

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 30th May 2017
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy

Present: Chair of the meeting: Ian Gordon

Councillors: Les Haswell
Karen McCleery
Judith Steventon Baker

Hampshire County Council (HCC): None

Winchester City Council (WCC): None

Clerk: Christopher Read

Public: 3

Action

P/17/62 Apologies for Absence

Apologies had been received from Cllr Newell.

P/17/63 Election of Chairman

Cllr Ian Gordon was proposed by Cllr Karen McCleery and seconded by Cllr Judith Steventon Baker, and was unanimously elected.

P/17/64 Election of Vice-Chairman

Cllr Judith Steventon Baker was proposed by Cllr Karen McCleery and seconded by Cllr Les Haswell, and was unanimously elected.

P/17/65 Public Question Time

The applicant for 17/00829/FUL asked the committee if it would be possible for him to make a presentation when the application is heard; this was unanimously agreed.

P/17/66 Presentation by Princes Mead on revised planning application

A representative Prince Mead school gave a short presentation on the revised plan for the site, highlighting the changes to the layout and landscaping.

P/17/67 Minutes of the Meeting held on the 25th April 2017

The minutes of the meeting held on 25th April 2017 were agreed as a true record of the meeting and signed by the Chairman.

P/17/68 Matters Arising from the meetings held on 25th April 2017

P/17/66 17/00670/HOU Half Acre – Cllr Gordon noted that he had spoken to the case officer and the applicants have agreed to change to proposed roof tiles to a type more in keeping with the surrounding area.

P/17/51 Proposed Top Field Development – Cllr Gordon noted that Drew Smith have been bought out by Galliford Try.

P/17/51 Cycle Chicanes in the Heights – A reply had been received from James Emmett, stating that he felt that chicanes would not work on the site and that the only practical solution would be gates. Cllr Haswell presented a concept to the committee for an alternative to chicanes on the site which will require less space.

It was agreed to ask Hampshire County Council to install the above proposal and reinstate the no cycling signage, as a matter of safety.

Clerk

P/17/69 To Consider Planning Applications received since the last Meeting

WCC. Reference	Location / Works to be done
SDNP/17/02305/NMA	2 Old Farm Cottages Martyr Worthy Road Abbots Worthy SO21 1DU Minor amendment to approved planning application SDNP/15/00739/HOUS
Response:	Cllr Gordon is to ask the case officer what the proposed amendments are.

17/00804/HOU	Wickets 164 Lovedon Lane Kings Worthy SO23 7NJ Construction of a three-bay, oak-framed garden store to be situated at south-western edge of property. Dimensions will be 7500mm x 5000mm with a ridge height of 4000mm.
Response:	Cllr Gordon is to ask the case officer to clarify where on the site the store is located on the site.

The applicant for 17/00829/FUL gave a short presentation on the proposed property.

17/00829/FUL	Patchings Legion Lane Kings Worthy SO23 7RA Proposed new 4no. bedroom property with associated amenity space, within existing boundary adjacent to an existing bungalow.
Response:	Cllr Gordon is to speak to the case officer with regards to this proposed dwelling and feedback the officer's comments to committee members.

17/00996/HOU	7 Court Road Kings Worthy SO23 7QJ Single storey rear extension, alterations to existing porch, new French doors to annexe
Response:	The Parish Council has no objections to this application.

17/00688/HOU	12 Elan Court Kings Worthy Winchester Hampshire SO23 7LN RETROSPECTIVE - Fitting of external flue (for internal wood burner).
Response:	The Parish Council wish to be guided by the decision of the Case Officer.

17/01017/FUL	150 Springvale Road Kings Worthy Winchester Hampshire SO23 7RB Two bedroom house and associated parking in land to the side of 150 Springvale road Kingsworthy
Response:	The Parish Council find this proposed property to be inappropriate for the site and given the proximity to the narrowed old railway bridge, the traffic will pose a safety hazard. If the officer is minded to approve this application, we wish for this to be considered by the Planning committee.

P/17/70 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.
- **Planning Appeals approved by Planning Inspector** - see dashboard.
- **Enforcement Notices** - see dashboard.

P/17/71 Updates

- **Road safety issues in Hookpit Farm Lane / Burnet Lane** - It was agreed to speak to Cllr Porter after the election on the 8th June, about a HCC black box measuring device.
- **Redesign of B3047/A33 and Lovedon Lane/A33 junctions** - Nothing further.
- **Parking on grass verges** - WCC have stated that the Parish Council will not be

Cllr Gordon

able to fund the yellow lines.

- **Proposed parking in area in Fraser Road** – A meeting is to be arranged with representatives from WCC, St Marys Church, Springvale Pharmacy, Springvale Stores, Kings Worthy Balti House, surrounding residents and the Parish Council, to discuss the proposal.
- **Meetings attended** – None.

**Cllr Gordon
& Clerk**

P/17/72	Speed Watch
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Cllr Gordon will be inviting representative from the Police to discuss this proposal.

Cllr Gordon

P/17/73	To discuss any issues referred from the Parish Council meeting
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None.

P/17/74	Clerk's Notices
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None.

P/17/75	Chairman's Notices
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Springvale Road developments – Cllr Gordon has contacted the developers for the two sites on Springvale Road currently under development, to highlight the traffic issues. WCC planning enforcement officers will be visiting the site to discuss these issues.

P/17/76	Consider items for inclusion in Communications
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None.

P/17/77	Items for discussion at the Next Meeting
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None.

P/17/78	Date of Next Meeting
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The next meeting is scheduled for Tuesday 27th June 2017

The meeting closed at 21:26.

Signed

Date

Kings Worthy Parish Council - Planning Dashboard for 30th May 2017

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)	Budget (2016/17) [ex. VAT]	Actual (2016/17)	Saving against budget	
				12 months [ex. VAT]	12 months [ex. VAT]	
PA-H	P-003	Street Lighting 2016/17	Project	£7,250	£5,644	£1,606

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 [ex. VAT]	Budget Source	Approvals Dates			Completed
					P & H	Finance	PC	

Information only

Planning Responses - under Chairman's action (to meet submission deadlines)

Ref.	Brief Details (address)	Proposal	Approval Dates			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 Committee)	
16/02766/FUL	Stables North Winchester Poultry Farm Stoke Charity Road Kings Worthy Winchester Hampshire SO21 2RP	Site a mobile home on existing commercial equestrian yard.	<p>Kings Worthy Parish Council planning committee considered this application at its meeting held on the 28th December 2016 and agreed not to support this application as detailed in the accompanying drawings submitted with the application.</p> <p>The reasoning for this is that:</p> <ol style="list-style-type: none"> 1. It sits outside of the village settlement area for Kings Worthy Parish Council. When looking at expanding the settlement boundary the Parish Council felt that Lovedon Lane and Stoke Charity road gave a clear indication as to the revised Settlement boundary line keeping areas beyond this as green field areas. This was submitted to members of the public in exhibitions held by the Parish Council and were found acceptable. 2. It is not situated in any areas that were agreed suitable for development by the Parish Council when considering its response to LPP11 which was submitted and accepted by the inspector in his examination of the plan for Kings Worthy Parish. 3. When the original application to erect stabling and ménage for the horse which the Parish Council Supported, there was no question that in the near future residential accommodation would be required, had this had been the case then the Parish Council may not have looked so favourably on the original application. 4. The Parish Council did consider the number of supporters to the application and found that many of them feelings of local residents, only those of people that find it a suitable place as to where they can keep their horses. 	
16/03400/FUL	Snows Volvo London Road Kings Worthy SO23 7QD	External lighting to the existing car dealership and workshop premises	It agreed to ask WCC to clarify the purpose of the lights before the committee make a decision.	Permitted
17/00276/HOU	1 Ramsay Road Kings Worthy Winchester Hampshire SO23 7PW	Erection of two storey side and single storey rear extensions	The Parish Council has no objections to this application.	Permitted
17/00418/FUL	Woodhams Farm New Barn Springvale Road Kings Worthy SO23 7LB	Change of use from Agricultural Building to Warehouse and Storage B8	Councillors expressed concerns with access to the site particularly in relation to the junction and the width of the access road for larger vehicles.	
17/00433/HOU	120 Springvale Road Kings Worthy SO23 7RB	Retrospective application for the erection of a close-	The Parish Council has no objections to this application.	Permitted
17/00544/HOU	10 Elan Court Kings Worthy SO23 7LN	New window to side elevation	The Parish Council has no objections to this application.	Permitted
17/00659/HOU	Meadow View Basingstoke Road Kings Worthy SO21 1AB	Erection of single storey front extension and 2 storey side extension.	The Parish Council wish to support this application.	
17/00670/HOU	Half Acre 3 Nations Hill Winchester SO23 7QY	Replace existing roof tiles with slate, render over existing brickwork and erection of two dormer windows to front elevation	It was agreed for Cllr Gordon to speak to the officer and email their comments to committee members.	Permitted

17/00929/TPO	The Firs Hookpit Farm Lane Kings Worthy SO23 7NA	T1 - 1 no. Western Red Cedar, crown lift to 4m all round and clear 1m from adjacent garage T2 - 1 no. Western Red Cedar, fell T3 - 1 no. Western Red Cedar, crown lift to 4m all round and clear 1m from adjacent garage.	The Parish Council wish to support this application.	Permitted
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.	

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
15/00135/MIXED	1 Edinburgh Road, Kings Worthy, SO23 7NY	Alleged unauthorised use of land, untidy site and construction of a shed on a concrete foundation. Last inspection date (10/09/2015) - Met with owner in City Offices, he advised that he didn't realise they were breaking any law by building the shed. He will apply for planning permission and remove the ladders etc from the garden.
16/00088/CARAVN	Meadow Farm House, Basingstoke Road, Kings Worthy, Winchester, Hampshire, SO21 1AB	Alleged residential use of mobile home.
16/00219/PLAN	Kilchelwin, 41 Wesley Road, Kings Worthy, Hampshire, SO23 7PX	Site visited, met with landowner and inspected the alleged breach. A 4m deep single storey rear extension has been erected but had not yet been completed, and the garage that had once been attached to the gable had been demolished in preparation of the works to erect the two storey side extension approved by under 15/02895/FUL. The landowner showed me the approved plan which showed the side extension and three roof dormers of equal size providing balance and symmetry to the rear elevation. He stated that it was his intention to change the roof design and erect one large dormer on the dwelling and leave the smaller one on the extension. I advised that an application showing the actual and proposed works would need to be submitted because he would not be building to the approved drawing.

Enforcement Notices - Closed Cases (updated by Winchester City Council)

Ref.	Brief Details (address)	Issue