

Kings Worthy Parish Council

Minutes of the Planning & Highways committee meeting
held on Tuesday, 28 May 2019 at 19:30 in
Kings Worthy Community Centre, Fraser Road, Kings Worthy

Chair of the meeting:	Cllr Ian Gordon	Clerk to the meeting:	Lucia Foster-Found
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Attendees:		Apologies given:
Cllr Mandy Hallisey	Cllr Les Haswell	Cllr Derek Smith
Cllr Dorry Lawlor	Cllr Karen McCleery	

Members of the public:	2
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P/19/46 – Election of Chair

Cllr Gordon nominated for Chair by Cllr Lawlor and seconded by Cllr Hallisey.
Cllr McCleery nominated for Chair by Cllr Haswell. No seconder.
Cllr Gordon unanimously elected by a show of hands.

P/19/47 – Election of Vice-Chair

Cllr McCleery nominated for Vice-Chair by Cllr Haswell and seconded by Cllr Hallisey.
Cllr McCleery unanimously elected by a show of hands.

P/19/48 – Public question time

[Will the changes to Winchester County Council \(WCC\) following the recent elections have an effect on the Top Field development?](#) – Cllr Gordon feels not. It was pointed out that Cllr Horrill the previous post holder for New Homes Delivery said that CiL money could be available for any highways work for any necessary highways work for the Hookpit Farm junction if needed. Cllr Gordon agreed that all concerned need to know who the new Portfolio holders are within WCC.

Action	To be actioned by:	Target date:
Ascertain new post holders at WCC	Cllr Gordon	ASAP

Cllr McCleery asked a question on behalf of a member of the public – [The retrospective planning permission for the dormer window at Sycamore Drive has been refused, but how quickly does it have to be removed, as no work has commenced?](#) – Timescales not known – to be investigated and reported back.

Action	To be actioned by:	Target date:
Ascertain timescales for action required following planning refusal	Clerk/Cllr Gordon	ASAP

P/19/49 – To consider planning applications received since the last meeting

Reference number: 19/00909/PTH, 19/00910/PTH, 19/00911/PTH, 19/00912/PTH, 19/00913/PTH

Proposal: Diversion Of Footpath C1 - Path From Ilex Close Land Off Burnet Lane Kings Worthy Hampshire
Diversion Of Footpath C2 - Path From Ilex Close Land Off Burnet Lane Kings Worthy Hampshire
Diversion Of Footpath C3 - Path From Ilex Close Land Off Burnet Lane Kings Worthy Hampshire
Diversion Of Footpath ROW/3189777 Land Off Burnet Lane Kings Worthy Hampshire
Diversion Of Footpath A - Setaside Path Land Off Burnet Lane Kings Worthy Hampshire
Diversion of footpath (19/00048/FUL)

Location: Land Off Burnet Lane Kings Worthy Hampshire

Comment: The Parish Council has no objections to these applications.

Reference number: SDNP/19/02247/TCA

Proposal: Lime pollard (T1) - Remove.
Walnut (T2) - Reduce lateral limbs in lower canopy by approximately 2-3m, lift to approximately 6m and thin by 10%.
Cherry (T3) - Remove.

Location: Juglans Old Rectory Gardens Abbots Worthy SO21 1DW

Comment: The Parish Council has no objection to the Walnut (T2) reduction.
The Parish Council would like to see the justification for the removal of the Lime Pollard (T1) and the Cherry (T3).

Reference number: 19/00948/HOU

Proposal: Demolition of existing conservatory and replace with single storey extension.

Location: 18 Felmer Drive Kings Worthy SO23 7PY

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

Reference number: 19/00893/HOU

Proposal: This planning application is being submitted because the permitted development rights for our property have been removed.
We propose to replace our existing summer house with an outside office.
Summer house dimensions: 2.4 m x 2.4 m (to be removed)
Outside office dimensions (h,w,d) 2.5 m, 3.3 m, 2.7 m (to be constructed)
Outside office will be constructed in the same location as the existing summer house and is within 1 metre of our boundary (in the corner of our property)

Location: 10 Princess Court Kings Worthy SO23 7FN

Comment: The Parish Council has no objections to this application, providing that the replacement structure is not used as accommodation.

P/19/50 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices (see attached)

North Winchester Farm – It has been suggested that the landowners are trying to build houses for sale on the open market on the frontage to the farm. Cllr Gordon stated that the land is outside of the Settlement boundary as laid out in Local Plan 2 which is a legal document, which at the minute means that it can only be built on as a Rural Exception Site.

Cllr Gordon stated that the application to convert the barns to the rear of the site into of poultry building into a waste paper recycling facility has been permitted by Hampshire County Council (HCC), he did state that there had been conditions attached however the Parish Council have yet to be informed of the decision.

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

Boyne Mead Road – Committee will be monitoring this situation. It was suggested that this is not being used as a garage.

Action	To be actioned by:	Target date:
Ramsay Road - arrange on-site meeting.	Cllr Gordon	
Boyne Mead Road - investigate the garage use.	Cllr Gordon	ASAP
North Hampshire Farm – Contact HCC re- details of permission	Cllr Gordon	

P/19/51 – Proposed recycling centre at North Winchester Farm

See P/19/50

P/19/52 – To agree and sign the Minutes of the Meeting held on the 30 April 2019

The minutes of the meeting held on 30 April 2019 were agreed as a true record of the meeting and signed by the Chair.

P/19/53 – Matters arising from the meeting held on the 30 April 2019

Top Field Eligibility – KWPC is proposing stricter criteria for the allocating the properties and Cllr Gordon has stressed that if the WCC go to Phase 2 of the agreement he will query whether there is the demand, given that WCC have suggested that they have in excess 100 people waiting for accommodation in Kings Worthy

P/19/54 - Development status of potential sites within the settlement boundary

None discussed.

P/19/55 – Updates

Neighbourhood Plan – Meeting with Denmead Council has been deferred. To be re-arranged.

Pedestrian gates at Churchill Close – Not yet erected – needs to be prioritised.

40mph speed limit on Lovedon Lane – Application dependent on evidence from the new speed sign. The Bridge walkway as discussed at Parish Council Meeting has been found to be not feasible due to land ownership issues and prohibitive costs.

B3047/A33 and Lovedon Lane/A33 junctions – There have been no further updates, but it was discussed that monitoring of traffic at the A33/Park Road / Lovedon Lane Junction would be advisable once the HGV use increases with the opening of the recycling plant.

Meetings attended – None.

P/19/56 – Clerk's Notices

Agreed to publicise the safe towing initiative without using the company name.

P/19/57 – Chairman's Notices

None.

P/19/58 – Items for discussion at the next meeting

None.

Meeting Closed:	20:30
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Signed:

Date:

Kings Worthy Parish Council Planning Dashboard - 28th May 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 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. 	
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.	

19/00189/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.	
19/00404/FUL	2 Boyne Mead Road Kings Worthy SO23 7QZ	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.		
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	The Parish Council wish to object to this application on the following grounds: • 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. 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. 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. • No information has been made available with regards to the potential noise impact on the site.	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.	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.	Permitted
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.	Permitted

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.	Permitted
19/00561/HOU	Brooke House Brooke Close Kings Worthy Winchester Hampshire SO23 7PG	Demolition of existing rear conservatory. Erection of rear single storey extension.	The Parish Council has no objections to this application	Permitted
19/00900/TPO	5 The Woodlands Kings Worthy SO23 7QQ	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	The Parish Council has no objections to this application.	
19/00627/HOU	2 Edwards Close Kings Worthy SO23 7HX	Add roof lights and convert loft to create 2 bedrooms and a bathroom.	The Parish Council has no objections to this application.	Permitted
19/00711/HOU	26 Champion Way Kings Worthy SO23 7QP	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.	The Parish Council has no objections to this application.	Permitted
19/00948/HOU	18 Felmer Drive Kings Worthy SO23 7PY	Demolition of existing conservatory and replace with single storey extension.	The Parish Council has no objections to this application.	
19/00893/HOU	10 Princess Court Kings Worthy SO23 7FN	This planning application is being submitted because the permitted development rights for our property have been removed. We propose to replace our existing summer house with an outside office.	The Parish Council has no objections to this application, providing that the replacement structure is not used as accommodation.	
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.	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.	

19/00909/PTH	Land Off Burnet Lane Kings Worthy Hampshire	Diversion Of Footpath C1 - Path From Ilex Close Land Off Burnet Lane Kings Worthy Hampshire	The Parish Council has no objections to this application.	
19/00910/PTH	Land Off Burnet Lane Kings Worthy Hampshire	Diversion Of Footpath C2 - Path From Ilex Close Land Off Burnet Lane Kings Worthy Hampshire	The Parish Council has no objections to this application.	
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.	
19/00912/PTH	Land Off Burnet Lane Kings Worthy Hampshire	Diversion Of Footpath ROW/3189777 Land Off Burnet Lane Kings Worthy Hampshire	The Parish Council has no objections to this application.	
19/00913/PTH	Land Off Burnet Lane Kings Worthy Hampshire	Diversion Of Footpath A - Setaside Path Land Off Burnet Lane Kings Worthy Hampshire	The Parish Council has no objections to this 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	Case Closed
18/00144/WKS	17 Sycamore Drive, Winchester, Hampshire, SO23 7NW	Planning Refused
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.		