

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

**Minutes of the Meeting held on Tuesday 30 June 2015
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Present: Chair of the meeting: Judith Steventon Baker (Vice-Chairman)

Councillors: Martin Taylor
Karen McCleery
Sarah White

Clerks: Chris Read
Adrian Reeves

Public: 9

Action

P/15/92 Apologies for Absence

Apologies had been received from Cllrs Gordon and Newell.

The Committee, Clerks and members of the public sent their best wishes to Cllr Gordon, for a speedy recovery.

P/15/93 Presentation by HAB Housing on Lovedon Lane Application

Mike Roberts, from HAB Housing gave a short presentation on the proposed development of Land at Hinton Fields, in Lovedon Land and highlighted the below.

- In 2013 this site was the preferred option in the public consultations for Local Plan Part 2 (LPP2).
- The green area will be transferred to the Parish Council with an S106 agreement.

(Cllr K. McCleery arrived)

- 20 of the 50 proposed properties are to be affordable, with 14 rental and 6 shared ownership properties.

Cllr White asked whether the solar panels will reflect sunlight heavily towards the road. Mike Roberts responded that the panels are of a matt black and will be inset into the roof, both of which will significantly reduce any sunlight reflection.

P/15/94 Public Question Time

A member of public stated that by building in the strategic gap, how you can be maintaining it and asked HAB housing for clarification of how they have reduced the visibility of the development from the A33. A photograph of the site from the A33/Lovedon Lane junction was shown to the committee. Mike Roberts responded; planting has been placed along the boundary of the houses, with the open space further down the site but with any development houses being visible to some degree is unavoidable. There is a clear hedge along the bottom edge of the developed section of the site.

The same member of public stated that he felt, with Eversley Park nearby, the playground and open areas were irrelevant. Cllr White responded; the idea was to get the land in to public ownership and the new open space is to be a wild park, not a formal area such as Eversley Park. This open space area will maintain the strategic gap, in perpetuity.

A member of the public stated that planning policy prohibits from building within a strategic gap and he thought, in his expert opinion, the elevations were strange, with blank walls and repetitive gable ends.

A member of the public stated that he thought the design was nice and encompasses all you would want in a settlement like this, within Kings Worthy.

A member of the public asked HAB housing whether they had submitted a viability study as the affordable housing is only funded to code 4, yet the application is to code 5. Mike Roberts responded; HAB housing will deliver to code 5, alternative funding sources are being sought for the solar panels needed for code 5 but if this funding does not come to fruition, HAB will ensure the houses are fitted with solar panels even if they have to fund it. Also the S106 agreement on the site will have a full specification of the park, which HAB will deliver and 20 affordable homes will be delivered, an agreement for which has been made with a housing association.

A member of the public stated that she supported the design and that the materials used will weather in as time goes by.

A member of the public stated that the Traffic Regulation Order (TRO) on Springvale road seemed strange and asked for some clarification. Cllr White responded; discussions have been ongoing regarding this TRO for over 5 years. Various petitions had been submitted to the Parish Council requesting a reduction in the speed limit. Highways experts were consulted and stated that if the road was built now, it would have a 30mph speed limit.

(1 member of the public left at this point)

Hampshire County Council (HCC) asked for the public consultation done by the Parish Council. This was sub-divided into residents on, or just off of, Springvale Road. The majority of responders voted for the reduction to 30mph.

The Clerk added that advice has been sought on how best to get a view on the potential reduction. To go any further would have resulted in a referendum which would have cost upwards of £3,000. The reason only one vote was allowed per household was to prevent false votes, which had happened in the past. The Parish Council's consultation was never meant to be a democratic decision and the new HCC consultation, which is currently live, makes all previous consultation irrelevant. Kings Worthy Parish Council are not running the TRO, any queries should be directed at HCC.

A member of public stated that he lives on Springvale road and has trouble getting up to 40mph and no accidents have happened for over 10 years. If the speed limit is reduced to 30mph, people will drive 5mph under this, the limit should remain as is.

The Clerk responded; the Parish Council have discussed the TRO at length in the past and the Parish Council's standing orders prohibit it from revisiting a decision for 6 months. Send any queries and your responses to HCC.

Cllr Taylor noted that HCC will be paying for the TRO and the consultation.

P/15/95 To consider the planning application for the development off Lovedon Lane (WCC ref. – 15/01042/FUL)

The committee voted unanimously to support this application, with no abstentions.

(4 members of the public and the Clerk, left at this point)

P/15/96 Minutes of the Meeting held on the 26 May 2015

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

P/15/97 Matters arising from the Meeting of the 26 May 2015

- **P/15/75 Update on redesign of B3047/A33 and Lovedon Lane/A33 Junctions –**

Nothing further to report.

- **P/15/75 Update on Traffic Regulation Order (TRO) on Springvale Road –**

An advertisement encouraging residents to reply to the TRO has been published in all parish communications.

- **P/15/75 Update on Traffic issues in Churchill Close from the Heights –**

Nothing further to report.

P/15/98 To Consider Planning Applications received since the last Meeting

See Dashboard attached for applications considered. (Blue section).

P/15/99 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/15/100 Updates –

- **Proposed development of Top Field** – A member of the public noted the WCC committee date is the 20 August. It was noted that the Parish Council have not yet been informed of this.
- **Winchester Housing Trust - Garage Sites** – This application will be considered at the next Planning & Highways committee meeting on 28 July 2015.
- **Parking on grass verges** – Residents are now parking behind the garages but some are still parking on the road.
- **Cycle Paths** –

Cllr White reported that we have received 3 responses of support for the cycle path extension via email. There are 8 positive comments on Facebook and 2 local residents would like a cycle path on Springvale road. One local resident wrote in noting that our bylaws prevent cycling on paths within the village. Cllr White sent a copy of full bylaws to this resident, relevant except below.

‘13. No person shall without reasonable excuse ride a cycle in the ground except in any part of the ground where there is a right of way for cycles or on a designated route for cycling.’

One member of the public had concerns regarding near misses with pedestrians, of which he had seen many. Cllr White noted that a cycle path must be 3 metres wide, as this was not practical in places, the Parish Council are looking into permissive cycle paths, which require cyclists to give way to all pedestrians.

It was agreed to further consult with the public further in our newsletter.

- **Tesco Site** – Nothing further to report.
- **Meetings Attended** – None.

Comms Team

P/15/101 Speed Watch

Cllr Taylor noted we have a volunteer to monitor the B3047.

Cllr White reported that there were 2 very derogatory comments on Facebook about the proposed Speed Watch initiative. One person noted issues regarding victimisation in the village of St Marybourne.

P/15/102 To discuss any issues from the Parish Council Meeting –

Nothing further to report.

P/15/103 Clerk’s Notices –

Nothing further to report.

P/15/104 Chairman’s Notices –

Nothing further to report.

P/15/105 Communications – Items for Inclusion –

Cycle Paths

P/15/106 Items for discussion at the Next Meeting –

None.

P/15/107 Date of Next Meeting

The next meeting is scheduled for Tuesday 28 July 2015.

The meeting closed at 20:36.

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 2014/15	Project	£7,500	Baseline budget £7500		16/01/2013	21/01/2013	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	
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.	
14/01889/OUT	Woodstock Mortimer Close Kings Worthy SO23 7QX	Outline permission considering Access and Layout for 3 no. detached dwellings and extension of existing access	The Parish Council do not support this application in that Mortimer Close is not wide enough to accommodate any on street parking, which would be generated from this development. Any on street parking would in effect cause obstruction issues and would be a danger to pedestrians.	Permitted
14/02556/FUL	155 Springvale Road Headbourne Worthy SO23 7LF	Redevelopment of the site following the demolition of 155 Springvale Road and the erection of 1 no two bedroom dwelling 1 no three bedroom dwelling and 2 no four bedroom dwellings with associated parking and landscaping	The Parish Council, on a 3-1 majority, wish to support this application but ask that the officer ensures that there is more than adequate parking on site.	Permitted
SDNP/15/00401/PRE	Linesta Basingstoke Road Kings Worthy Winchester Hampshire SO21 1AA	Demolition of existing residential dwelling and associated detached garage and provision of three new dwellings comprising 1 no four bedroom 1 no three bedroom and 1 no two bedroom with associated parking/garages	Agreed to obtain more information from SDNP (SDNP Reply - they do not consult with Parish Council's on PRE apps)	
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.	
SDNP/15/00739/HOUS	Old Farm Cottages Martyr Worthy Road Abbots Worthy Hampshire SO21 1DU	Alterations and rear extension to existing detached double garage(WITHIN THE CURTILAGE OF A LISTED BUILDING)	The Parish Council object to this application on the grounds that it is overdevelopment of a site within the curtilage of a listed building, and within a conservation area.	Approved
15/00768/TPC	2 Victoria Cottages London Road Kings Worthy Winchester Hampshire SO23 7QN	1 no. Sycamore to crown lift by 6m, crown reduce by 2m (T1), 1 no. Horse Chestnut to crown reduce by 4m (T2), 5 no. Leylandi 8ft top reduction (T3,T4,T5,T6,T7)	The Parish Council wish to support this application.	No Objections
15/00815/FUL	Sunnyside Mount Pleasant Kings Worthy Winchester Hampshire SO23 7QU	New detached 3 bedroom cottage with basement including parking area and bicycle storage with	The Parish Council have no objection to this application.	Permitted
SDNP/15/01679/HOUS	Mill House Mill Lane Abbots Worthy Winchester Hampshire SO21 1DS	Enclosure of rear porch, provision of conservation style Velux window above enclosed porch, reopening of existing door from porch to proposed utility room, Internal alterations to form a utility room and automated timber entrance gates	The Parish Council have no objection to this application.	Approved
SDNP/15/01680/LIS	Mill House Mill Lane Abbots Worthy Winchester Hampshire SO21 1DS	Enclosure of rear porch, provision of conservation style Velux window above enclosed porch, reopening of existing door from porch to proposed utility room, Internal alterations to form a utility room and automated timber entrance gates	The Parish Council have no objection to this application.	Approved

15/00969/OUT	Land Off Hookpit Farm Lane Hookpit Farm Lane Kings Worthy Hampshire	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)	After a majority vote, the Parish Council (PC) resolved to object to this application based on the following; 1. PC have not agreed this as a rural exception site. 2. The current proposal is still encroaching on the mitigation zone on the site. 3. Access is via an unadopted and very steep access road. 4. Proposals within LPP2 are for 43 dwellings on the Tudor Way site. The building of 7 dwellings appears to be an under-development against LPP2.	
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.	
15/00870/FUL	3 Sycamore Drive Winchester Hampshire SO23 7NW	(HOUSEHOLDER) Loft conversion with velux windows and dormer to rear elevation and velux windows to front elevation	The Parish Council has no objection to this application.	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 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

Planning Applications for Consideration by Planning & Highways Committee (as agenda)

Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)
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.	
15/01145/FUL	111 Springvale Road Kings Worthy Hampshire SO23 7LE	(HOUSEHOLDER) Proposed single storey side and rear extension, new aluminium windows and rendered facade	The Parish Council has no objection to this application.	
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.	

Planning Applications for Consideration by Planning & Highways Committee (received after agenda published)

Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)