

Kings Worthy Parish Council

PLANNING and HIGHWAYS COMMITTEE

Minutes of the Meeting held on Tuesday 28th February 2017
at the Kings Worthy Community Centre, Fraser Road, Kings Worthy

Present:	Chair of the meeting:	Ian Gordon
	Councillors:	Les Haswell Karen McCleery Judith Steventon Baker
	Hampshire County Council (HCC):	None
	Winchester City Council (WCC):	None
	Clerk:	Christopher Read
	Public:	5

Action

P/17/18	Apologies for Absence		
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Apologies had been received from Cllrs Newell.

P/17/19	Public Question Time		
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It was agreed to move the discussion of the application for Kilchelwin, 41 Wesley Road (16/03535/HOU) to this point in the meeting.

It was agreed for Councillor Gordon to contact the Winchester City Council with regards to the description for this application as it may be misleading to members of the public.

Cllr Gordon

P/17/20	Minutes of the Meeting held on the 31st January 2017		
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The minutes of the meeting held on 31st January 2017 were agreed as a true record of the meeting and signed by the Chairman.

P/17/21	Matters Arising from the meetings held on 31st January 2017		
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- **P/17/05 Proposed development of Top Field** – The Village Green Application will be heard at a HCC meeting on the 22nd March 2017. Anyone wishing to make a deputation must send their request to HCC by midnight, on the 16th March 2017.
- **P/17/05 Cycle Chicanes at the Heights** – awaiting Cllr Newell’s return.

P/17/22	To Consider Planning Applications received since the last Meeting		
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WCC. Reference	Location / Works to be done
17/00110/FUL	Berwen 17 Tovey Place Kings Worthy SO23 7PP Alteration to approved plans to facilitate minor material amendments to approved planning application 16/00246/FUL - Condition to be varied to allow

	approved plans to be replaced with those incorporating minor material amendments.
Response:	The Parish Council has no objections to this application.

17/00120/HOU	Twinroofs 43 Springvale Road Kings Worthy Winchester Hampshire SO23 7ND Construction of a 6.3m x 9m brick faced extension to the rear of the existing house. Insertion of interior skilling roof with velux windows. Installation of 1.8 metre wide windows to front elevation and new front door position.
Response:	The Parish Council wish to support this application.

17/00223/TPO	Hinton House Hinton House Drive Kings Worthy Winchester Hampshire SO23 7NH T15 - Yew Tree - Cut down and remove T21 - Yew Tree - Limb reduction of 3 meters from the top leaving good growing points - Limb growing towards the house. T15. Tree is straggly - Multiple trunk limbs and we would like to remove it as it blocks part of our driveway and we wish to showcase the lovely pine trees which it blocks. T21 - Tree overshoot from main canopy blocking direct sunlight from back of house. Lack of direct sunlight is contributing factor to damp and direct sunlight will aid drying out process.
Response:	The Parish Council wish to refer this decision to the Arboricultural officer.

17/00527/FUL	20A Springvale Road Kings Worthy SO23 7LT Erection of Garage and amended landscaping scheme.
Response:	The Parish Council has no objections to this application.

P/17/23 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.**
- **Planning Appeals approved by Planning Inspector – see dashboard.**
- **Enforcement Notices – see dashboard.**

P/17/24	Updates	Clerk
<ul style="list-style-type: none"> ○ Road Safety Issues in Hookpit Farm Lane / Burnett Close – HCC have stated that they will not normally consider a speed survey in this section of the road. It was agreed to contact HCC to ask permission to place our speed limit reminder sign at this location, to records the information ourselves. ○ Redesign of B3047/A33 and Lovedon Lane/A33 junctions – The HCC report will be available on the 15th March 2017. ○ Parking on grass verges – It was agreed to arrange a meeting onsite for two councillors to meet with a Traffic Engineer from WCC, to discuss the possibility of double yellow lines. ○ Meetings Attended – None. 		
P/17/25	Village Design Statement (VDS)	
Cllrs Gordon & McCleery are to review the plan and draft updates as necessary.		
P/17/26	Speed Watch	
As the budget for this item has now moved into the next financial year, it was agreed to remove this item from the agenda until the start of the 2017-18 financial year.		
P/17/27	To discuss any issues referred from the Parish Council meeting	
None.		
P/17/28	Clerk's Notices	
Bus Service for Lovedon Fields – Cllr Porter has contacted HCC to investigate the possibility of providing a bus service for Lovedon Fields.		
Potholes in Lovedon Lane – Cllr Porter informed the Parish Council that a HCC Highways engineer will be attending on the 28 th February, to investigate the potholes in Lovedon Lane.		
P/17/29	Chairman's Notices	
Legal advice had been received regarding the ongoing issue with the boundary of No. 41 Ramsay Road. A section of land at Broadview owned by the Parish Council has now been registered to the third party, until a separate land registry title number without the Parish Council's knowledge or consent.		
(1 member of the public left at this point)		
It was agreed to write to Land Registry to ascertain how the error has happened and ask that it is rectified. It was agreed that if needed, to ask our solicitors to look into the matter further.		

P/17/30	Consider items for inclusion in Communications
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None.

P/17/31	Items for discussion at the Next Meeting
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None.

P/17/32	Date of Next Meeting
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Cllr McCleery and Gordon have their apologies for the March meeting.

The next meeting is scheduled for Tuesday 28th March 2017.

The meeting closed at 21:31.

Signed

Date

Kings Worthy Parish Council - Planning Dashboard for 28th February 2017

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	

Information only

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	

Information only

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/16/06031/FUL	Worthy Park House Worthy Park Lane Kings Worthy Winchester Hampshire SO21 1AN	Erection of plant room with installation of biomass boiler	It was agreed for Cllr Gordon to speak to Itchen Valley Parish Council to ascertain their opinion on this application. Members have concerns with regards to the increased traffic and object to the parking of cars in the wooded area.	
16/02766/FUL	Stables North Winchester Poultry Farm Stoke Charity Road Kings Worthy Winchester Hampshire SO21 2RP	Site a mobile home on existing commercial equestrian yard.	Kings Worthy Parish Council planning committee considered this application at its meeting held on the 28th December 2016 and agreed not to support this application as detailed in the accompanying drawings submitted with the application. The reasoning for this is that: 1. It sits outside of the village settlement area for Kings Worthy Parish Council. When looking at expanding the settlement boundary the Parish Council felt that Lovedon Lane and Stoke Charity road gave a clear indication as to the revised Settlement boundary line keeping areas beyond this as green field areas. This was submitted to members of the public in exhibitions held by the Parish Council and were found acceptable. 2. It is not situated in any areas that were agreed suitable for development by the Parish Council when considering its response to LPPII which was submitted and accepted by the inspector in his examination of the plan for Kings Worthy Parish. 3. When the original application to erect stabling and ménage for the horse which the Parish Council Supported, there was no question that in the near future residential accommodation would be required, had this had been the case then the Parish Council may not have looked so favourably on the original application. 4. The Parish Council did consider the number of supporters to the application and found that many of them feelings of local residents, only those of people that find it a suitable place as to where they can keep their horses.	
16/03096/TPO	Barton Cottage Springvale Avenue Kings Worthy Hampshire SO23 7LH	5No. Lime trees to re-pollard by removing stems to previous pollard points at the top of the main stems.	The Parish Council wish to support this application.	Permitted
16/03118/HOU	10 Princess Court Kings Worthy SO23 7FN	Construction of an attached single storey garden room at the rear of the house.	The Parish Council wish to support this application.	Permitted
16/03148/HOU	62 Wesley Road Kings Worthy SO23 7PX	Garage conversion. Brick up existing garage door and put in a window. Raise height of the garage floor to match the rest of the house.	The Parish Council has no objections to this application.	Permitted
16/03204/HOU	Hi Lo Sherbrooke Close Kings Worthy SO23 7PN	Front and rear extensions. Roof extension. Removal of existing garage.	The Parish Council have no objections to this application as long as no parked cars are displaced from the site, onto Sherbrooke Close.	Permitted
16/03234/HOU	Northcote 20 Boyne Mead Road Kings Worthy SO23 7QZ	Erection of a new single garage.	The Parish Council has no objections to this application.	Permitted

16/03400/FUL	Snows Volvo London Road Kings Worthy SO23 7QD	External lighting to the existing car dealership and workshop premises	It agreed to ask WCC to clarify the purpose of the lights before the committee make a decision.	
16/03401/HOU	Meadow View Basingstoke Road Kings Worthy SO21 1AB	Single storey extension. Removal of existing chimney. Extension of roof to create covered porch	The Parish Council wish to support this application.	Permitted
16/03462/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 wish to object as Councillors disagree with the Highway Officer's report on the grounds that the lower access is in an unsuitable location.	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
16/00054/REF (APP/L1765/W/16/3161913)	Land Next To Hookpit Farm Stoke Charity Road Kings Worthy Hampshire	Erection of a single dwelling house	The Parish Council wish to object to this application on the grounds that it is outside the settlement boundary and does not meet the development requirements of such a site. If the officer is recommending acceptance, the Parish Council would like this application to be sent to committee and ensure that the Parish Council are notified.	Refused	
17/00004/REF (APP/L1765/D/16/3165728)	Kilchelwin 41 Wesley Road Kings Worthy SO23 7PX	Amendment to approved planning application 15/02895/FUL to allow for second floor dormer on rear elevation.	The Parish Council see no grounds on which to object to this application.	Refused	Dismissed

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 intention 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