

Kings Worthy Parish Council

**Minutes of the Planning & Highways committee meeting
held on Tuesday, 21 January 2020 at 19:30 in
Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Chair of the meeting:	Cllr Ian Gordon	Clerk to the meeting:	Christopher Read
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Attendees:	Apologies given:
Cllr Mandy Hallisey Cllr Derek Smith Cllr Les Haswell	Cllr Dorry Lawlor

Members of the public:	3
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P/20/001 – Election of a Vice-Chair

No candidates were proposed thus it was agreed to defer this item until the next meeting.

P/20/002 – Public question time

A Parishioner asked for clarification on what access the trucks entering the new recycling centre will be using, what they will be recycling, their operating hours and if the site will be lit.

Cllr Gordon stated that they will be using Lovedon Lane for access to the site, they will be recycling only paper at present, their operating hours are between 07:30 and 23:00 and we do not have information on whether the site will be lit.

Another Parishioner commented that when permission was granted for the development on 99-103 Springvale Road, vehicles were to be parked on the site and have their wheels washed as they leave. This is not happening and whilst the vehicle numbers are currently low, this is a problem which will only increase as the development progresses.

Action	To be actioned by:	Target date:
Cllr Gordon will chase this with Winchester City Council.	Cllr Gordon	ASAP

P/20/003 – Available updates

[North Winchester Farm](#) – This application has gone to appeal and not yet resolved.

[Application at Kingsway Farmhouse](#) – Cllr Gordon was contacted by the applicant and he was advised to speak with the Case Officer. The Officer has spoken to the applicant and given appropriate advice. Jackie Porter will not be calling this application into WCC's planning committee.

[Pedestrian gates at Churchill Close](#) – Due to a family illness the additional works have not yet been completed but parts will be ordered shortly.

[40mph speed limit on Lovedon Lane](#) – The new speed sign has been included in the newsletter to ask for suggestions of locations it could be deployed.

Cllr D. Smith raised the issue of couple of large potholes in Lovedon Lane. Cllr Haswell also raised a large pothole in Edinburgh road.

Action	To be actioned by:	Target date:
Cllr Gordon will pass these onto HCC and chase for a resolution.	Cllr Gordon	ASAP

P/20/004 – To consider planning applications received since the last meeting

Reference number: 20/00018/FUL

Proposal: Demolition of existing dwelling and erection of 3no. houses. 2 no.3 Bedroom Houses, 1no. 4 Bedroom House

Location: 5 Boyne Rise Kings Worthy SO23 7RE

A neighbouring resident made the following comments:

- The access is very narrow and currently only serves one dwelling. There would be issues for with delivery and emergency vehicles accessing to the site.
- Both neighbouring properties have bedroom windows facing this access.
- They appear to have appropriated part of the highway within their red boundary on the application plan.
- The new dwellings will be approximately 30% higher than the existing property.
- This new application has attempted to solve the issues raised with the previous application but it isn't there yet.

The Parish Council wish to object to this application on the following grounds:

- Comment/Action:**
- Lack of suitable access for emergency, delivery or refuse vehicles.
 - Issues with the location of the bin storage area being located in an inappropriate area for both access and issues with smells on the neighbouring properties.
 - The style and appearance of the properties is not in-keeping with the surrounding area.
 - It would appear from the plans that part of the highway, by the entrance, has been appropriated within the application.

However, before submitting any comments Cllr Gordon will contact the case officer for their views and share these with members.

(1 member of the public left at this point)

Reference number: 19/02610/HOU

Proposal: Proposed new access to serve new dwelling approved under application 17/01017/FUL

Location: 150 Springvale Road Kings Worthy SO23 7RB

Cllr Gordon stated that the previous application to construct the new dwelling was granted on the basis that it would use a shared access with number 150. The applicant also claimed he was not aware of who owned the railway embankment adjacent to the site, despite working for the owner of this land.

Comment/Action: The Parish Council wish to object to this application on the grounds that the visibility from the proposed access is poor, particularly given the proximity of the old railway bridge and the curvature of the road.

Reference number: 19/02761/HOU

Proposal: Rear single storey extension to a semi-detached house. The rear extension will provide a new dining area and kitchen, whilst the existing kitchen will be turned into a playroom. This will give the...

Location: 80 Lovedon Lane Kings Worthy Hampshire SO23 7NS

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

Reference number: 19/02786/HOU

Proposal: Proposed single storey side extension and elevational alterations

Location: Tillingham Legion Lane Kings Worthy Winchester Hampshire SO23 7RA

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

Reference number: 20/00012/HOU

Proposal: Single Storey extension Re-arrange parking with new hardstanding

Location: 1 Glendee Close Kings Worthy SO23 7FB

Comment/Action: Cllr Gordon to speak with the case officer to ask for more information on the proposed parking area and ask for an extension to comment so this can be considered at the February Planning & Highways meeting.

Reference number: 20/00129/TPO

Proposal: T1 Sycamore - Crown lift lowest 5 or 6 large branches and remove deadwood. See original application specification

Location: The Magpies 236A Springvale Road Kings Worthy SO23 7LF

Comment/Action: The Parish Council wish to support this application.

P/20/005 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices (see attached)

Members reviewed a copy of the dashboard.

P/20/006 – To agree and sign the minutes of the meeting held on the 17 December 2019

The minutes of the meeting held on 17 December 2019 were agreed as a true record of the meeting and signed by the Chair.

P/20/007 – Matters arising from the meeting held on the 19th November & 17 December 2019

[Ramsay Road building site](#) – No update.

[Local Plan Part 2 review meeting](#) – A new strategic planner will be in place shortly and a meeting will be arranged thereafter.

Action	To be actioned by:	Target date:
Arrange a meeting with the strategic planner.	Clerk	18/02/2020

[Cart & Horses \(Old Kings Worthy house\) site](#) – Cllr Gordon and the Clerk will be meeting on the 27th January with representatives of the site owners to ascertain any plans they have for the site.

P/20/008 – Development status of potential sites within the settlement boundary

[Garages behind Tubbs Hall \(Mountbatten Place\)](#) – The status of this site has been chased with the potential developer.

[Tudor Way](#) – Construction of this development has now commenced.

[The Grove](#) – Construction of this development has now commenced.

[99-103 Springvale Road](#) – Construction of this development has now commenced.

P/20/009 – Clerk’s Notices

None.

P/20/010 – Chairman’s Notices

None.

P/20/011 – Items for discussion at the next Meeting on the 18 February 2020

None.

Meeting Closed:	20:51
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Signed:

Date:

Kings Worthy Parish Council Planning Dashboard - 21st January 2020

Initiatives that require Parish Council approval

Reference:	Details:	Type:	Budget (2019/20) YTD [ex. VAT]	Actual 1st half (2019/20) [ex. VAT]	Saving Against Budget YTD [ex. VAT]
PA-H (P-003)	Street Lighting (2019/20)	Project	£ 3,028.79	£ 2,852.41	£ 176.38

Planning & Highways Committee Planning Responses

Reference:	Location	Proposal	P&H Response	WCC Decision
19/00911/PTH	Land Off Burnet Lane Kings Worthy Hampshire	Diversion Of Footpath C3 - Path From Ilex Close Land Off Burnet Lane Kings Worthy Hampshire	The Parish Council has no objections to this application.	
SDNP/19/03212/TCA	Kings Worthy Grove, The Coach House Basingstoke Road Kings Worthy SO23 7NQ	Lime trees x 3 :-Remove epicormic growth from main stem. Horse chestnut:-Reduce back hanging limbs to raise the canopy to 6 meters over driveway. Hornbeam:-Remove 1 x limb over driveway. Reason for work :-to allow more light into the house and to reduce the amount of debris falling onto parked cars.	The Parish Council has no objection to this application.	
19/02057/FUL	The Rod Box London Road Kings Worthy SO23 7QN	Alterations to existing first floor flat reducing it from three bedrooms to two. First floor extension, loft conversion and roof alterations to create an additional two bedroom flat. Proposed single storey outbuilding to the rear of the property in addition to that previously permitted under application ref no. 18/02758/FUL. Alterations to existing parking layout at front and rear of property.	The Parish Council wish to support the Officer's recommendation to refuse this application on the grounds that the roof/dormer layout is not appropriate. We would also like to comment that whilst not a planning consideration, the proposed parking area would be off of a private road, over which they do not currently have access. This would make the proposed parking area unviable if access to St Marys Close were restricted.	Going to appeal
19/02068/HOU	Chestnut Cottage St Marys Close Kings Worthy SO23 7QL	Rear double story extension to the south of the existing property.	The Parish Council has no objections to this application.	Permitted
19/02454/TPC	11 Church Green Close Kings Worthy SO23 7TT	T1 Silver Birch - Fell See original application specification	Clr Gordon to speak with the case officer to ensure it needs removing.	No Objections
19/02597/HOU	Devona 15 Springvale Road Kings Worthy SO23 7LT	Single storey front extension	The Parish Council wish to support this application.	
19/02742/TPO	Street Record Edwards Close Kings Worthy SO23 7HX	T1 Syacamore (removing ivy) T2 Liquidamber (formative pruning) T3 Ash & T4 Sycamore (young self seeded trees, fell and treat stump) See original application specification	The Parish Council wish to support the removal of ivy and pruning works. However, with regards to the felling of the two trees, we wish to refer to the decision made by the planning inspector when the development of this site was approved.	
19/02713/HOU	Montana 148 Lovedon Lane Kings Worthy Winchester Hampshire SO23 7NJ	Demolition of existing conservatory, construction of single storey rear extension, insertion of 2 no. ground floor windows on the south-east and north-west elevations	The Parish Council has no objections to this application.	Permitted
19/02708/TPC	9 Church Green Close Kings Worthy SO23 7TT	T1 Unknown species - crown lift by 2m and thin crown to allow light to property	The Parish Council wish to support this application.	

19/02571/HOU	11 Cedarwood Kings Worthy SO23 7RP	Proposed solid roof conservatory.	The Parish Council wish to support this application.	Permitted
19/02485/HOU	Windwhistle Meadowland Kings Worthy SO23 7LJ	Second storey side extension	The Parish Council has no objections to this application.	Permitted
19/02387/HOU	4 Boyne Rise Kings Worthy Hampshire SO23 7RE	(NMA to planning application 18/02175/HOU) - change detailing to show a traditional tiled roof over the patio canopy as opposed to the retractable canopy detailed on the approved plan	The Parish Council has no objections to this application.	Permitted
19/02376/HOU	1 Lynn Way Kings Worthy SO23 7TG	Single Storey Side Extension, Elevational & Roof alterations to rear, 3 no. rooflights to side elevation, raised decking to side & rear.	The Parish Council wish to support this application.	Permitted
19/02334/FUL	Bull Farm, Kingsway Farm House Lovedon Lane Kings Worthy SO21 1AQ	Conversion of agricultural building in accordance with application ref. 18/00168/PNACOU, submitted under Class Q, to incorporate additional land for garden use, access for building maintenance and...	The Parish Council cannot support this application as it goes against Local Planning policy.	

Planning Inspectorate Appeals

Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's/Committee Decision
APP/Y9507/W/19/3232344	Abbots Worthy House Abbots Worthy Winchester SO21 1DR	(Amended Plans) Removal/variation of condition 2 of approved planning permission Application Reference Number: SDNP/18/00679/FUL.	Clr Gordon will further consult with relevant bodies and report to the Committee.	Refused	
APP/Y9507/C/19/3237773	Abbots Worthy House Abbots Worthy Winchester SO21 1DR	Appeal against the enforcement action relating to SDNP/18/00679/FUL	N/A		
APP/L1765/C/19/3235830	17 Sycamore Drive WINCHESTER Hampshire SO23 7NW	Without planning permission, the erection of a dormer extension to the rear elevation (Variation of condition 4 of planning permission 76/00076/OLD to vary the restriction on permitted development rights at 17 Sycamore Drive.)	The Parish Council do not support the variation of condition 4 to vary the restriction on permitted development rights and consider that granting this application would be detrimental to the wider area.	Refused	

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.
18/01683/HOU	17 Sycamore Drive, Winchester, Hampshire, SO23 7NW	Planning Refused

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

Reference:	Location:	Issue:
		None.