

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 22nd November 2016
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy

Present: Chair of the meeting: Ian Gordon
Councillors: Karen McCleery
Judith Steventon Baker
Hampshire County Council (HCC): None
Winchester City Council (WCC): None
Clerk: Christopher Read
Public: 4

Action

P/16/135 Apologies for Absence

Apologies had been received from Cllrs Newell and Haswell.

P/16/136 Public Question Time

Two local residents made several comments to the committee, outlining their reasons for strongly objecting to the current planning application for Kilchelwin, 41 Wesley Road (16/02518/HOU). They were concerned with regards to the newly built ground floor extension not having been included on the plans for 16/02518/HOU, as well as the size of the new proposed dormer window. They felt that this larger dormer window would not fit with the balance and symmetry of the area and would affect the enjoyment of their rear garden.

The owner of Kilchelwin, 41 Wesley Road stated that the original application submitted before Christmas 2015, was amended on the advice of the WCC case officer to be more sympathetic to the neighbouring property. This amended application was approved by WCC planning department. Photographs of 41 Wesley Road, and neighbouring properties, were presented to the committee. The reason for submission of the new application (16/02518/HOU) is to combine 2 of the previously approved dormer windows, into a large single dormer window, due to interior access issues into the bathroom.

The owner also stated that permitted development rights do not apply to the first floor or above, on their property. They were advised by Ben Hatt (WCC Planning Officer) not to include the newly constructed ground floor extension on the plans for this application (16/02518/HOU), as this extension was covered under permitted development rights. They began construction in April 2016 on the previously approved extension and dormer windows but at the time, were under the impression that any changes to the dormer windows would be covered under permitted development.

It was agreed to move the consideration of the planning application (16/02518/HOU) to this point in the meeting.

P/16/137 To Consider the planning application (16/02518/HOU) Kilchelwin, 41 Wesley Road

Cllr Gordon stated that he felt the extension should have been included on the new plans.

All committee members felt that there were no grounds to object to the application, however, it was agreed for Cllr Gordon to speak to the case officer with regards to lack of inclusion of the ground floor extension on the plans.

Cllr Gordon

WCC. Reference	Location / Works to be done
16/02518/HOU	Kilchelwin 41 Wesley Road Kings Worthy SO23 7PX Amendments to approved planning application 15/02895/FUL to allow for second floor dormer on rear elevation.
Response:	The Parish Council see no grounds on which to object to this application.

(4 members of the public left at this point)

P/16/138 Minutes of the Meeting held on the 25th October 2016

The minutes of the meeting held on 25th October 2016 were agreed and signed by the Chairman.

P/16/139 Matters Arising from the meetings held on 25th October 2016

- **P/16/122 Proposed development of Top Field** – Cllr Gordon is to forward Steve Opacic’s (WCC) email to all committee members and the office.
- **P/16/122 Fence at the Heights & Cycle Chicanes** – See budget 2017/18.
- **P/16/122 Police and Crime Commissioner** – On hold until January/February meeting.

P/16/140 To Consider Planning Applications received since the last Meeting

WCC. Reference	Location / Works to be done
16/02465/HOU	8 Church Green Close Kings Worthy SO23 7TT Single storey rear extension and associated alterations.
Response:	The Parish Council wish to support this application.

16/02473/HOU	13 Bull Farm Stoke Charity Road Kings Worthy SO23 7LS Proposed timber framed garage.
Response:	The Parish Council wish to support this application but would ask that a caveat be placed on the garage, so that it is not used for residential habitation.

16/02528/HOU	2 Boyne Mead Road Kings Worthy SO23 7QZ House refurbishments including internal alterations, front flat roofed dormer and roof alterations, external treatments, new garden room, raised decking terrace and lawn and new parking arrangements.
Response:	The Parish Council wish to support this application.

16/02619/FUL	Harwood Place Kings Worthy SO23 7PS Change of use from old scheme common room to three bedroom ground floor flat.
Response:	The Parish Council has reservations as there is insufficient parking provided for this proposed flat. The Parish Council do not agree with the Highways Officer's comments, particularly in an area where the Parish Council have experienced numerous ongoing problems with parking, especially with parking on grass verges.

A local resident stated that she was disappointed that the Harwood Place common room was closing as she currently attends a weekly exercise class there.

16/02641/AVC	Snows Volvo London Road Kings Worthy SO23 7QD 1no internally illuminated pylon sign, 4no internally illuminated building signs and 1no internally illuminated directional sign
Response:	The Parish Council have concerns on the lack of information on the signs provided, in regards to the luminosity and illumination times and their effect on the neighbouring properties and surrounding area.

16/02679/TPO	21 Fryers Close Kings Worthy Winchester Hampshire SO23 7LP T1. Fir Tree. Lift canopy to 5m
Response:	The Parish Council wish to support this application, as long as it is not to the detriment of the tree.

16/02887/HOU	4 Vale Way Kings Worthy SO23 7LL Proposed rear conservatory
Response:	The Parish Council wish to support this application.

16/02944/HOU	The Limes 166 Lovedon Lane Kings Worthy Hampshire SO23 7NJ Single storey rear extension
Response:	The Parish Council wish to support this application.

16/02927/TPO	The Nest 3 Court Road Kings Worthy SO23 7QJ There are three silver birch trees on our front lawn. The one most closest to our neighbour on the left (2A) as you are facing our property is growing over our boundary fence. The branches are brushing against the neighbours upstairs window. I have been informed by our neighbour that the branches are: 1. shading sunlight through the windows 2. cluttering the gutters with leaves 3. making unexpected sounds from the branches hitting the windows which is scaring their dog leading to uncontrolled barking. branches to be trimmed back by approximately 2 metres / 20% to relieve the above.
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Response:	The Parish Council wish to support this application, as long as it is not to the detriment of the tree.
16/03073/TPC	Willow Cottage London Road Kings Worthy Winchester Hampshire SO23 7QN T1: Prunus Serrula - reduce crown by 2m and thin by 10%. T2: Hawthorn - reduce height by 2m.
Response:	The Parish Council wish to support this application

P/16/141 Dashboard

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.

P/16/142 Updates

- **Road Safety Issues in Hookpit Farm Lane / Burnett Close** – The installation of a speed measuring device has been chased.
- **Redesign of B3047/A33 and Lovedon Lane/A33 junctions** – A holding letter has been received with regards to our recent letter. The proposed line changes have now been completed.
- **Parking on grass verges** – See budge 2017/18.
- **Meetings Attended** – None.

P/16/143 Budget 2017-18 (see attached)

- **Speed Watch** – It was agreed to reduce the Speed Watch budget to £1,500.00 as it has been ascertained that the £1000 grant is still available.
- **Cycle Chicanes at Churchill Close/The Heights** – It was agreed to request a budget for this work of £1,200.00.
- **Fraser Road Parking Measures** – It was agreed to request a budget of £5,500.00, for the possible installation of wooden ‘Dragon’s teeth’, or as a contribution to a possible new car parking area.

P/16/144 Village Design Statement

Cllr Gordon and McCleery are to begin reviewing this early next year.

**Cllr Gordon
& McCleery**

P/16/145 Emergency Plan

The emergency plan has now been activated and is currently with the allocated Councillors on the rota.

P/16/146 Speed Watch

See budget 2017-18.

P/16/147 To discuss any issues referred from the Parish Council meeting

None.

(1 member of the public left at this point)

P/16/148 Clerk's Notices

- o **Boundary of 41 Wesley Road and Lower Broadview** – It had been brought to the attention of the Clerk that the rear of 41 Wesley Road had been moved out into Lower Broadview, by approximately 2 feet. Councillors were shown a photograph of this and provided with copies of the Parish Council's boundary with this property.

It was agreed to instruct our solicitor to write the property in question, asking them to move their fence line back to the correct boundary.

It was agreed to instruct our solicitor to write to the owners of 41 Ramsay Road, to ask them to move their boundary back to the original boundary, as per our deeds.

- o **Pavement on Forbes Road** – Cllr Steventon Baker stated that the pavement located near the bus stop on Forbes Road, has still not been repaired but simply fenced off. This defective section of pavement resulted in a parishioner having a fall, resulting in her having her hip replaced. The Clerk has requested a date from HCC for when the repair works to footpath are to take place.

It was agreed to Cllr Gordon to speak to whomever is responsible at HCC about this matter.

Clerk

Clerk

Cllr Gordon

P/16/149 Chairman's Notices

None.

P/16/150 Consider items for inclusion in Communications

- o Flooding – Issues with leaves etc. clogging drains.

P/16/151 Items for discussion at the Next Meeting

None.

P/16/152 Date of Next Meeting

The next meeting is scheduled for Tuesday 31st January 2017.

An interim meeting to discuss planning applications only will be held on the 28th December 2016, if required.

The meeting closed at 21:55.

Signed **Date**

Kings Worthy Parish Council - Planning Dashboard for 22nd November 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)	Budget (2016/17) [ex. VAT]	Actual (2016/17)		Saving against budget
				6 months [ex. VAT]	12 months [ex. VAT]	
PA-H	P-003	Street Lighting 2016/17	Project	£7,250	£2,632	N/A

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 [ex. VAT]	Budget Source	Approvals Dates			Completed
					P & H	Finance	PC	

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

Ref.	Brief Details (address)	Proposal	Approval Dates			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)	
SDNP/16/02301/FUL & SDNP/16/02305/LIS	Worthy Park House Worthy Park Lane Kings Worthy Winchester Hampshire SO21 1AN	Proposed additional accommodation for the existing School including new dining room/kitchen, teaching building and performance hall; involving partial demolition, alterations, extensions and new build works at the eastern end of Worthy Park House; together with alterations and additions to the Coach House; new and relocated car and minibus parking; ancillary works and landscaping.	The Parish Council ask that the officer takes into account any additional traffic movements that may impact upon Abbots Worthy.	Refused

16/01018/FUL	Hill Cottage Mortimer Close Kings Worthy SO23 7QX	Proposed development of two detached dwellings	The Parish Council wish to object to this application as Mortimer Close is unable to accommodate such an increase in the volume of traffic, due to the width of the road.	Permitted
16/01898/FUL	Meadow Farm House Basingstoke Road Kings Worthy Winchester Hampshire SO21 1AB	Temporary planning permission for a period of three years for siting of a mobile home to provide accommodation for an agricultural worker (retrospective)	The Parish Council has no objections to this application.	
16/02176/FUL	22 Wesley Road Kings Worthy SO23 7PX	Single storey side and front extension. Garage conversion.	The Parish Council has concerns in that the store appears to be protruding beyond the building line and the Parish Council would also not like to see any cars displaced from parking on the site. We would ask that the case officer takes this into consideration when making their decision.	Permitted
16/02209/HOU	3 Mount Pleasant Cottages Mount Pleasant Kings Worthy Winchester Hampshire SO23 7QU	Two storey side extension, single storey rear extension and porch extension to existing dwelling.	The Parish Council has no objections to this application.	Permitted
16/02337/HOU	5 Larch Close Kings Worthy SO23 7NE	Single storey rear extension.	The Parish Council wish to support this application.	Permitted
16/02338/FUL	Leaflands Mortimer Close Kings Worthy SO23 7QX	3 no. new detached 3 bedroom dwellings.	The Parish Council has no objections to this application.	
16/02340/FUL	130 Springvale Road Kings Worthy Winchester Hampshire SO23 7RB	This application refers to both 130 and 132 Springvale Road, Erection of 4 semi-detached dwellings, removal of existing side extension, erection of extension to rear and formation of access and footway.	The Parish Council wish to support this application.	Permitted
16/02346/HOU	The Carrick 244A Springvale Road Kings Worthy Winchester Hampshire SO23 7LF	Existing bungalow roof raised to provide new first floor accommodation. New pitched and flat roof areas. New roof lights and dormers. Rear flat roof remodelled and new glazed lantern light installed. Stove flue repositioned. Internal and external alterations to the existing bungalow including render to the existing brick walls. Two ground floor side windows infilled. Two new ground floor side windows. Some existing windows replaced.	The Parish Council wish to support this application.	
16/02654/TPO	5 Champion Way Kings Worthy Winchester Hampshire SO23 7QP	T1. Beech. Lift canopy over footpath and highway to allow appropriate clearance of approx. 3-4m over footpath and 5m over highway where necessary. T2. Beech - As above T3. Beech - As above	The Parish Council wish to support this application as long as the trees are not adversely affected.	Permitted

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

Ref.	Brief Details (address)	Proposal	PC opinion	WCC Decision	Planning Inspectorate Decision
16/00049/REF (appeal ref: APP/L1765/W/16/3154950)	Tudor Cottage 22 Church Lane Kings Worthy Winchester Hampshire SO23 7QS	Proposed new three bedroom house (WITHIN THE CURTILAGE OF A LISTED BUILDING) (AMENDED PLANS 14.01.16)	The Parish Council are concerned with regard to the revised parking facilities, as the amendments now show that parking for the new house has been moved to the front of the building. This will result in cars reversing onto Church Lane at its narrowest point close to a bus stop. There is also a lack of visitors parking, with Church Lane being as narrow as it is especially at this part of the lane there is no on street parking available on Church Lane. The vehicle splays on the plans submitted to Winchester City Council are not clear and appear to show a splay indicating that vehicles which will not allow easy access to the proposed new parking area if entering when coming from the direction of the B3047. It is also noted that in providing parking facilities at the front of the property, the fencing shown in the previous plans which would have screened the property have been removed. Being in a conservation area there is no screening to hide a modern property that sits adjacent to a historic thatched cottage.	Refused	

Enforcement Notices – Open Cases

Ref.	Brief Details (address)	Issue
15/00135/MIXED	1 Edinburgh Road, Kings Worthy, SO23 7NY	Alleged unauthorised use of land, untidy site and construction of a 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.
16/00088/CARAVN	Meadow Farm House, Basingstoke Road, Kings Worthy, Winchester, Hampshire, SO21 1AB	Alleged residential use of mobile home.
16/00219/PLAN	Kilchelwin, 41 Wesley Road, Kings Worthy, Hampshire, SO23 7PX	Site visited, met with landowner and inspected the alleged breach. A 4m deep single storey rear extension has been erected but had not yet been completed, and the garage that had once been attached to the gable had been demolished in preparation of the works to erect the two storey side extension approved by under 15/02895/FUL. The landowner showed me the approved plan which showed the side extension and three roof dormers of equal size providing balance and symmetry to the rear elevation. He stated that it was his intension to change the roof design and erect one large dormer on the dwelling and leave the smaller one on the extension. I advised that an application showing the actual and proposed works would need to be submitted because he would not be building to the approved drawing.

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

Ref.	Brief Details (address)	Issue

Income: Planning and Highways

2014/2015 Budget	2014/2015 Actual	2015/2016 Budget	2015/2016 Actual	2016/17 Budget	2016/2017 Budget ytd	2016/2017 ytd	Variance ytd	Forecast Outturn	2017/18 Budget	SAGE Code	Income Item/Description	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00														
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		Total Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Expenses: Planning and Highways

2014/2015 Budget	2014/2015 Actual	2015/2016 Budget	2015/2016 Actual	2016/17 Budget	2016/2017 Budget ytd	2016/2017 ytd	Variance ytd	Forecast Outturn	2017/18 Budget	SAGE Code	Expenditure Item/Description	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
7,000.00	6,807.01	7,545.43	5,926.52	7,250.00	3,625.00	2,632.29	992.71	5,509.69	6,000.00		Street Lighting	0.00	0.00	0.00	0.00	0.00	0.00	2,632.29					
				1,500.00	1,500.00	0.00	1,500.00	0.00	1,500.00		Speedwatch	0.00	0.00	0.00	0.00	0.00	0.00	0.00					
						0.00	0.00	0.00	1,200.00		Cycle Chicanes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
						0.00	0.00	0.00	5,500.00		Fraser Road Parking Measures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7,000.00	6,807.01	7,545.43	5,926.52	8,750.00	5,124.99	2,632.29	2,492.70	5,509.69	14,200.00		Total expenses	0.00	0.00	0.00	0.00	0.00	0.00	2,632.29	0.00	0.00	0.00	0.00	0.00

Monthly Actual Analysis 2015/2016

DRAFT