

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

**Minutes of the Meeting held on Tuesday 30 July 2013
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Present: Councillors: Ian Gordon [Chairman]
Phil Allen
Judith Steventon Baker (to P/13/119)
Bob Barnes
Stewart Newell
Martin Taylor (from P/13/116)
Denis Welstead
Sarah White

Clerk: Adrian Reeves

Public: 3

P/13/111 Apologies for Absence

None.

P/13/112 Public Question Time

The members of the public attending the meeting thanked councillors for the consultation on the Springvale Road speed limit. The members of the public stated that they did not consider it necessary to reduce the speed limit but that it would help people if there was a crossing at the end of Hookpit Farm Lane.

P/13/113 Minutes of the Meeting held on the 25 June 2013

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

P/13/114 Matters Arising from the Meeting of the 25 June 2013

- **P/13/99 Tesco site** – Cllr Gordon stated that the issue was now in the hands of Winchester City Council's (WCC) Legal Department.
- **P/13/99 PFI street lighting contract** – nothing to report.
- **P/13/99 Discussion on HCC's proposals for redesign of B3047 / A33 and Lovedon Lane / A33 junctions** – nothing new to report as awaiting responses from Steve Brine's letters requesting a full and costed proposal.
- **P/13/100 Springvale Road Speed Limit** – consultation letters were in the process of being sent out.
- **P/13/101 Mountbatten Place garages** – it was confirmed that Debbie Rhodes had contacted us to canvas views and that these had been reported back to her.
- **P/13/102 37 Ramsey Road** – planning permission has now been granted on this development.
- **P/13/102 Dashboard** – format had now been amended to distinguish between committee decisions by WCC and those decisions made by officers under delegated powers.
- **P/13/104 Church Lane condition** – Cllr Gordon reported that he had spoken to Peter Eade (HCC Highways) about the condition of the road surface. H said that there was now a funding issue as the road would most probably need re-surfacing.
- **P/13/106 Springvale Road** – the Deputy Clerk has spoken to the farmer who has agreed to cut the hedges at the appropriate time, to avoid damaging any birds' nests etc.

(members of the public left the meeting)

P/13/115 Dashboard

The dashboard is attached as part of the minutes of the meeting. It listed the following items:

- **Major Initiatives – Requiring PC Approval** – nothing to report.

- **Initiatives - Not Requiring PC Approval** – nothing to report.
- **Planning Responses – under Chairman’s Action** – None.
- **Planning Decisions Advised by Winchester City Council** – see dashboard.

P/13/116 Planning Applications received since 25 June April 2013

Case Reference	Address	Comment
13/01293/FUL	4 Edinburgh Road SO23 7NY Proposed rear conservatory	Supported
13/01387/FUL	Woodhams farmhouse SO23 7LB Construction of an equestrian exercise area	Fully supported
(Cllr Taylor joined the meeting)		
13/01482/FUL	18 Hinton Fields SO23 7QB Extension of rear conservatory	Supported. PC have issue with the trees at the back of this property and there is a need to have tree work carried out before the conservatory is built. Deputy Clerk to write to owners. Action – Deputy Clerk
13/01505/TPC	St Mary’s Church SO23 7QL	Supported

	1no Yew – reduce height to 2.5m cut back from pathway	
13/01544/TPO	5 Edwards Close SO23 7HX 1no Sycamore – crown lift to 4m crown thin by 15%	Supported but the canopy should be lifted and thinned in a balanced manner and not on one side only
13/01535/FUL	Overbye, Willis Waye SO23 7QB Demolition of existing garage, two storey side extension including integral garage and alterations to fenestration	Supported
13/01405/FUL	11 Somerville Road SO23 7PB Side fully glazed conservatory	Supported
HCC/2013/0253	Meadow Farm House SO21 1AB Construction of an open top below ground earth dirty water storage lagoon	Supported

P/13/117 Update from Meetings – Core Strategy Part 2

There was an urgent requirement to complete the required templates (Needs Assessment, Landscape assessment, Windfall) by the end of the week, as the deadline had already been extended twice. After a lengthy discussion it was agreed that Cllr Gordon would complete the templates from the submissions and comments received. Councillor Taylor agreed to look the templates over before them being submitted to Steve Opacic at HCC. Cllr Gordon undertook to speak to Headbourne Worthy Parish Council about the numbers of new dwellings anticipated within their part of the settlement boundary. **Action – Cllrs Gordon & Taylor**

P/13/118 To Discuss Issues from the Parish Council Meeting

There is a need for someone to brief the committee on HCC's s106 highways monies. Cllr Gordon agreed to speak to Laura McCullough.

Action – Cllr Gordon

It was reported that the new buildings in Edinburgh Road are right on Kings Worthy Footpath 3. As a result bins are obstructing the footpath and gates at the development are also obstructing the path when they are open. There is a need for this footpath to be properly marked out and designated; Cllr Steventon Baker agreed to look at the area with Cllr Allen, who would then speak with Peter Watson (Footpath Officer at HCC) on the way forward. Cllr Steventon Baker agreed to speak to Acorn Construction (the developer) with regards the matter. **Action – Cllr Steventon Baker**

Discussion also took place with regards the footpath crossing at Churchill Close and it was stressed that there was a need for the existence of the crossing to be asserted by the use of different surfacing. Cllr Allen would speak to Peter Watson (Footpath Officer at HCC) with regards to the whole of Footpath 3 to ensure it is clearly marked and, if necessary, Cllr Gordon would to speak to Peter Eade (HCC Highways) if there is a highways issue with the crossing point. **Action – Cllrs Allen & Gordon**

P/13/119 Clerk's Notices

Street naming at land off Hookpit Farm Lane – it was agreed that these should be named after a suitable tree or plant and definitely not after any individual. The Clerk to write to WCC. **Action – The Clerk**

(Cllr Steventon Baker left the meeting)

South Downs National Park Partnership Management Plan – Cllr Taylor undertook to brief members at the next meeting. **Cllr Taylor**

P/13/120 Chairman's Notices

None.

P/13/121 Communications - Items for Inclusion

None.

P/13/122 Items for Discussion at Next Meeting

None.

P/13/123 Date of Next Meeting

In view of certain planning applications that would be presented shortly it was decided that the August meeting should be held, therefore the next meeting was scheduled for Tuesday 27 August 2013.

The meeting closed at 10.29 pm.

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

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 Completed
						P & H	Finance	PC	
PA-H	P-003	Street Lighting 2013/14	Project	£7500	Baseline budget £7500		16/01/13	21/01/13	

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 Completed
					P & H	Finance	PC	

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 (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)
12/00612/FUL	37 Ramsay Road, Kings Worthy SO23 7QQ	Erection of 1 no. Detached four bedroom dwelling (amendmer to planning permission 07/02414/FUL) (PART RETROSPECTIVE	Accept	Permitted (O)
13/00463/PTH	Land off Hookpit Farm Lane	Proposed footpath diversion	No end date provided (with Recreation & Amenities Committee)	
13/00741/FUL	Magnolia Cottage, Springvale Avenue Kings Worthy SO23 7LQ	Demolition of existing garage and erection of two storey side extension	Supported	Permitted (O)
13/00812/FUL	21 Gillingham Close Kings Worthy SO23 7RL	Single storey front extension link to existing detached garage and part conversion of existing detached garage to accommodation	Supported	Permitted (O)
13/00890/FUL	Lansker House, Lovedon Lane Kings Worthy SO21 1AQ	Variation of condition no.4 of planning permission 04/00051/FUL (conversion of garage into granny annexe) to allow annexe to be used as tourist accommodation	The Parish Council object to this application as the intention from planning was never for this annexe to	Permitted (C) The short term tourist accommodation hereby permitted shall be used for holiday accommodation only which shall be limited to one or two

			be used as a business. Given that WCC has already restricted a property nearby, it is considered that the use as bed and breakfast accommodation should not be allowed to continue. If officers are minded to approve this application then Parish Council would wish this to go to committee.	occupier(s) occupying a room for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier(s), of 4 weeks. A register of the names of the occupier(s) of the accommodation and their arrival and departure dates shall be kept by the applicant and shall be produced to the Local Planning Authority upon reasonable notice. At no time shall a separate dwelling unit or private residential occupation be established.
13/01014/FUL	54 Springvale Road Kings Worthy SO23 7LZ	Change rear hip roof to gable with first floor window and erection of detached garage to the front (resubmission)	The Parish Council support this application	Permitted (O)
13/01072/FUL	Axton Springvale Avenue Kings Worthy SO23 7LH	Erection of 1 no. three bedroom detached dwelling house and detached garage on land adjacent Axton (RESUBMISSION)	Parish Council are intrigued as to how WCC are going to enforce the usage of the garage, as per the engineer's response. PC	

			concur with the comments of the Arboricultural Officer. If the Case Officer is minded to approve this application without an arboricultural assessment and survey, PC request this goes to committee on the grounds that WCC's officers not being in accord with one another	
13/01131/FUL	5 April Cottage, Elizabeth Close Kings Worthy SO23 7PE	Two single storey rear extensions (Part Retrospective)	Supported	Permitted (O)
13/01161/FUL	22 Church Green Close Kings Worthy SO23 7TT	Proposed single storey rear extension, new bi-fold doors to lounge and some internal alterations	PC consider that the extension would be better built in brick to match the house rather	Permitted (O): The materials to be used in the construction of the external surfaces of the development hereby

				than the permitted shall boarding of the match those used in first floor, with the existing building. the intention of keeping it in the style of the building
13/01195/TPC	The Reading Room, London Road Kings Worthy SO23 7QN	1no yew - fell		PC are Permitted (O) concerned that they were not sent the paperwork on this case as this tree is within the conservation area. The PC's arboriculturalist considers that it would be beneficial if this tree is felled, however PC would wish suitable replacements to be planted.
13/01276/TPO	14, Bentley Close Kings Worthy SO23 7LG	1no scots pine - crown lit to 2m and remove lower limbs		Supported

13/01317/FUL	4 Edinburgh Road Kings Worthy SO23 7NY	Proposed rear conservatory	Supported
13/01387/FUL	Woodhams Farmhouse Kings Worthy SO23 7LB	Construction of an equestrian exercise area	Fully supported
13/01482/FUL	18, Hinton Fields Kings Worthy SO23 7QB	Extension of rear conservatory	Supported
13/01505/TPC	St Marys Church London Road Kings Worthy	1no Yew - reduce height to 2.5m cut back from pathway	Supported
13/01544/TPO	5, Edwards Close Kings Worthy SO23 7HX	1no Sycamore - crown lift to 4m crown thin by 15%	Supported but canopy should be lifted and thinned in a balanced manner and not on one side only
13/01405/FUL	11 Somerville Road Kings Worthy SO23 7PB	Side fully glazed conservatory	Supported
13/01535/FUL	Overbye, Willis Waye Kings Worthy SO23 7QT	Demolition of existing garage, two storey side extension including integral garage and alterations to fenestration	Supported
HCC/2013/0253	Meadow Farmhouse Kings Worthy SO21 1AB	Construction of an open top below ground earth dirty water storage lagoon	Supported

Planning Decisions by Winchester City Council— no Planning & Highways Committee view given			
Brief Details (address)	Proposal	PC opinion	WCC decision
13/01151/TPC The Cedars, London Road Kings Worthy SO23 7QN	1no leylandii - height reduction to 8 feet 1no macracarpa - fell	Closed on 11 June 2013	Permitted (O)

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
13/00018/WKS	8 Fryers Close Kings Worthy SO23 7LP	Planning permission for a (part) retrospective) loft conversion has been refused Appeal allowed
13/00030/BLEG	37 Ramsay Road Kings Worthy SO23 7PW	Alleged failure to pay open space contribution prior to commencement of works Breach ceased
13/00084/PLAN	18 Springvale Road Kings Worthy Hampshire SO23 7LT	Alleged works not in accordance with plans - 1.5m too high No breach of planning control