

PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE
MEETING HELD ON WEDNESDAY 1st APRIL 2015 IN
THE OLD SCHOOL, SCHOOL LANE, DENMEAD
COMMENCING AT 7.30 pm



Members: Cllr K Andreoli (Chairman) (P)
Cllr I Brown (P)
Cllr G Crooks (P)
Cllr W Crowther
Cllr R Hallett (P)
Cllr F Hull (P)
Cllr N Lander-Brinkley
Cllr P Langford-Smith (P)
Cllr M Willoughby (P)

Also present: 5 members of the public and Kelvin Andrews, Deputy Clerk to the Council.

- 279/15P** Apologies: Apologies were received from Cllr Lander-Brinkley. **Noted.**
- 280/15P** Declarations of Interest: Cllr Willoughby declared a personal interest in the application relating to 31 Forest Mead. **Noted.**
- 281/15P** Minutes of Previous Meeting: The Minutes of the meeting held on 11th March 2015 were submitted for approval. **It was RESOLVED that the Minutes be accepted as an accurate record and were duly signed by the Chairman of the meeting.**
- 282/15P** Public Participation: At 7.33 pm the meeting recessed into open forum to allow questions and comments from members of the public. The meeting re-convened at 7.54 pm.
- 283/15P** Planning Applications: **It was RESOLVED that the following comments be forwarded to Winchester City Council and that the applications be taken in the following order: 2, 1,3, 4 and 5.**

(2)	Denmead		
Ref No:	W06312/07	Press advert date:	
Case No:	15/00421/FUL	Comments by:	8.4.2015
Date Valid:	5.3.2015	Decision due:	30.4.2015
Team:	2_STH	Case Officer:	David Rothery
Applicant:	Mr R Gale		
Proposal:	Erection of stable block and manege.		
Location:	Worlds End Cottage, Apless Lane, Worlds End, Hambledon.		

The Parish Council of Denmead, by a majority decision, raised an OBJECTION to this proposal and cited the following reasons: (a) Members referred to the previous application in respect of a covered manege and the consultation response from Mr Dunbar-Dempsey in which he stated “A ‘Winchester District Landscape Character Assessment’ (LCA) has been published which is now a supplementary planning document. The need for a LCA reflects the importance of Winchester’s landscape, both locally and nationally, and the pressures that are being placed upon it. It is an objective of the LCA to help protect and enhance the strong identity of the District’s landscape whilst accommodating necessary development and change.

The application site falls within the ‘Forest Of Bere Lowlands’ Character Area. A Key Issue in this area is the ‘suburbanised urban fringe character of parts of the area with assorted sheds, horse paddocks and fencing...’. A Built Form Strategy for this area includes the following statement: ‘Resist development which further fragments the restoration of the former Forest Of Bere or which suburbanises local settlements, such as that associated with ‘horsiculture’.

It is clear therefore that the proliferation of equestrian development of any size in this area is a sensitive issue and that a development of this scale may begin to suburbanise what is a secluded

and tranquil rural landscape.” It is considered that these comments are still valid for this application. (b) Members considered that the location of the proposed manege and the provision of a surface that could be used all year round would have an unacceptable adverse impact and a detrimental effect on the enjoyment and amenity of the occupiers of Spring Firs contrary to DP3 (vii).

(1) Denmead
Ref No: WTPO/1071/09 Press advert date:
Case No: 15/00359/TPO Comments by: 2.4.2015
Date Valid: 28.2.2015 Decision due: 25.4.2015
Team: 3_LAND Case Officer: Andrew Giles
Applicant: Mr Chris Dineage
Proposal: 2no. Oak reduce crown by 3m.
Location: 4 Little Mead, Denmead PO7 6HS

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: (a) Members considered that there was insufficient justification for the proposed work, that it would not achieve the objective of the property owner, that a crown lift might be more appropriate and that an arboricultural report should be submitted detailing the work required as there was a conflict between what the occupier said and the application. (b) As one of the Oaks has a considerable amount of Ivy on the trunk which at this time of year may have nesting birds in it any work carried out should be left until after the nesting season.

(3) Denmead
Ref No: W23845/01 Press advert date:
Case No: 15/00562/FUL Comments by: 21.4.2015
Date Valid: 17.3.2015 Decision due: 12.5.2015
Team: 2_STH Case Officer: Mrs Katie Nethersole
Applicant: Mr Shaun Finnegan
Proposal: (HOUSEHOLDER) New rear dormer (PART RETROSPECTIVE)
Location: Indian Queens, 75 Anmore Road, Denmead PO7 6NT

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.

(4) Denmead
Ref No: W24142 Press advert date:
Case No: 15/00548/FUL Comments by: 21.4.2015
Date Valid: 17.3.2015 Decision due: 12.5.2015
Team: 2_STH Case Officer: Mrs Katie Nethersole
Applicant: Mr & Mrs Tom Ralph
Proposal: (HOUSEHOLDER) Single storey rear extension. Replacement of existing garage with new summer house. Loft conversion and refurbishment of interior.
Location: 5 Mount Pleasant, Furzeley Road, Denmead PO7 6TY

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.

(5) Denmead
Ref No: W07203/12 Press advert date:
Case No: 15/00442/FUL Comments by: 22.4.2015
Date Valid: 23.3.2015 Decision due: 18.5.2015
Team: 2_STH Case Officer: Mrs Katie Nethersole
Applicant: Mr & Mrs Harding
Proposal: (HOUSEHOLDER) Enclosure of existing lean-to roof at front of property.
Location: 31 Forest Mead, Denmead PO7 6UN

The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.

- 284/15P** **Decisions Received:** Lists of decisions by Winchester City Council had been received and copied to members for their information. **The decisions were noted.**
- Outstanding Matters and Matters Arising:**
- 285/15P** (a) **Parklands Business Park:** A response had been received from the Department for Communities and Local Government regarding the Denmead Neighbourhood Plan and Parklands Business Park. **It was RESOLVED that the Chairman of the Planning Committee writes to Winchester City Council to request the issuing of an Article 4 direction to protect the important employment area at Parklands Business Park, Forest Road, Denmead.**
- Correspondence Received:**
- 286/15P** (a) **Tree Preservation Order ~ 2129:** An email had been received from WCC regarding the Tree Preservation Order. **It was RESOLVED to remove the Parish Council's objection to this Tree Preservation Order as the reasons for the objection had been removed.**
- 287/15P** (b) **The Planning Framework:** An email had been received regarding a training session entitled the Planning Framework to be held in Eastleigh on 21st April 2015. **It was RESOLVED that Cllrs Brown, Crooks and Langford-Smith could attend as an approved duty. It was further RESOLVED to refer this matter to Full Council to agree funding from the training budget.**
- Appeals:**
- 288/15P** (a) **Land To The Rear Of Chairmakers Arms:** Date of inquiry – 9th June 2015. **Noted.**
- 289/15P** (b) **Oak Tree Farm, Hambledon Road:** Appeal dismissed. **Noted.**
- 290/15P** (c) **Land adjacent to Woodlands, Bunkers Hill:** Awaiting appeal decision. **Noted.**
- 291/15P** **River End:** No new information. **Noted.**
- 292/15P** **West of Waterlooville Major Development Area:** An informal meeting of the West of Waterlooville Forum had been scheduled for 21st April 2015 commencing at 2.00 pm. Cllrs Lander-Brinkley and Hull had a standing approval to attend these meetings as an approved duty. **Noted.**
- 292/15P** **Winchester Local Development Framework:** It was reported that there might be a delay in the adoption of part two of the plan. **Noted.**
- 293/15P** **New Planning Applications:** There were three new planning applications for distribution. **Noted.**
- 294/15P** **Exempt Business:** **It was RESOLVED, that in accordance with the Public Bodies (Admission to Meetings) Act 1960, to exclude the public and press for the discussion of the following matters where publicity might be prejudicial to the special nature of the business namely Enforcement Matters, Listed Buildings, Confidential Discussions and Tree Preservation Orders.**

The meeting closed at 9.02 pm

**Members are summoned to the next scheduled meeting of this Committee,
which will be held in The Old School, School Lane, Denmead
at 7.30 pm on Wednesday 22nd April 2015**

PUBLIC SESSION - PLANNING COMMITTEE MEETING 1st April 2015

Comments on Applications

Ref No:	Denmead W06312/07	Press advert date:	
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Mr Gale, the applicant, together with Mr Salero and Mr Brown neighbours to the application site all addressed the committee with pre prepared notes copies of which are attached to these minutes. In answer to questions from members Mr Gale stated that there would be 8 horses in various stages of their training, there would be less lighting outside and none on the new arena with existing lighting being discussed with Winchester City Council, muck would be disposed of by a local farmer on a regular basis, rubber bedding was being used to reduce the amount of muck and the groom lived on site.

Any Other Planning Matters

None