

# Kings Worthy Parish Council

## PLANNING and HIGHWAYS COMMITTEE

**Minutes of the Meeting held on Tuesday 12 April 2016  
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy**

Present: Chair of the meeting: Ian Gordon

Councillors: Karen McCleery  
Stewart Newell  
Judith Steventon Baker  
Sarah White

Clerk: Christopher Read

Public: 3

### Action

<b>P/16/29</b>	<b>Apologies for Absence</b>
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None.

<b>P/16/30</b>	<b>Presentation from Winchester Housing Trust</b>
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Leanne Smith (Chief Executive of Winchester Housing Trust) addressed councillors with regards to the proposed development on Top Field. She stated that Winchester Housing Trust (WHT) do have an existing relationship with Drew Smith but in this instance are sitting on the fence.

Leanne presented two amended proposals for development on Top Field, which the Parish Council could support if the appeal were to rule in favour of Drew Smith but not for the 50 dwellings. Layout A & B both propose the building of 40 dwellings on Top Field but the two layouts differ in location of the dwellings on the site. Both proposals include a transfer of the Open Space into public ownership.

Cllr Newell enquired as to whether the appeal could result in permission being granted for a smaller development. Leanne stated that Drew Smith have submitted other options as part of the appeal process. Councillors expressed concerns that pressure was being applied to the Parish Council to try and force a favourable resolution for the developer. Cllr Gordon also noted issues with the timings of the village green application and appeal hearing, as the appeal is being heard before the village green application.

**(Cllr K. McCleery arrived at this point)**

Leanne noted that with the option for 40 dwellings, 70% will be affordable. Councillors agreed that we clarify whether alternative options can be submitted as part of an appeal process. Cllr Gordon noted that the planning inspector for the appeal may reserve decision until decisions have been made on the village green application and/or the Local Plan Part 2. Leanne stated that without positive discussion, Drew Smith will be submitting multiple options as part of the appeal process.

**(Leanne Smith Left at this point)**

Councillors agreed to support the decision made by the public in Local Plan Part 2 and will not be supporting any further development on Top Field. This is to be sent to Parish Council for ratification.

**Clerk / Cllr  
Gordon**

**Clerk**

**P/16/31 Public Question Time**

A member of the public from Top Field Action Group noted that the village green application should be heard in June or July. The village green application will also be going back to Hampshire County Council as Top Field Action Group have submitted answers to Drew Smith's objections.

Another member of the public enquired how Drew Smith can offer open market houses on a rural exception site. Cllr Gordon responded stating that they can't on a rural exception site but are trying to justify open market housing on the site using a policy CP3 with regards to sufficient land supply, as well as querying Kings Worthy's windfall numbers under LPP2, which could result in the settle boundary being extended. If they gain permission to build open market properties on the site, they may develop the remaining land on site due to said extended settlement boundary.

**P/16/32 Minutes of the Meeting held on the 23 February 2016**

The amended minutes were then agreed and signed as a true record of the meeting by Cllr Gordon.

**P/16/33 To Consider Planning Applications received since the last Meeting**

<b>WCC. Reference</b>	<b>Location / Works to be done</b>
<b>16/00222/FUL</b>	<p>Snows Volvo London Road Kings Worthy Winchester Hampshire SO23 7QD</p> <p>Alterations and extension of existing car dealership and workshops to provide car showroom, Workshop work-bays, MOT Bay, Car Valet bays with Part Storage and associated offices and ancillary spaces with external car display, customer and staff parking and parking for cars awaiting servicing.</p>
<b>Response:</b>	<p>It was noted that due to the 8-week date we were unable to obtain an extension to comment on this application. Therefore, comments were requested from Councillors by email and the following response was submitted based on these comments.</p> <p>'The Parish Council has no objections to this application but ask that consideration could be given to vehicles loading &amp; unloading on the site.'</p>
<b>16/00416/FUL</b>	<p>125 Springvale Road Kings Worthy Hampshire SO23 7LE</p> <p>(HOUSEHOLDER) Replacement of flat roof over integral garage/entrance porch with a pitched roof with tiles to match existing.</p>
<b>Response:</b>	<p>The Parish Council wish to support this application.</p>
<b>16/00477/TPC</b>	<p>Salcombe St Marys Close Kings Worthy Hampshire SO23 7QL</p> <p>1 no. lawsonia fir to fell</p>
<b>Response:</b>	<p>The Parish Council wish to be guided by the decision of the arboricultural officer.</p>
<b>16/00492/FUL</b>	<p>2 Tudor Way Kings Worthy Hampshire SO23 7RF</p> <p>Detached double garage</p>

<b>Response:</b>	The Parish Council has no objections to this application subject to a caveat ensuring that the loft space is not used as living accommodation in the future.
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<b>P/16/34 Dashboard</b>
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The dashboard is attached as part of the minutes of the meeting. It listed the following items:

- **Major Initiatives – Requiring PC Approval** – None
- **Initiatives - Not Requiring PC Approval** - None
- **Planning Responses – under Chairman’s Action** – None.
- **Planning Decisions Advised by Winchester City Council** – see dashboard of Planning Responses as approved by Planning & Highways Committee.
- **Planning Decisions by Winchester City Council – no Planning & Highways Committee view given** – see dashboard.
- **Enforcement Notices** – see dashboard.

**(A member of the public left at this point)**

<b>P/16/35 To discuss any issues referred from the Parish Council meeting</b>
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Cllr Newell noted that he has met with Ray Gardener (Hampshire County Council) to discuss the 'Dragon's Teeth' posts by Tesco. We have now received a quotation from HCC for £1135.72. It was agreed to obtain a services plan from Ray Gardener and 2 further obtain quotations for the installation of the posts.

**Clerk**

<b>P/16/36 Clerk’s Notices</b>
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None.

<b>P/16/37 Chairman’s Notices</b>
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None.

<b>P/16/38 Consider items for inclusion in Communications</b>
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None.

<b>P/16/39 Items for discussion at the Next Meeting</b>
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None

<b>P/16/40 Date of Next Meeting</b>
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The next meeting is scheduled for Tuesday 26 April 2016.

The meeting closed at 21:04.

**Signed .....** **Date .....**

**Kings Worthy Parish Council - Planning Dashboard for 12 April 2016**

**Major Initiatives - Requiring PC Approval**  
(e.g. budget not available, over £1000, project, grant)

Ref.	Brief Details (indicate if project team appointed)	Type (new project, maintenance)	Cost	Budget Source	Notes	
			Estimate		Completed	
PA-H	P-003	Street Lighting 2015/16	Project	£7,545	Baseline budget £7500	First 6 months £2850.08 (Ex. VAT)

**Initiatives – Not Requiring PC Approval**  
(e.g. budget not available, over £1000, project, grant)

Ref.	Brief Details (indicate if project team appointed)	Type (new project, maintenance)	Cost Estimate	Budget Source	Approvals Dates			Notes Completed
					P & H	Finance	PC	

**Planning Responses – under Chairman’s action (to meet submission deadlines)**

Ref.	Brief Details (address)	Proposal	Approvals Dates			Notes Completed / Decision
			Letters of Support to PC	PC Support	WCC Support	

**Planning Responses – as approved by Planning & Highways Committee**

Ref.	Brief Details	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)
13/00463/PTH	Land off Hookpit Farm Lane	Proposed footpath diversion	No end date provided (with Recreation & Amenities Committee)	
15/00177/LDP	Hilliers 7 Roberts Close Kings Worthy Hampshire SO23 7LY	Replace existing patio doors with french doors and install new french doors to replace existing window to side elevation and internal alterations (CERTIFICATE OF LAWFULNESS)	The Parish Council wish to support this application.	Withdrawn
15/02007/FUL	Chalk Meadow Springvale Avenue Kings Worthy Winchester Hampshire SO23 7LH	Variation of condition no. 4 of planning permission 12/01047/FUL	The Parish Council has no objections to this application.	Permitted
15/02601/FUL	Axton Springvale Avenue Kings Worthy Hampshire SO23 7LH	Replacement dwelling with attached single garage after removal of the existing dwelling.	The Parish Council has no objections to this application. However we would like to confirm that the building will not encroach into the root protection zone of trees to the side of the site (The tree plan is dated August 2015 and the submitted building plans October 2015. On the latter it appears that the house has now moved away from this area, but this is not entirely clear)	Permitted

15/02704/FUL	Lindisfarne Forbes road Kings Worthy Hampshire SO23 7PQ	Alterations including front and side extension to allow conversion of existing 3 bedroom dwelling to form 2 x 3 bedroom dwellings with associated works.	The Parish Council has concerns regarding this application i) the rear extension appears to encroach into the root protection zone of the trees here ii) the new drive will be too close to Springvale Road, a category C road	Permitted
15/02753/TPO	Langmead 232 Springvale Road Kings Worthy Winchester Hampshire SO23 7LF	4 no. Sycamore to fell (T4, T6, T9, T12) 1 no. Ash to fell (T2) 1no. Pine to crown lift 2m (T18) 1 no. Ash to remove 1 large bough (T19)	The Parish Council wishes to defer the decision on this one to the arboricultural officer.	Split Decision
15/02762/FUL	Ministry of Defence Worthy Down Camp Worthy Down Winchester Hampshire SO21 2RG	Relocation of tree buffer 10m north of where approved as existing. Relocation of previously approved access road for Service Family Accommodation.	The Parish Council has no objections to this application.	Permitted
15/02751/REM	Worthy Down Camp Worthy Down Hampshire SO21 2RG	Phase 4 Reserved Matters planning application for appearance, landscaping, layout and scale (Details in compliance with Outline Planning Permission 12/02351/OUT) Details to discharge Condition 8	The Parish Council has no objections to this application.	Permitted
15/02768/FUL	20 Springvale Road Kings Worthy Hampshire SO23 7LT	Construction of dwelling	The Parish Council has no objections to this application.	Withdrawn
SDNP/16/00048/TCA	2 Old Farm Cottages Martyr Worthy Road Abbots Worthy SO21 1DU	Reduce crown of 10 no. Beech by 3m (approx. 20%)	The Parish Council has no objections to this application.	Raise No Objection
16/00056/FUL	21 Frampton Way Kings Worthy SO23 7QE	Erection and re-positioning of a new wood boarded fence within the rear property boundary to replace the existing fence.	The Parish Council has no objections to this application subject to clarification of the fence being within the curtilage of the property.	Permitted
16/00246/FUL	Berwen 17 Tovey Place Kings Worthy Hampshire SO23 7PP	Demolish existing dwelling and construct 1 x 4 bedroom detached house, and one pair of semi-detached houses (2 x 3 bedroom) with carports, parking and revised access. (RESUBMISSION)	Noting the two objections posted on WCC's planning, it was agreed to support this application with the proviso that there was a need to ensure trees and tree roots were protected.	
16/00249/FUL	Robs Ridge 75 Springvale Road Kings Worthy Hampshire SO23 7ND	(HOUSEHOLDER) Internal alterations to an existing bungalow, side extension, and relocating and enlarging existing garage.	The Parish Council consider this application to be eminently sensible.	

**Planning Decisions by Winchester City Council- no Planning & Highways Committee view given**

Ref.	Brief Details (address)	Proposal	PC opinion	WCC decision (O = Officers) (C = Committee)

**Planning Appeals approved by Planning Inspector**

<b>Ref.</b>	<b>Brief Details (address)</b>	<b>Proposal</b>	<b>PC opinion</b>	<b>WCC Decision</b>	<b>Planning Inspectorate Decision</b>

**Enforcement Notices – Open Cases**

<b>Ref.</b>	<b>Brief Details (address)</b>	<b>Issue</b>
14/00087/WKS	Land Adjacent To Sunnyside, Mount Pleasant, Kings Worthy	Unauthorised works as 04/00494/FUL has expired. Observed concrete base in but work stopped. Need to write to owner about intentions.
14/00170/WKS	Tesco Express, 74 Springvale Road, Kings Worthy, SO23 7NB	Alleged deliveries taking place outside allowed times and the unauthorised chiller replacement without sound insulation. Last inspection date (18/11/2015)- Letter sent to Town Planning Manager for Tesco Ltd regarding the noise report for chiller units.
14/00310/COM	Chalk Meadow, Springvale Avenue, Kings Worthy, SO23 7LH	Non-compliance with a landscape condition (permission: 12/01047/FUL) and the erection of a summerhouse. Last inspection date (07/09/2015) - Planning application submitted 15/02007/FUL to vary condition 4 (landscaping) of 12/01047/FUL.
15/00135/MIXED	1 Edinburgh Road, Kings Worthy, SO23 7NY	Alleged unauthorised use of land, untidy site and construction of shed on a concrete foundation. Last inspection date (10/09/2015) - Met with owner in City Offices, he advised that he didn't realise they were breaking any law by building the shed. He will apply for planning permission and remove the ladders etc from the garden.
SDNP/15/00242/BRECON	Abbots Worthy House, Martyr Worthy Road, Abbots Worthy, SO21 1DR	Alleged breach of conditions in regards to the use of an access road.
16/00016/LBUILD	Old Thatch, 27 Church Lane, Kings Worthy, SO23 7QS	Alleged roof rethatched using non traditional materials - Case logged awaiting site visit.

**Enforcement Notices – Closed Cases (updated by Winchester City Council)**

<b>Ref.</b>	<b>Brief Details (address)</b>	<b>Issue</b>
10/00336/USE	Hinton House, Hinton House Drive, Kings worthy SO23 7NH	Alleged unauthorised use of residential property (health spa) and breach of condition relating to use of garage. Follow up site visit [2VIS] (31/01/2013). Visit site to ascertain if the u/a uses have ceased.
12/00269/UTL	Springvale Road Shops Car Park, Springvale Road, Kings Worthy SO23 7NB	Untidy site. Enforcement action to be initiated. S215 Notice to be drafted and passed to Legal (09/07/2013).
12/00317/BCOND	138 Springvale Road, Kings Worthy SO23 7RB	Alleged breach of conditions – trees removed. Meeting with owner/agent [MEET] (06/02/2013). Meeting on site between WCC Landscape and developer to discuss revised landscaping proposals for site, including replacement trees along boundary, which were supposed to have been retained. Revised scheme already submitted but will just need a few additional adjustments. Replacement trees to be planted in current planting season.