**

Action Items	Action by	Target
Discuss enforcement notices with WCC officer	Cllr Gordon	asap

### P/18/7– Updates

Cllr Gordon had attended WCC Planning Committee to object to 2 applications and suggested that this could be included in the next issue of comms

**P/18/8 – Clerk’s Notices**

None

**P/18/9 – Chairman’s Notices**

None

**P/18/10– Items for discussion at the Next Meeting – 27 February 2018**

None.

**Meeting  
Closed:**

21 12

**Signed:**

**Date:**

## Kings Worthy Parish Council Planning Dashboard - 30 January 2018

### Initiatives that require Parish Council approval

Reference:	Details:	Type:	Budget 2017/18 [ex. VAT]	Actual YTD (2017-18) [ex. VAT]	Saving Against Budget YTD [ex. VAT]
PA-H (P-003)	Street Lighting (2017-18)	Project	£ -	£ 2,661.00	£ 339.00

### 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	
SDNP/17/01733/HOUS	Abbots Worthy House Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DR	Extension on the roof and new access road and drive.	The Parish Council has no objections to the proposed roof extension but, strongly object to the new access road and if the officer is minded to approve this application, we wish for this to be sent before the planning committee.	owner agreed not to proceed with new access
SDNP/17/02875/FUL & SDNP/17/02876/LIS	Worthy Park House Worthy Park Lane Kings Worthy Winchester Hampshire SO21 1AN	Proposed additional accommodation for the existing school including new dining room/kitchen and teaching building, involving part demolition, alterations, extensions and new build works at the eastern end of Worthy Park House and part demolition of former stable yard wall; together with alterations and additions to the Coach House; new and relocated car parking and minibus parking; ancillary works and landscaping.	Cllr Gordon is to speak with Itchen Valley Parish Council to ascertain their views on the application and will email this information to committee members.	
17/02830/HOU	47 The Pastures Kings Worthy Hampshire SO23 7LX	Single storey rear extension, conversion of integrated garage to accommodation, alterations to the front of the property including the addition of an entrance canopy, windows and cladding.	Concerns were expressed about the loss of car parking but to hold any objection until Cllr Gordon had spoken to the Planning Officer	
17/02696/HOU	28 Lovedon Lane Kings Worthy SO23 7NU	New single storey extension to front of property and new 1st floor extension to rear of property	Application supported	permitted
17/01474/FUL amendment	5 Boyne Rise Kings Worthy SO23 7RE	Demolition of existing dwelling and erection of 5no. terraced houses	Cllr Gordon is to speak with the case officer on this application and report back to member, before formulating a formal written objection to the application.	wcc planning committee to visit site

To report

SDNP/17/05938/TCA	Abbots Gate Old Rectory Gardens Abbots Worthy SO21 1DW	T1- Beech prune to give 2-3 m clearance from building and crown lift to a height of 5m by removal of primary growth only. As general management of tree	Support subject to the arboricultural officer's decision	permitted
SDNP/17/04559/PRE	Mill Lane Farm Mill Lane Abbots Worthy Winchester Hampshire SO21 1DS	Demolition of one dwelling the Mill Land Farm House, and the erection of one x 3 bedroom dwelling, one x 4 bedroom dwelling and one x 5 bedroom dwelling, providing a net gain of two dwellings. The existing Barn and Outbuildings would be retained with the Barn being converted in to six x 2 bedroom Holiday Lets with the Outbuildings acting as support building for the Holiday Lets.	The Parish expressed concern that the proposed development is outside the settlement boundary.	pre application advice complete
17/02656/TPO	89A Springvale Road Kings Worthy Winchester Hampshire SO23 7RB	Reduction of tree subject to TPO	It was decided to defer the decision to the arboricultural officer.	permitted
17/02681/HOU	Lovedean Cottage Lovedon Lane Kings Worthy SO23	One and a half story rear extension to existing domestic property	It was agreed to support the application providing there are no covenants or breaches of any conservation order on the property.	permitted
17/02513/HOU amendment	122 Springvale Road Kings Worthy Winchester Hampshire SO23 7RB	New rear single storey extension, attic conversion into bedroom with rear box dormer, new single garage with small home office.	The Parish Council ask that a condition be placed on the intended garage/home office that this cannot be used for any form of accommodation in the future.	permitted
17/02495/FUL	North Winchester Farm Stoke Charity Road Kings Worthy SO21 2RP	Change of use of former agricultural buildings to 4200sqm of commercial floorspace (B1 & B8 Use), access, parking, landscaping and associated work	The Parish Council objected on several grounds.	permitted
17/02830/HOU	47 The Pastures Kings Worthy Hampshire SO23 7LX	Single storey rear extension, conversion of integrated garage to accommodation, alterations to the front of the property including the addition of an entrance canopy, windows and cladding	Concerns were expressed about the loss of car parking but to hold any objection until Cllr Gordon had ken to the Planning Officer	
17/02747/HOU	19 The Pastures Kings Worthy SO23 7LU	To front, replace single storey pitched roof with flat roof. Replace mixed original and modern claddings with render and timber/composite board cladding to front and rear elevations. New single storey rear extension. Solar panels to roof.	The was no reason not to support	permitted
17/02935/FUL	Car Wash at Front Offices Old Station Yard London Road	1. Extend existing the Car wash unit by adding one six-meter bay - bay to be steel frame clad in sheet metal profiled cladding 2. Erect temporary steel-clad canopy in yard to give protection from weather	Company appear to be using forecourt for car sales	

Base station upgrade - proposal	Woodhams Farm Kings Worthy	Upgrading communications installation – pre submission document	Parish Council had no objection	
17/03082/HOU	Penfold, Legion Lane, Kings Worthy	addition of porch	Parish Council had no objection	
17/03070/HOU	18 Springvale Road Kings Worthy SO23 7LT	Detached garage and 1m high timber fence and hedging to front boundary	Parish Council had no objection	permitted
17/02986/HOU	5 Ilex Close Kings Worthy SO23 7TL	Enclose porch with walls and door (RETROSPECTIVE) Change of use Garage conversion, link block from house to garage.	Parish Council had no objection	permitted
17/03114/HOU	45 Willis Waye Kings Worthy SO23 7QT	Replacement of existing boundary hedgerow with new 2.2 metre high brick and timber panel wall	Parish Council had no objection	
17/03115/FUL	Steel Services Winchester Ltd Kings Worthy Foundry London Road Kings Worthy Winchester Hampshire SO23 7QA	Demolition of existing toilet block and covered areas. Build new rear single storey toilet block. Build two storey office extension	Parish Council had no objection	

### Planning Inspectorate Appeals

Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's Decision

### Winchester City Council Enforcement Notices

Reference:	Location:	Issue:
17/00116/UTL	37A Ramsay Road, Kings Worthy, Winchester, Hampshire, SO23 7PW	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.
17/00251/BCOND	Mobile Home at Cherry Tree Stables Ltd, Stoke Charity Road, Kings Worthy, Winchester, Hampshire, SO21 2RP	Alleged that condition 2 of PP 16/02766/FUL has not been adhered to. The mobile home is not a Log cabin. Email to Lorna H requesting whether approval has been given for a different type of mobile home.
17/00325/WKS	50 Eversley Gardens, Kings Worthy, Winchester, Hampshire, SO23 7GQ	A shed has been erected in the garden but PD rights have been removed. Spoke to owner.
SDNP/17/00476/LB	The Coach House, Mill Lane, Abbots Worthy, Hampshire, SO21 1DS	Alleged that listed wall is in need of repair.

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

<b>Reference:</b>	<b>Location:</b>	<b>Issue:</b>
16/00260/COU	Woodhams Farm New Barn Springvale Road Kings Worthy Hampshire	Alleged that without planning permission the operating of a B2 use business from farm barn. Reason closed - Planning App Approved.
17/00016/PLAN	Wistaria London Road Kings Worthy Winchester Hampshire SO23 7QN	Breach of Condition 5/6 (render not matching of Listed Building Consent 16/00886/LIS. Door to north elevation does not accord with plans. Reason closed - Breach Ceased.
17/00254/WKS	Lindisfarne Forbes Road Kings Worthy Hampshire SO23 7PQ	Alleged - house is being knocked down rather than being converted - ref : 16/03462/FUL. Reason closed - Not expedient to pursue.