

Planning & Highways (P&H) Committee

30th October 2018 at 19:30

Kings Worthy Community Centre, Fraser Road, Kings Worthy

Chair of the Meeting	Cllr I. Gordon
Councillors Present	Cllrs Mandy Hallisey, K. McCleery & D. Smith.
Clerk(s) Present	Christopher Read
Public	1

P/18/93 - Apologies for absence

Cllrs L. Haswell & D. Lawlor.

P/18/94 - Public question time

The owner of Cornishman, Tudor Way raised concerns with regards to both the location of the parking and tight turn, on the proposed development on Dildawn. He asked for clarification on whether the P&H committee were still objecting to with regards to this issue. Cllr Gordon stated that had attended a Winchester City Council (WCC) planning committee meeting. At said meeting, Councillors passed an application for Stoney Lane, with no visitor parking, as this was not a highways department requirement. Cllr Gordon confirmed that he will attend the WCC planning committee to represent the Parish Council when Dildawn is heard. He will be making the point with regards to the prudent provision of parking.

Cllr Gordon also advised that the residents of Tudor Way may wish to have a discussion with the developer.

It was noted that as agreed by members before this meeting, the objection to Dildawn had been withdrawn due to a lack of Planning policy to sustain said objection.

(One member of the public left at this point)

Cllr K. McCleery and the remaining members of the public highlighted that the main reason for the lack of local support to the proposed Top Field development, was the Hookpit Farm Lane junction.

The Clerk noted that the Definitive Map Modification Order for Top Field had been agreed by the inspector.

P/18/95 - To agree and sign the Minutes of the Meeting held on 25th September 2018

The minutes of the meeting held on the 25th September 2018 were agreed as a true record of the meeting and signed by the Chair.

P/18/96 - Matter Arising from the meeting held on 25th September 2018

Woodham Farm Lane - Cllr Gordon had been monitoring the access to Woodhams Farm Lane and had not witnessed any vehicles blocking the lane.

Enforcement action at 37a Ramsay Road - No update; Cllr Gordon is awaiting reply from WCC.

Trees at Abbots Worthy House - No update; Cllr Gordon is awaiting reply from the Forestry Commission.

Pedestrian gates at Churchill Close - The gates are due to delivery next week and will be installed once the licence is finalised.

40 mph speed limit in Lovedon Lane - No further update; awaiting meeting between HAB & HCC.

Cllr Smith asked about the possibility of narrowing the bridge on Lovedon Lane, or installing a painted roundabout at the junction with Eversley Gardens. Cllr Gordon stated that due to the road having a speed limit above 30mph, these measures cannot be used. HCC have stated previously that they will not be considering anymore 30mph limits in Kings Worthy for the foreseeable future.

P/18/96 - To agree and sign the Minutes of the Meeting held on 25th September 2018

The minutes of the meeting held on the 25th September 2018 were agreed as a true record of the meeting and signed by the Chair.

P/18/97 - To Consider Planning Applications received since the last Meeting

SDNP/18/05367/FUL

Convert garage to habitable accommodation, provide porch to left side, new windows to front elevation and new timber car port.

Juglans Old Rectory Gardens Abbots Worthy SO21 1DW

Response: The Parish Council sees no reason to object to this application.

18/02428/FUL

Demolition of existing dwelling and replacement with new dwelling

Lynwood Springvale Avenue Kings Worthy SO23 7LH

Response: The Parish Council sees no reason to object to this application.

18/02420/TPO

Beech:- lift canopy on side of 4 middle orchard only [by 1 meter] to 4 meters no branches larger than 50mm to be removed. Reason, more light to garden is required.

4 Middle Orchard Kings Worthy SO23 7FP

Response:	The Parish Council wish to defer this decision to the Arboricultural Officer.
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18/02383/TPC	
T1 Cypress - Remove to ground level to remove overhang from church yard & roof of Riversmead	
Riversmead London Road Kings Worthy SO23 7QL	
Response:	Cllr Gordon is to speak with the case officer to confirm whether the tree is diseased. If not, the Parish Council do not see why the tree is not being trimmed.

18/02341/DEM & 18/02349/FUL	
Demolish former day care centre and erect eight detached dwellings with associated access, parking and landscaping.	
The Grove Day Services Hinton Fields Kings Worthy SO23 7QS	
Response:	Councillors had concerns with the displacement of parking onto Hinton Fields. It was agreed to arrange a meeting with the developer to discuss parking on and around the site.

18/02312/HOU	
Single storey rear extension. Demolition of existing conservatory.	
4 Highview Stoke Charity Road Kings Worthy Winchester Hampshire SO23 7LS	
Response:	The Parish Council sees no reason to object to this application.

18/02175/HOU	
REPLACEMENT GARAGE AND PATIO CANOPY	
4 Boyne Rise Kings Worthy SO23 7RE	
Response:	The Parish Council sees no reason to object to this application.

18/02148/FUL	
We are short on space and hope to be able to use an area of land (currently redundant) owned by ourselves, to place a 20ft shipping container (or similar) to use as secure and sheltered storage.	
Kings Worthy Foundry London Road Kings Worthy Winchester Hampshire SO23 7QA	
Response:	Cllr Gordon declared an interest as he is Vice-Chair of Jubilee Hall Management Committee. Cllr K. McCleery took over the chairing of this item. It was agreed to ask for more documentation on proposed location of the unit, size and proposed use i.e. just storage.

P/18/98 - Dashboard

Please find attached a copy of the dashboard. This dashboard includes planning decisions advised since the last meeting and enforcement notices.

It was agreed for Cllr Gordon to speak with case officer for 18/01404/HOU & 18/01405/HOU, to query the speed at which this amended application was permitted and raise the issue of the application potentially covering land not owned by the applicant.

Action:	Speak to Case Officer for above applications.		
Action By:	Cllr Gordon	Target Date:	ASAP

[Woodhams Farm Lane](#) - Cllr Haswell noted that a truck was blocking the lane preventing access for vehicles, particularly emergency vehicles. Cllr Gordon is to investigate this and asked members to let him know if they witness further instances of this occurring.

Action:	Investigate the blocking of Woodhams Farm Lane		
Action By:	Cllr Gordon	Target Date:	ASAP

P/18/99 - Footpath on the A33

Cllr Gordon has reported the overgrown footpath between Lovedon Lane and Hinton House Drive, to HCC for action.

P/18/100 - Updates (if any)

[Neighbourhood Plan](#) - A meeting is being held with Sarah Nelson (South Down National Park) to discuss Neighbourhood Plans. All Councillors have been invited and it will be at 19:30, on 31st October 2018.

[B3047/A33 and Lovedon Lane/A33 junctions](#) - Cllr Gordon noted that the lighting columns have now been installed.

[Meetings attended](#) - None.

P/18/101 - Clerk's Notices

[Budget 2018/19](#) - Members reviewed the outturn for 2018/19 and budget for 2019/20. It was agreed to set the budget for streetlighting at £6,375.00 for 2019/20.

(Two members of the public left at this point)

[Emergency Plan](#) - An amended plan was given to Councillors to review.

P/18/102 - Chairman's Notices

Speed limit reminder sign - It was agreed to obtain a quotation for a speed limit reminder sign.

Action:	Obtain quotation, as above.		
Action By:	Cllr Gordon / Clerk	Target Date:	ASAP

P/18/103 - Items for discussion at the next meeting - 27th November 2018

Cllr K. McCleery noted that she will be late to the next meeting due to work commitments.

The meeting closed at 21:19.

Signed:	Date:

Kings Worthy Parish Council Planning Dashboard - 30th October 2018

Initiatives that require Parish Council approval					
Reference:	Details:	Type:	Budget 2017/18 [ex. VAT]	Actual (2017-18) [ex. VAT]	Saving Against Budget [ex. VAT]

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.	
18/01083/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-bedrom), with associated access, landscaping and parking.	<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. " 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>	

18/01174/FUL	Dildawn Tudor Way Kings Worthy Hampshire	10 new dwellings with parking and associated landscaping following the removal of an existing bungalow.	<p>Cllr Gordon is to speak with the case officer to discuss to possibility of moving the front two plots backwards, cutting them into the bank. They may also wish to bring the style in line with the recent development at 128-132 Springvale Road.</p> <p>If the case officer is minded to approve this application then members wish it to be sent before the WCC planning committee.</p>	
SDNP/18/03398/PRE	Worthy Park House Worthy Park Lane Kings Worthy Winchester Hampshire SO21 1AN	Proposed Lighting to existing netball and tennis courts	The Parish Council has no objections to this application if there are no objections or concerns from the neighbouring properties.	
18/01404/HOU	18 Frampton Way Kings Worthy SO23 7QE	New Sunroom to the rear and extension over the existing Garages (application concurrent with 7 Frampton Way)	The Parish Council ask that the applicant looks at reducing the height of the proposed roof to reduce the effect on the neighbouring properties.	Permitted
18/01405/HOU	7 Frampton Way Kings Worthy SO23 7QE	Extension above existing Garages (concurrent with application for 18 Frampton Way)	The Parish Council ask that the applicant looks at reducing the height of the proposed roof to reduce the effect on the neighbouring properties.	Permitted
18/01174/FUL	Dildawn Tudor Way Kings Worthy Hampshire	(Amended Plans) 10 new dwellings with parking and associated landscaping following the removal of an existing bungalow.	<p>A vote was on the application with 0 in favour; 5 against and 1 abstention.</p> <p>The Parish Council wish to object to this application due to the unsuitable location of the parking, on the frontage of plots 1 & 2. There is also a lack of suitable visitor parking provided on the site.</p>	
18/01872/FUL	Lindisfarne Forbes Road Kings Worthy SO23 7PQ	Retrospective application for amendments to planning permission 16/03462/FUL relating only to parking and landscaping	The Parish Council see no reason to object to this application.	Permitted
18/01919/HOU	54 Springvale Road Kings Worthy SO23 7LZ	Single storey rear extension and front balcony	The Parish Council see no reason to object to this application.	Permitted
18/01981/HOU	5 Cedarwood Kings Worthy SO23 7RP	Loft conversion with roof windows to front elevation and flat roof dormer to rear elevation	The Parish Council see no reason to object to this application.	Permitted

18/01983/HOU	4 Cedarwood Kings Worthy SO23 7RP	Single storey rear extension and alterations to form utility room and upgrade garage. Timber shed to rear of garden. (RESUBMISSION).	The Parish Council see no reason to object to this application.	Permitted
18/02103/TPC	Willow Cottage London Road Kings Worthy Winchester Hampshire SO23 7QN	I wish to reduce the crown, and thin the Prunus Serrula in the back garden of Willow Cottage, London Road Kings Worthy SO23 7QN. My reason is that it overshadows both my and my neighbour's conservatories. Work recommended by Three Surgeon;- Reduce Crown by 2M and thin by 10%	The Parish Council wish to defer this decision to the Arboricultural Officer.	No Objections

Planning Inspectorate Appeals

Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's/Committee Decision
17/01498/FUL (18/00005/REF)	50 Willis Way Kings Worthy SO23 7QT	Construction of 2nd dwelling	Object	Refused	Appeal Dismissed
17/01474/FUL (18/00015/REF)	5 Boyne Rise Kings Worthy SO23 7RE	Demolition of existing dwelling and erection of 5no. Terraced houses.	Object	Refused	Appeal Dismissed

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
18/00144/WKS	17 Sycamore Drive, Winchester, Hampshire, SO23 7NW	Alleged rear loft extension with dormer window - Written to the builder requesting the submission date of the forthcoming application as the LPA would have expected receipt of it about 1-2 weeks ago.
18/00245/WKS	Woodlea, 3 Boyne Mead Road. Kings Worthy, Winchester, Hampshire, SO23 7QZ	Alleged unauthorised extension to garage - Site visit carried out.
18/00262/WKS	Hinton Cottage, Hinton House Drive, Kings Worthy, Winchester, Hampshire, SO23 7NH	Alleged construction of a raised platform within a park outside of residential boundary. - Hedge removed and development appears to be on part of public open space. Need to check Land Registry information.

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

Reference:	Location:	Issue:
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. - Planning App Approved.