

## Planning & Highways (P&H) Committee

29th January 2019 at 19:30

Kings Worthy Community Centre, Fraser Road, Kings Worthy

Chair of the Meeting	Cllr I. Gordon
Councillors Present	Cllrs A Hallisey, L. Haswell and D. Smith.
Clerk(s) Present	Richard Hanney
Public	4

### P/19/07 - Apologies for absence

Cllrs D. Lawlor and K. McCleery.

### P/19/08 - Public question time

A local resident raised concerns with regards to the direction of the properties and their size being overpowering. Another local resident raised concerns with regards to how refuse vehicles will turn within the site.

A local resident asked whether any consideration had been given on how to preserve the history of the existing bungalows on the 99-103 Springvale Road, with some dating back as far as just after World War One. Cllr Gordon recommended that the resident speak with the Worthys Local History Group.

### P/19/09 - To Consider Planning Applications received since the last Meeting

**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.

Cllr Gordon read out Cllr K. McCleery's email which stated that she had concerns that a planning application had been submitted by Drew Smith before work had been committed to alleviate the traffic problems at the Tesco Junction. As assurances had been given that work on the traffic problems would be actioned before any more development was done on Top Field. She also stated that the New Homes Development team has not passed this onto Drew Smith to prevent the submission of this application.

Cllr Gordon stated that the assurances that these alleviation works would be actioned before any development took place was not quite accurate.

Drew Smith have submitted plans as requested by Winchester City Council (WCC) and the New Homes Delivery Team. This was partly due to European Union procurement law. WCC are looking at the potential of discounted purchase on some the homes, making all of them affordable homes and for people with strong local connections only.

Cllr Gordon stated that quite a bit of preliminary work has been done on he Tesco Junction and suggestions have been made. Cllr Gordon has also managed to speak with Tesco and get them on board.

A local resident stated that the petition was withdrawn on the condition that the traffic issues at the Tesco junction would be fixed. Thus Hampshire Highways must attend the next meeting with WCC, the Parish Council and other stakeholders. Cllr Gordon stated that something will be done to alleviate the problems. Unfortunately, local residents objected to a previous attempt to have yellow lines put in place which has not helped the traffic issues.

A local residents asked whether there is a possibility of an alternative exit through Tudor Way. Cllr Gordon stated that given the deal that WCC have done with Galliford Try to obtain the rest of the field as Open Space, this exit through Tudor Way is no longer on the table. He also reiterated that Galliford Try are a respectable company and Drew Smith are no longer same company as before.

It was agreed to place something in the next newsletter with regards to the this development.

A local resident stated that there had been quality issues with the previously builds in Blackberry Fields and Burnet Lane. Cllr Gordon stated that unlike previously, these house will be built to WCC standards.

A local resident asked whether the applicant had confirmed what proportion of the homes will be rented. Cllr Gordon stated that no exact mix has been supplied and WCC are calculating this. WCC have confirmed that there will be rented homes on the site.

<b>Response:</b>	The Parish Council wish to support this application.
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**SDNP/19/00080/HOUS**

Well Cottage Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DR

Demolition of 2 garages and replacement with a wooden or brick garage.

<b>Response:</b>	If the Conservation Officer finds this application acceptable then the Parish Council sees no reason to object.
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<b>SDNP/19/00083/TCA</b>	
Abbots Worthy House Martyr Worthy Road Abbots Worthy Winchester Hampshire SO21 1DR	
Works at per Abbots Worthy House Action Plan 2018.	
<b>Response:</b>	The Parish Council support the works to carried out as per the commissioned professional tree survey.

<b>18/01083/FUL</b>	
99 - 103 Springvale Road Kings Worthy Hampshire	
Amended Plans - Redevelopment of the site following demolition of the existing dwelling houses at 99, 101 and 103 Springvale Road, and the erection of 13 no. dwellings (6 x 2-bedroom, 4 x 3-bedroom and 3 x 4-bedroom), with associated access, landscaping and parking.	

Cllr Gordon has spoken with the case officer for this application. She has agreed to place a condition on the height of the hedging by the road, to increase visibility when exiting the site. The social housing required for a site of over 10 dwellings will be met with a contribution to Winchester City Council to build social housing elsewhere.

<b>Response:</b>	The Parish Council wish to support the application subject to a condition being placed on the height of the hedges near the entrances to the site to improve safety.
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<b>18/02873/HOU</b>	
10 The Pastures Kings Worthy SO23 7LU	
Removal of conservatory to be replaced with proposed extension.	
<b>Response:</b>	The Parish Council wish to support this application.

<b>18/02934/HOU</b>	
11 Ilex Close Kings Worthy SO23 7TL	
Single storey front extension.	
<b>Response:</b>	The Parish Council has concerns with regards the height of the roof and it's effect on the neighbouring property.

<b>19/00009/FUL</b>	
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.	

Cllr Gordon had spoken to the case officer and they had stated that they will not be recommending it for approval as it is new construction outside the settlement boundary, which would constitute a rural exception site and thus must be given to Kings Worthy residents and not sold on the open market.

<b>Response:</b>	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.
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Cllr Gordon will monitor the application with the Case Officer and report back to members and neighbouring properties if required. If this goes before the planning committee, Cllr Gordon will attend to uphold the Parish Council's objections.

<b>Action:</b>	Monitor this planning application with the case officer.		
<b>Action By:</b>	Cllr Gordon	<b>Target Date:</b>	N/A

<b>19/00029/TPO</b>	
King Charles 6 Lovedon Lane Kings Worthy SO23 7NU	
4x Apple Trees Reduce new growth back to main stem to reduce the production of apples.	
<b>Response:</b>	The Parish Council supports reasonable trimming as long as it is not to the detriment of the trees.

<b>19/00119/FUL &amp; 19/00120/LIS</b>	
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.	
<b>Response:</b>	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.

**4 members of the public left at this point**

**P/19/10 - Matters arising from the meetings held on the 27th November 2018 & 3rd January 2019**

It was agreed to move agenda item 6 to this point in the meeting.

[Planning application for the former Rod Box site](#) - Cllr Gordon has spoken with the Case Officer as requested. They have agreed with the applicant that the size of any delivery vehicle will have to be no bigger than a large van. Their operating hours will also be restricted to 09:00 - 17:00 (Mon-Fri); 09:00 - 14:00 (Sat) and they must remain closed on Sundays.

Members welcomed the restrictions but had concerns on how they will be enforced.

[Action regarding 37a Ramsay Road](#) - Cllr Gordon is to contract Jackie Porter to discuss a potential solution to the enforcement action.

<b>Action:</b>	Contact Jackie Porter regarding 37a Ramsay Road.		
<b>Action By:</b>	Cllr Gordon	<b>Target Date:</b>	N/A

[Trees at Abbots Worthy House](#) - No further update.

[Cycle Chicanes at Churchill Close](#) - An email has been received stating that the licence must have a statutory 28 day consultation period which expires on the 4th March 2019.

[40 mph speed limit on Lovedon Lane](#) - Cllr Gordon will circulate his draft letter to Cllr Rob Humby (HCC) to members. It was agreed that given the issues of speed that are being raised by residents, a plan will be drawn up for the Speed Limit Reminder sign. This sign will be used to collect data to support the requested 40mph limit and potential further reduction in the speed limit to 30 mph with possible traffic calming measures.

<b>Action:</b>	Draw up plan for Speed Limit Reminder sign.		
<b>Action By:</b>	Cllr Gordon / Clerk	<b>Target Date:</b>	N/A

[Bus Shelter at Legion Lane](#) - It was agreed that given the available room at the site an effective bus shelter would not be achievable at a reasonable cost.

### **P/19/11 - Planning dashboard**

Please find attached a copy of the dashboard. This dashboard includes planning decisions advised since the last meeting and enforcement notices.

Cllr Haswell stated that the streetlights on the Fraser Road/Pound Road corner are quite dim.

Cllr Gordon stated that the case officer is to refuse the illuminated signage at the Rod Box.

### **P/19/12 - Footpath on the A33**

Cutting back of the hedging is now complete.

**P/19/13 - Updates**

**Neighbourhood Plan** - It was agreed at Parish Council in January that an initial meeting will be held on the 6th March, at 19:30 to garner support for a plan and obtain volunteers for a steering

**B3047/A33 and Lovedon Lane/A33 Junctions** - Cllr Gordon noted that the cameras are now installed and operational at the B3047/A33 junction.

**Meeting attended** - None.

**P/19/14 - Clerk's Notices**

None.

**P/19/15 - Chairman's Notices**

None.

**P/19/16 - Items for discussion at the next meeting on the 26th February 2019.**

None.

The meeting closed at 21:54.

Signed:	Date:

## Kings Worthy Parish Council Planning Dashboard - 29th January 2019

Initiatives that require Parish Council approval					
Reference:	Details:	Type:	Budget YTD (2018/19) [ex. VAT]	Actual YTD (2018/19) [ex. VAT]	Saving Against Budget YTD [ex. VAT]
PA-H (P-003)	Street Lighting (2018/19)	Project	£ 3,125.00	£ 2,742.69	£ 382.31

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>"The Parish Council wish to object on the following grounds:</p> <ul style="list-style-type: none"> <li>• Concerns with regards to the turning area at the top of the site being too tight.</li> <li>• The fact there is two access points onto Springvale Road.</li> <li>• 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. "</li> <li>• Pre-application comments were made with regards to the height of plots 13 &amp; 14. Whilst these dwellings have been sunk into the bank, Councillors are disappointed that these proposed dwellings are still imposing to the surrounding properties.</li> </ul> <p>Councillors would also like clarification on the social housing provision for the site and there would appear to be none included."</p>	
SDNP/18/03398/PRE	Worthy Park House Worthy Park Lane Kings Worthy Winchester Hampshire SO21 1AN	Proposed Lighting to existing netball and tennis courts	The Parish Council has no objections to this application if there are no objections or concerns from the neighbouring properties.	

18/01174/FUL	Dildawn Tudor Way Kings Worthy Hampshire	(Amended Plans) 10 new dwellings with parking and associated landscaping following the removal of an existing bungalow.	A vote was on the application with 0 in favour; 5 against and 1 abstention.  The Parish Council wish to object to this application due to the unsuitable location of the parking, on the frontage of plots 1 & 2. There is also a lack of suitable visitor parking provided on the site.	Permitted
SDNP/18/05367/FUL	Juglans Old Rectory Gardens Abbots Worthy SO21 1DW	Convert garage to habitable accommodation, provide porch to left side, new windows to front elevation and new timber car port.	The Parish Council sees no reason to object to this application.	
18/02428/FUL	Lynwood Springvale Avenue Kings Worthy SO23 7LH	Demolition of existing dwelling and replacement with new dwelling	The Parish Council sees no reason to object to this application.	Permitted
18/02420/TPO	4 Middle Orchard Kings Worthy SO23 7FP	Beech:- lift canopy on side of 4 middle orchard only [by 1 meter] to 4 meters no branches larger than 50mm to be removed. Reason, more light to garden is required.	The Parish Council wish to defer this decision to the Arboricultural Officer.	Permitted
18/02341/DEM & 18/02349/FUL	The Grove Day Services Hinton Fields Kings Worthy SO23 7QS	Demolish former day care centre and erect eight detached dwellings with associated access, parking and landscaping.	It was agreed that Cllr Gordon should speak at WCC planning committee on the 10 January and ask for the following conditions to be applied: No deliveries to be permitted while children arrive and depart from the school contractors vehicles to be parked off site - possibly at Cornerways parking restrictions to be enforced.	Permitted
18/02616/HOU	16 Larch Close Kings Worthy SO23 7NE	Proposed single storey rear and side extension	It was agreed that Cllr Gordon would discuss this application with the planning officer, there was concern that the development might be overpowering.	Permitted
18/02631/HOU	South Ridge Mount Pleasant Kings Worthy SO23 7QU	Side & rear single storey extensions, porch & alterations to loft in existing garage.	The Parish Council could see no reason to object to the proposed application.	Permitted
18/02760/HOU	5 Campion Way Kings Worthy SO23 7QP	First floor side extension, alterations to front and side elevation, new rooflights and replacement windows	It was agreed that Cllr Gordon would discuss the application with the planning officer.	Permitted
18/02784/HOU	9 Springvale Road Kings Worthy SO23 7LT	Refurbishment works to existing dwelling, including new glazing units and areas of external timber cladding.	The Parish Council could see no reason to object to the proposed application.	Permitted



18/02758/FUL	The Rod Box London Road Kings Worthy SO23 7QN	Change of use of ground floor from A1 to mixed use; A1/B1 plus associated alterations. Replacement of existing outbuilding. Alterations to existing signage and illumination to signage.	The Parish Council will object as there is inadequate space for parking and delivery vehicles. It will be dangerous for large food delivery vehicles to park on the highway on a dangerous bend close to The Junction with Church Road Kings Worthy where due to the trees at that junction there have been several minor accidents and to have large vehicles on the bend will further restrict the vision up London Road.	
18/02759/AVC	The Rod Box London Road Kings Worthy SO23 7QN	Advertisement of the name of the business and associated contact details. To be advertised on two aluminium sign trays to replace existing signs. Addition of two vinyl graphic signs to be applied to window front.	The Parish Council object to the illuminated signage as this is out of character within the conservation area.	

### Planning Inspectorate Appeals

Reference:	Location:	Proposal:	P&H Decision	WCC Decision	Inspector's/Committee Decision
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### 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
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: