



Kings Worthy Parish Council

Minutes of the Planning & Highways committee meeting held on Tuesday, 21 June 2022 at 19:30 at Kings Worthy Community Centre, Fraser Road, Kings Worthy

Attendees

Councillors Signe Biddle, Colin Cossburn, Ian Gordon and Steve Waters.

Clerk(s)

Christopher Read

Apologies

None.

Members of the public

Eight.

P/22/058 – Election of Chair

Cllrs Gordon and Cossburn indicated that they were both willing to stand.

Cllr Gordon was proposed by Cllr Waters and Seconded by Cllr Biddle.

Cllr Cossburn was proposed by Cllr Biddle, with a lack of a seconder Cllr Cossburn withdrew.

A vote was held with 4 votes in favour of Cllr Gordon and no abstentions.

P/22/059 – Election of Vice-Chair

Cllr Cossburn was proposed by Cllr Gordon but did not wish to stand.

Cllr Waters was proposed by Cllr Biddle and Seconded by Cllr Cossburn.

A vote was held with 4 votes in favour of Cllr Waters and no abstentions.

P/22/060 – Public question time

Land To The East of Burnet Lane application – A representative of Top Field Action Group (TRAG) stated that they (TFAG) had made an agreement with Winchester City Council (WCC) to withdraw their petition against the development on Top Field. Part of this agreement was to prevent further development after the 35 dwellings had been constructed and that land would be passed to the community for perpetuity.

However, it has subsequently been ascertained that a non-public meeting took place on 20th March 2019 and a right of access across a section of Top Field had been granted by

Winchester City Council. Cllr Steve Cramoysan (WCC) is trying to obtain further information on this meeting. This is not as per the deal that Top Field Action Group entered into.

Cllr Gordon stated that the right of access doesn't necessarily mean vehicular access. However, this needs to be confirmed and the Parish Council will investigate this.

Action: Try and obtain information on the agreement made between Winchester City Council and the owners of Top Field, via Freedom of Information request.

Cllr Gordon noted that it has previously been stated that the junction of Hookpit Farm Lane and Springvale Road was not an issue. This needs to be looked at again, particularly given the current situation with the layby.

Another parishioner stated that this application needs to be looked at in conjunction with the Tudor Way application, particularly as the drawing show a potential connection.

Another parishioner asked if the right of access can be transferred to the new owner. Cllr Cossburn stated that it could if it has been incorporated into the title deeds for the land.

Cllr Cossburn has investigated the mitigation area that the proposed new access road will run thorough. The drawings for the recently constructed 35 dwelling development on Top Field do not show the mitigation area as running the whole length of the eastern boundary (a copy of the drawing was shown to the meeting). There is also a designated footpath near this boundary and this would not be allowable in a mitigation area.

Action: It was agreed to ascertain if the footpaths had been moved temporarily or permanently during construction.

Church Lane – A parishioner had recently moved into the lane and had observed vehicles needing to mount the kerb to pass where the lane narrows. They suggested a potential 20 mph speed limit and traffic control barriers.

Cllr Gordon stated that he had previously tried to get a ban on Heavy Good Vehicles but was only able to get agreement for blue informational signs. There had also been issues with the recent diversion, resulting from the closure of Lovedon Lane, with HGVs using the lane as a diversion.

The parishioner stated that their concern was more general and not the recent issues. Cllr Gordon stated that he did not think speed is the issue. The police had tried to set up speed traps there. The Parish Council will be deploying it's speed sign on Church Lane to collect data once the poles are installed.

(5 member of public left at this point)

P/22/061 – To Consider Planning Applications received since the last Meeting

22/00819/FUL

Land To The East Of Burnet Lane Kings Worthy Hampshire

Development of seven dwellings and the formation of a new vehicular access

Discussion –

Cllr Biddle noted that she had already submitted a personal objection to the application but was open to listen to any discussion at the meeting before making her decision.

Cllr Biddle felt that the traffic from the adjacent Tudor Way application should be taken into consideration.

Cllr Cossburn noted that the Highways Officer for the Tudor Way application has raised issues with the sightlines from the proposed access via 132a Springvale Road.

The Clerk noted that WCC New Homes Delivery team have confirmed that there is a right of access from the Land East of Burnet Lane to the lane itself. The issue with the agreement between Top Field Action Group and WCC is not a material planning consideration.

Cllr Cossburn has reviewed the application documentation and could see only 2 planning reasons to not permit the application. The 1st was the steepness of Burnet Lane which had not been adopted by Hampshire County Council. Vehicles from the current development park no Hookpit Farm Lane in the icy weather due to this issue. The 2nd reason is the potential impact on the existing issues at the Hookpit Farm Lane/Springvale Road (Tesco) junction.

Cllr Waters noted that the current owner of the road must have an obligation to allow emergency vehicle access particularly in icy weather.

The development is on brownfield site, is a typical windfall type development and is of an acceptable density level. The proposed property breakdown of mostly 2 & 3-bedroom properties also in-line with WCC planning policy.

Members agreed that the traffic needs to be assessed in combination with the adjacent proposed development on Tudor Way, and the further impact on Burnet Lane and the Tesco junction.

Response/Action – It was agreed for the Clerk to submit a response stating that whilst the Parish Council see no planning reason to object to the development itself, we have strong concerns regarding the access to the site. Particular when the additional traffic from the possible connection to the Tudor Way development is included.

The Parish Council wish to request that Hampshire County Council highways department undertake an assessment of the impact of the vehicle movements from both the proposed development and Tudor Way development (21/02410/OUT) combined. This should include the impact on both the Burnet Lane and the junction with Hookpit Farm Lane/Springvale Road.

22/00830/HOU

3 The Paddock Kings Worthy Hampshire SO23 7QR

Proposed car port with a store

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

22/00838/FUL

Woodhams Farm, Woodhams Equestrian Springvale Road Kings Worthy Hampshire SO23 7LB

Retrospective erection of storage barn

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

22/00876/HOU

10 Castle Rise Kings Worthy Hampshire SO23 7NX

Proposed loft conversion, with 2no. dormers to the front elevation and 3no. velux to the rear elevation. Remove of Chimney between No 9 & 10 Castle Rise

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

P/22/062 – Planning & Highways dashboard; includes planning decisions advised since the last meeting and enforcement notices.

Members reviewed a copy of the dashboard.

The Clerk noted that the application for 3 The Briars, Elizabeth Close was being sent to appeal.

P/22/063 – Agree and sign the minutes of the meeting held on the 19 April 2022

The minutes were agreed as a true record of the meeting and signed by the Chair.

P/22/064 – Matters arising from the meeting held on the 19 April 2022

None.

P/22/065 – Local Plan review

The Clerk noted that the agreed response had been submitted.

An email had been received from a representative of site KW05 querying the inclusion of the approximate housing capacity on the consultation form, as this could potential be misleading. The Clerk had drafted a reply to this email stating the reasoning for the inclusion of this and the steps taken to make the requirement of 90-110 dwelling clear. It was agreed for the Clerk to respond.

P/22/066 – Available updates (if any)

- Speed Sign deployment – The licence has been completed and submitted.

Cllr Cossburn noted that the extension to the post in Abbots Worthy had been installed and that we could deploy the sign there in the meantime.

Action: It was agreed for the Clerk to confirm with HCC that the previous licence covering the multi-parish speed sign would allow us to deploy the sign here before the formal licence is processed.

- Ecogen application – No update had been received; this is awaiting a future regulatory committee meeting.
- Winchester City Council (WCC) Top Field development – The Clerk noted that WCC are running a public update event on 3rd from 3-7pm.
- Tudor way application – None.
- Land adjacent to Tudor Way – None.

P/22/067 – Village Design Statement (VDS) & Neighbourhood Plan

This work is ongoing.

P/22/068 – Parking and Anti-Social behaviour in the village

Cllr Gordon noted that he has received a reply from his email to the Chief Constable. He will be replying to this shortly.

Cllr Gordon noted that a beat surgery was organised but this was at quite short notice.

(2 members of public left at this point)

P/22/069 – Meeting with Highways department to discuss issues/improvements within the village

Action: The Clerk will check with Cllr Porter (HCC) if she has received a proposed meeting date. If not, then the Clerk will organise a meeting including Cllr Porter (HCC)

P/22/070 – Clerk's Notices

HCC consultation on catchment management plans – HCC are running a public consultation, closing on the 21st July, regarding their catchment management plans.

Action: The Clerk will review the consultation documentation to ascertain if Kings Worthy is included and distribute to members.

P/22/071 – Chairman's Notices

None.

P/22/072 – Items for discussion at the next meeting on the 19 July 2022

None.

Meeting Closed at 21:41.

Signed:

Date: