



Kings Worthy Parish Council

Minutes of the Planning & Highways committee meeting held on Tuesday, 23 November 2021 at 19:30 in Kings Worthy Community Centre, Fraser Road, Kings Worthy

Attendees

Councillors Ian Gordon (Chair of the meeting), Signe Biddle, Colin Cossburn, Mandy Hallisey and Les Haswell

Clerk(s)

Christopher Read

Apologies

None.

Members of the public

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P/21/098 – Public question time

Little Kitchen Company application - A parishioner who lives adjacent to the site summarised the issues that local residents are currently having with the site and their main reasons for objection for this application. These included but were not limited to:

- There is currently a parking area out the back which is being accessed via a private road (St Marys Close).
- The two parking spaces to the side of the building are not large enough to be usable.
- The access to front of the building is not sufficient and is regularly blocked by vehicles from the site. Vehicles from the site often also use public spaces near the grass triangle by the church.
- There is noise pollution from the site during the summer months.
- Refuse from the site is not being disposed of correctly resulting in rats in the rear of the property.

It was agreed by all members to move the consideration of application 21/02698/FUL to this point in the meeting.

P/21/099 – To Consider Planning Applications received since the last Meeting [Schedule attached]

21/02698/FUL

The Little Kitchen Company London Road Kings Worthy SO23 7QN

Alterations to existing first floor flat reducing it from three bedrooms to two. 2. First floor, extension, loft conversion and roof alterations to create an additional self contained flat 3. Pr...

Discussion –

Cllr Gordon raised the issues with the access road (St Marys Close) to the rear and the case officer at the time placed a condition to prevent this. There are also two portable building in the rear garden area. He did not feel there is enough space to the rear for the number of proposed parking spaces. The applicant did not contribute to the recent maintenance of this access road.

The parking to the side of the property will also restrict access to the side door which is a fire safety risk.

Conditions placed on the site are not being adhered to and the parking issues to the front mean that large delivery vehicles will likely need to park on the road, with two wheels on the footpath, creating a hazard on the bend.

Cllr Haswell noted that the during process of obtaining the previous permission, the applicant stated they would not be using large delivery vehicles.

The Clerk noted that the path down St Marys Close is a designated right of way.

Action – It was agreed for the Clerk to contact Hampshire County Council to raise the issue of the vehicles using the rear access via a right of way.

Action – It was agreed for Cllr Gordon to write to Winchester City Council (WCC) planning enforcement to ask that they investigate the lack of action on the site and ask for enforcement.

Cllr Gordon stated that the orange notice for this planning application had only been erected to the rear of the property and that the neighbour notification list for this application is also different this time resulting in less people knowing about the application.

It was noted that the proposed outbuilding could include noisy refrigeration equipment.

Action – It was agreed for Cllr Gordon to ask the conservation officer to look at the application.

A vote was held on the application with 0 in favour; 4 against and 1 abstaining.

Response – It was agreed for Cllr Gordon and Clerk to draft and submit an objection to this application.

(1 member of public left at this point)

P/21/100 – To agree the final wording for the objection to the Tudor Way application

It was agreed by all members to move the agreement of the response to the Tudor Way application to this point in the meeting.

Cllr Gordon noted that the case officer is suggesting to the applicant that they withdraw the application for the Tudor Way site.

A local resident will provide additional photographs of the site to the Parish Office. They also noted that Willow End has set a precedent with regards to restriction on the height of the concrete slab foundations and windows that are overlooking. The proposal also results in the removal of approximately 600 metres of hedgerow.

Following a query, the Clerk noted that the Parish has not yet met its housing target with approximately 24 dwellings needed (including sites with active permission) and there is doubt over timeframes for two of the larger sites.

Response – It was agreed to submit the response drafted by Cllr Cossburn.

P/21/0101 – To Consider Planning Applications received since the last Meeting [Schedule attached] (continued)

SDNP/21/05352/LIS

Orchard House Mill Lane Abbots Worthy SO21 1DS

Rebuild wall like for like

Response/Action – The Parish Council wish to support this application on the condition that the wall is replaced like for like with suitable materials.

21/02187/AVC & 21/02262/LIS

Cart And Horses London Road Kings Worthy SO23 7QN

INSTALLATION OF REPLACEMENT SIGNS, 1X REPLACEMENT PICTORIAL PANEL TO EXISTING POST, 1X SET OF SIGN WRITTEN HOUSE NAME TEXT, REFURBISH 2X POST MOUNTED DIRECTIONAL SIGNS, 1X CHALKBOARD, REFURBISH EXI...

Response/Action – The Parish Council wish to support this application.

21/02335/HOU

Twinroofs 43 Springvale Road Kings Worthy SO23 7ND

Construct a timber framed and timber faced Garden Office in the front garden.

Response/Action – The Parish Council has no objections to this application.

21/02916/TPC

The Recreation Ground 1 Church Green Close Kings Worthy SO23 7TT

Field maple x 11:- reduce crowns amount to be removed approximately 2 meters from tops and 1 meter from the sides.

Response/Action – The Parish Council has no objections to this application.

21/02925/TPO

Tanglewood 1 Campion Way Kings Worthy SO23 7QP

T1 Holly oak: Crown lift the canopy to allow a 3 meter clearance. Reason for the work - to provide adequate clearance.

Response/Action – The Parish Council has no objections to this application.

To agree and sign the Minutes of the Meeting held on 19 October 2021 & 9 November 2021

P/21/102 – To agree and sign the Minutes of the Meeting held on 19 October 2021 & 9 November 2021

Both sets of minutes were agreed as a true record of the meetings and signed by the Chair.

P/21/103 – Matters arising from the meeting held on 19 October 2021 & 9 November 2021

None.

P/21/104 – Forecast outturn & budget for 2022/23

Members reviewed the draft outturn and budget for street lighting and speeding initiatives. They requested an increase in the 2022/23 street lighting budget to £7,687.00. The speeding initiatives budget was left at £1,320.00.

P/21/105 – Speed sign

Cllr Cossburn updated the committee on the speed sign. We have been informed that the permission from SSE for the existing sites has expired and thus the sites will be reapplied for.

Cllr Gordon stated that no time limit was given when the permission was originally given.

Hampshire County Council have confirmed their agreement in principle for the 4 new sites. They have also offered to replace the damaged signpost in Martyr Worthy Road with a new longer pole to allow the mounting of our speed sign.

Action – It was agreed to contact HCC to ask that they proceed with replacement of the damaged speed limit signpost.

Action – It was agreed to arrange a meeting with the residents' association at Elan Court to agree the location for the post before obtaining permission from the housebuilders.

Action – It was agreed to request permission for the existing and new sites that are to be mounted on lampposts from SSE.

P/21/105 – Available updates (if any)

- Ecogen application – No update on this item. The Clerk is monitoring the regulatory committee date for the application.

- Winchester City Council Top Field development – The Clerk stated that dual use litter bins have now been installed. There has also been significant work done to clear areas of the open space. However, the surface of the perimeter paths still remains incomplete.
- Land adjacent to Tudor Way – None.

P/21/106 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices.

It was agreed to defer this item until the next meeting in December.

P/21/107 – Village Design Statement

Cllrs Cossburn and Gordon attended a WCC local plan event. WCC are looking at a similar process to Local Plan Part 2. Cllr Cossburn noted that the Village Design Statement can be used as a guide for the new design codes.

Cllr Gordon thanked Cllr Cossburn for taking on the review of the Village Design Statement which is ongoing.

P/21/108 – Parking and Anti-Social behaviour in the village

Cllr Gordon stated that he had seen more people parking on the kerbs and grass verges.

Action: It was agreed for Cllr Gordon to chase the yellow lines that were promised by WCC in the Fraser Road area. He will also ask for existing and new yellow lines to be enforced with visits from the parking enforcement team.

Action: It was agreed for Cllr Gordon to write to the Chief Constable and Police and Crime Commissioner to ask that they attend to look at the parking issues that are within their remit to enforce.

Cllrs discussed the proposed highways meeting.

Action: It was agreed for Cllr Gordon and the Clerk to arrange a meeting in the new year with representatives of HCC highways to discuss highways proposals.

All Councillors are to be asked for their suggestions for highways improvements that can be requested.

P/21/109 – Bus shelter light in London Road

A quotation has been requested and should be received soon.

P/21/110 – Clerk’s Notices

Junction 9 meeting – We have now received an offer of a meeting for an update on the proposals for Junction 9.

Action: It was agreed for the Clerk to get a date for the meeting and circulate to members.

P/21/111 – Chairman’s Notices

None.

P/21/112 - Items for discussion at the next meeting on the 14 December 2021

None.

Meeting Closed at 21:19.

Signed:

Date: