

Kings Worthy Parish Council

Minutes of the Planning & Highways committee meeting
held on Tuesday, 30 April 2019 at 19:30 in
Kings Worthy Community Centre, Fraser Road, Kings Worthy

Chair of the meeting:	Cllr Ian Gordon	Clerk to the meeting:	Chris Read Lucia Foster-Found
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Attendees:		Apologies given:
Cllr Mandy Hallisey	Cllr Les Haswell	None
Cllr Dorry Lawlor	Cllr Karen McCleery	
Cllr Derek Smith		

Members of the public:	2
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P/19/36 – Public question time

What is the reason for the traffic counters across Springvale Road? - Cllr Gordon assumes that it is a survey for the council, however he has concerns that

- it is in the wrong place to capture the Tesco traffic
- about the timings of the information that is being gathered that may not reflect the volume of traffic at peak times.

Action	To be actioned by:	Target date:
Matter to be investigated further	Cllr Gordon	ASAP

P/19/37 – To consider planning applications received since the last meeting

Reference number: SDNP/19/01331/CND

Proposal: Removal/variation of condition 2 of approved planning permission
Application Reference Number: SDNP/18/00679/FUL.

Location: Abbots Worthy House Martyr Worthy Road Martyr Worthy SO21 1DR

Comment:	The Parish Council has no objections to this application, but make the comment that the bi-fold doors do not match the Georgian style of the other windows.
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Reference number: 19/00561/HOU

Proposal: Demolition of existing rear conservatory. Erection of rear single storey extension.

Location: Brooke House Brooke Close Kings Worthy Winchester Hampshire SO23 7PG

Comment: The Parish Council has no objection to this application.

Reference number: 19/00627/HOU

Proposal: Add roof lights and convert loft to create 2 bedrooms and a bathroom.

Location: 2 Edwards Close Kings Worthy SO23 7HX

Comment: The Parish Council has no objections to this application.

Reference number: 19/00711/HOU

Proposal: Single storey front extension to create a new porch with mono-pitched roof extending over existing bay window, with a gradual ramp from the pavement to new front door floor level.

Location: 26 Campion Way Kings Worthy SO23 7QP

Comment: The Parish Council has no objections to this application.

Reference number: 19/00900/TPO

Proposal: T1 Thuja & T2 Horse Chestnut - Reduce selected over extended branches to limit over hang from property, driveway & highway by up to 2m and lift low hanging branches to give 2m clearance from ground level

Location: 5 The Woodlands Kings Worthy SO23 7QQ

Comment: The Parish Council has no objections to this application.

P/19/38 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices (see attached)

Fitness Suite Sign – It was reported that Parish Clerk has requested an update.

Hinton Cottage – It was reported that the signs have gone.

17 Sycamore Drive – It was reported that the planning application relating to the enforcement case for 17 Sycamore Drive went to appeal and was denied.

Ramsay Road – Cllr Gordon feels that there should be an on-site visit with the WCC to ascertain why there is no enforcement.

Action	To be actioned by:	Target date:
Arrange on-site meeting at Ramsay Road	Cllr Gordon	ASAP

P/19/39 – Proposed recycling centre at North Winchester Farm

No update.

P/19/40 – To agree and sign the Minutes of the Meeting held on the 26 March 2019

The minutes of the meeting held on 26 March 2019 were agreed as a true record of the meeting and signed by the Chair.

P/19/41 – Matters arising from the meeting held on the 26 March 2019

Street lighting at Fryers Close – It was agreed to ascertain who is responsible for the remaining lights.

Action	To be actioned by:	Target date:
Investigate ownership of lights	Parish Clerk	28/05/2019

P/19/42- Development status of potential sites within the settlement boundary

It was agreed to ascertain the status of the proposed development at the Tubbs Hall garages.

Action	To be actioned by:	Target date:
Investigate Tubbs Hall garage development status	Parish Clerk	28/05/2019

P/19/43 – Updates

Neighbourhood Plan – It was reported that a meeting is to be organised with Denmead Parish Council before Winchester City Council (WCC).

Pedestrian gates at Churchill Close – The licence has been issued and the Maintenance Technician instructed to proceed.

Speed sign – Approved and to be ordered.

40mph speed limit on Lovedon Lane – Application dependent on evidence from the speed sign.

Cllr Gordon also made the comment that the road surface is dangerous with sunken drains, trenches etc.

B3047/A33 and Lovedon Lane/A33 junctions – There have been no further updates.

Meetings attended – HAB - Councillors will be receiving an email regarding the HAB meeting. Cllr Gordon reiterated that this communication is strictly 'Commercial in Confidence' and must not be discussed outside the Parish Council.

P/19/44 – Clerk’s Notices

None.

P/19/45 – Chairman’s Notices

Top Field Eligibility Criteria – Cllr Gordon produced a written document that comments on desired amendments to the criteria to make them more robust and fair. He expressed his hopes that the Committee would support these and made the point that 1.5 will need to go to Committee. All agreed. See attached documents.

Parking Restrictions – Proposed restrictions were discussed and reviewed and it was agreed that a meeting with WCC Traffic Engineer was required. Cllr Gordon volunteered to make a formal complaint to the WCC regarding the lack of enforcement of the current parking restrictions if there was no improvement.

Action	To be actioned by:	Target date:
Meeting with Neville Crisp to be arranged to discuss proposed parking restrictions	Cllr Gordon/Parish Clerk	28/05/2019

P/19/46 – Items for discussion at the next meeting

None

Meeting Closed:	20:37
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Signed: _____

Date: _____

Kings Worthy Parish Council Planning Dashboard - 30th April 2019

Initiatives that require Parish Council approval

Reference:	Details:	Type:	Budget (2018/19) [ex. VAT]	Actual (2018/19) [ex. VAT]	Saving Against Budget YTD [ex. VAT]
PA-H (P-003)	Street Lighting (2018/19)	Project	£ 6,250.00	£ 6,112.40	£ 137.60

Planning & Highways Committee Planning Responses

Reference:	Location	Proposal	P&H Response	WCC Decision
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 style="text-align: center;">Object</p> <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 	
19/00048/FUL	Land Off Burnet Lane Kings Worthy Hampshire	A development of 35 units, including infrastructure and the open space provision associated with the development area. Provision of remaining open space, (change of use from agricultural, to publicly accessible recreation land). Diversion of Public Right of Way (ROW/3189777), in addition to a minor diversion of one of the three claimed Rights of Way.	The Parish Council wish to support this application.	
19/00009/FUL	North Winchester Farm Stoke Charity Road Kings Worthy SO21 2RP	Demolition of a former agricultural building and erection of 3 no. detached dwellings, access, parking, landscaping, and associated works.	The Parish Council wish to object to this application as it was not included in Local Plan Part 2, nor was an attempt made to approach the Parish Council when determining the settlement boundary. However, the Parish Council would consider this if it were put forward as a rural exception site.	
19/00119/FUL & 19/00120/LIS	Cart And Horses London Road Kings Worthy SO23 7QN	Internal & external refurbishments including relocation of disabled WC as well as formation of new timber framed constructed lobby.	The Parish Council would like to see the solid front gable retained on the proposed new lobby. Councillors do not feel that the proposed full length windows & double doors in the function room are in keeping with the building or suitable within a conservation area.	Permitted

SDNP/19/00452/CND	The Coach House Mill Lane Abbots Worthy SO21 1DS	Variation of condition 2 Application Reference Number: SDNP/17/03382/FUL Date of Decision: 06/11/2018 Condition Number(s): 2 Conditions(s) Removal: To provide additional accommodation. Substitute drawing 800/09 Floor Plans and Elevations for drawing no 800/14 Floor Plans and Elevations	The Parish Council have concerns that the dormer windows will be overlooking the residents in Mill Lane. However, if the property were rotated so that the dormer windows faced south, down the driveway, the Parish Council would have no objections.	Permitted
19/00038/AVC & 19/00161/LIS	Cart And Horses London Road Kings Worthy SO23 7QN	INSTALLATION OF REPLACEMENT ILLUMINATED AND NON ILLUMINATED SIGNS TO THE EXTERIOR OF THE	The Parish Council has no objections to this application.	Permitted
19/00189/HOU	Woodlea 3 Boyne Mead Road Kings Worthy SO23 7QZ	Proposed loft conversion with associated front, rear and side dormers; rear balcony; side and rear decking, fencing and terrace; Completed: Conversion of garage into studio, with small front extension - previously believed to be permitted development	The Parish Council do not see a reason to object to this application provided there are no objections from the neighbouring properties, as no letters of objection were available on the planning website at the time the application was considered.	
19/00200/HCS	North Winchester Farm Stoke Charity Road Kings Worthy Winchester Hampshire SO21 2RP	Demolition of former poultry building; change of use of remaining former poultry buildings to provide a waste paper recycling facility, ancillary office & staff welfare areas, weighbridge, access, parking, landscaping, and associated works	<p>The Parish Council wish to object to this application on the following grounds:</p> <ul style="list-style-type: none"> This proposal is likely to generate a significant increase in the number of large vehicles using Lovedon Lane, Springvale Road and Stoke Charity Road. There are already numerous issues along these roads in relation to traffic numbers, speed and obstacles. <p>There is a section of Lovedon Lane which is national speed limit, resulting in an increase in speed along the lane as well as the old railway bridge, which narrows the lane significantly. This lane has a large number of access points, one of which is used frequently by parents for access to the school.</p> <p>Springvale Road is a residential road with a large number of properties directly off of it and the road is used by a large number of school children.</p> <ul style="list-style-type: none"> No information has been made available with regards to the potential noise impact on the site. 	
19/00237/HOU	11 Church Green Close Kings Worthy Winchester Hampshire SO23 7TT	Proposed single storey rear extension	The Parish Council has no objections to this application.	Permitted
19/00244/FUL	Tesco Express 74 Springvale Road Kings Worthy SO23 7NB	3 no. of proposed Anti ram raid bollards to protect the ATM and Store entrance	The Parish Council supports the application but would request that sympathetic planting takes place to tone down the visual effect of the bollards.	Permitted
19/00298/HOU	11 Meadowland Kings Worthy SO23 7LJ	Proposed addition of rear facing dormer to existing room above garage. Also proposed extension of kitchen into the rear half of the adjoining garage. Also removal of existing wall between living and dining room to create an open plan living area.	The Parish Council has no objections to this application.	
19/00339/HOU	Hi Lo Sherbrooke Close Kings Worthy SO23 7PN	Single Storey Rear Extension	The Parish Council supports this application.	Permitted

19/00090/HOU	2 Boyne Mead Road Kings Worthy SO23 7QZ	Application Reference Number: Planning Application Reference: 16/02528/HOU Date of Decision: 20/12/2016 Condition Number(s): 2 The development hereby approved shall be constructed in accordance with the following approved plans:, 1616-202 C Proposed Elevations, 1618-201 C Proposed GA Plans 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 11 (materials) of the associated application forms and the email from Paul Cashin dated 16.12.2016. Amendments to approved plans.	It was agreed that Cllr Gordon would speak to the planning officers to understand the implications of the changes to the application.	Permitted
19/00485/PNCOU	Kings Worthy Court London Road Kings Worthy Hampshire	Change of use from B1(a) office to C3 residential, for 6 residential dwellings	The Parish Council supports the application but does not wish to see any reduction in the parking facilities.	
19/00489/PNCOU	Kings Worthy House London Road Kings Worthy Winchester Hampshire SO23 7QA	Change of use from B1(a) office to C3 residential, for 16 residential dwellings	The Parish Council supports the application but does not wish to see any reduction in the parking facilities.	
19/00487/HOU	7 Princess Court Kings Worthy SO23 7FN	Single storey flank wall extension to detached dwelling house	A decision was deferred in order to allow the Parish Council to see if there were objections from neighbours.	
SDNP/19/01331/CND	Abbots Worthy House Martyr Worthy Road Martyr Worthy SO21 1DR	Removal/variation of condition 2 of approved planning permission Application Reference Number: SDNP/18/00679/FUL.	It was agreed that Cllr Gordon would speak to the planning officers to understand the implications of the changes to the application.	

Planning Inspectorate Appeals

Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's/Committee Decision
None.					

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 advert
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:
None.		

Eligibility Criteria

Top Field

- 1.3 preference shall be given to applicants who are able to establish and prove a strong local connection of not less than 3 years with the Parish of Kings Worthy.
For the purpose of this Agreement a person shall be taken to have a strong local connection if he satisfies any or more of the following criteria:-
- (i) He is ordinarily resident in the Parish at the date of allocation
 - (ii) He was previously ordinarily resident in the Parish prior to the date of allocation and he has family who ordinarily reside there
 - (iii) He has a demonstrable need to live in the Parish by reason of his current employment in the Parish
- 1.4 If there shall be no or insufficient applicants who are able to meet the above criteria preference shall be given to applicants demonstrating a strong local connection with the said Parish as set out in 1.3 (i) to (iii) above but for a period of one year
- 1.5 If there shall be no or insufficient applicants who are able to meet the above criteria preference shall be given to applicants demonstrating a strong local connection as set out in 1.3 (i) to (iii) above or a period of three years but with a neighbouring Parish namely Itchen Valley Chilcomb Headbourne Worthy Littleton Sparsholt Crawley South Wonston Wonston Micheldever or Northington
- 1.6 If there shall be no or insufficient applicants who are able to meet the above criteria then preference shall be given to applicants demonstrating a connection with one of the Parishes as set out in 1.5 above but for a period of one year.
- 1.7 If there shall be no or insufficient applicants who are able to meet the above criteria preference shall be given to applicants with a strong local connection (as set out in 1.3 (i) to (iii) with the District of Winchester with preference being given to applicants with such connection for a period of three years or more
- 1.8 If there shall be no or insufficient applicants who are able to meet the above criteria then nominations may be made in respect of applicants eligible for any of the Housing Registers maintained by the Council or its Housing Partners or the Zone Agent for the Homebuy properties

CLlr Ian Gordon Comments

1. Paragraph 1.3 there is a need to toughen this up 3 years for a connection is not long enough and does not enter into the spirit of local houses for local people. 10 years should be the minimum in this case.
Eligibility Criteria
Top Field
2. 1.4 Here again the period quote of one year is just playing lip service to the scheme. If there are insufficient people that qualify in paragraph 1 then an added paragraph should say the same as paragraph 3 but with a qualifying period of 5 years
3. Paragraph 1.4 given the comments above if that is implemented then what is stated in paragraph 1.4 should be applied here but with a qualifying period of say 7 years.

4. Paragraph 1.5 this catchment is too large, this could be narrowed down and again with a longer qualifying period, a further paragraph could be added to add the more outlying villages again with a longer time period.
5. Before paragraphs 1.7 & 1.8 are adopted then there should be a meaningful discussion with the Parish Council as to the way forward.

It is very important that we restore the public's confidence in the selection process, by adopting a policy that can stand up to scrutiny, as well as being fair. It has become apparent that the lettings officer dealing with the allocation of the "Hyde Homes" development did not follow the Eligibility Criteria and did not enter into the spirit of the process.

Many people have reported to the Parish Council that there were couples living within the parish who had at least one child who were living in one room in their parent's house or were sharing accommodation.

If we draw up a robust and fair Eligibility Criteria Now it could well serve to restore confidence in the City Councils policy which will I am sure be required in future years.