

PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE
MEETING HELD ON WEDNESDAY 22nd 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
Cllr F Hull (P)
Cllr N Lander-Brinkley (P)
Cllr P Langford-Smith (P)
Cllr M Willoughby

Also present: 20 members of the public and Kelvin Andrews, Deputy Clerk to the Council.

298/15P Apologies: Apologies were received from Cllrs Crowther, Hallett and Willoughby. **Noted.**

299/15P Declarations of Interest: None made at this time. **Noted.**

300/15P Minutes of Previous Meeting: The Minutes of the meeting held on 1st April 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.**

301/15P Public Participation: At 7.32 pm the meeting recessed into open forum to allow questions and comments from members of the public. The meeting re-convened at 7.56 pm.

302/15P 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: 1, 2, 3, 6, 7, 4, 5 and 8.**

(1) Denmead
Ref No: W24137 Press advert date:
Case No: 15/00542/FUL Comments by: 27.4.2015
Date Valid: 26.3.2015 Decision due: 21.5.2015
Team: 2_STH Case Officer: Trish Price
Applicant: Mr Christopher Hillman
Proposal: (HOUSEHOLDER) Proposed hip to gable extension with front dormer window; 2 x roof lights to front elevation and new side window.
Location: 10 Harvest Road, Denmead PO7 6LD

The Parish Council of Denmead, by a majority decision, raised NO OBJECTION to this proposal. Cllr Crooks, who lives in Harvest Road, abstained from the vote.

(2) Denmead
Ref No: W06589/05 Press advert date:
Case No: 15/00631/FUL Comments by: 24.4.2015
Date Valid: 24.3.2015 Decision due: 19.5.2015
Team: 2_STH Case Officer: Mrs Anna Hebard
Applicant: Mr & Mrs Eneas
Proposal: (HOUSEHOLDER) Two storey and single storey rear extension.
Location: Yew Tree Cottage, Worlds End, Hambledon PO7 4QU

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: (a) The proposed extension by its bulk and position in relation to the highway would be out of keeping with both the character of the property (which is listed as a Hampshire Treasure) and the area in general. (b) The provision of a balcony would have an adverse impact on the amenity of the occupiers of Little Home Farm.

Should there be a conflict of views between the Parish Council and the Case Officer the Parish Council would wish for this matter to go to the Development Control Committee.

(3) Denmead
Ref No: W24157 Press advert date:
Case No: 15/00613/FUL Comments by: 27.4.2015
Date Valid: 24.3.2015 Decision due: 19.5.2015
Team: 2_STH Case Officer: Trish Price
Applicant: Mr Stone and Ms Reid
Proposal: (HOUSEHOLDER) Rear extension with new roof over dwelling to form first floor accommodation with front and rear dormers and detached garage.
Location: 36 Mead End Road, Denmead PO7 6PZ

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

(6) Denmead
Ref No: W02815/12 Press advert date:
Case No: 15/00675/FUL Comments by: 8.5.2015
Date Valid: 30.3.2015 Decision due: 25.5.2015
Team: 2_STH Case Officer: David Rothery
Applicant: Mr Gary Palmer
Proposal: Full application for proposed change of use of land from equestrian yard, barn and stabling to mixed use including single pitch site comprising the stationing of one mobile home for settled gypsy accommodation together with relocation of existing access and associated landscaping improvements; revised application further to 14/00283/FUL (RESUBMISSION).

Location: Oak Tree Farm, Hambledon Road, Denmead PO7 6JB

The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reasons: (a) The proposed development is located within the Denmead Gap and would physically and visually diminish the gap (Saved policy CE. 2 of the adopted WDLP and the adopted Denmead Village Design Statement). (b) The proposed development does not conserve Denmead's identity and countryside setting as identified in the adopted Denmead Village Design Statement and therefore does not protect the Denmead Gap. (Policy MTRA. 2 of the adopted WDLP Part 1 Joint Core Strategy). (d) The proposed vehicular access which would increase traffic entering and leaving the site would be detrimental to the users of the recently provided cycleway which is used by children in particular when travelling to and from Denmead to schools in Waterlooville (Policy CP. 5 of the adopted WDLP Part 1 Joint Core Strategy). (e) The proposal would have an unacceptable adverse impact on adjoining land, uses and property (Saved policy DP.3 (vii) of the adopted WDLP) (f) Is contrary to proposal 5 of the Made Denmead Neighbourhood Plan in that the site is not within or immediately adjoining the Denmead Settlement Policy Boundary, is not in close proximity to the settled traveller community in the village and does not accord with all of the relevant policies of the Neighbourhood Plan and the Winchester Development Plan. (g) Will have a harmful impact on nearby residential properties by noise and light, vehicle movements and other activities (Policy CP. 5 of the adopted WDLP Part 1 Joint Core Strategy)

Should there be a conflict of views between the Parish Council and the Case Officer the Parish Council would wish for this matter to go to the Development Control Committee.

Four letters of objection had been received and members were made aware of their contents.

(7) Denmead
Ref No: WTPO/1262/01 Press advert date:
Case No: 15/00766/TPO Comments by: 7.5.2015
Date Valid: 9.4.2015 Decision due: Not Given
Team: 3_LAND Case Officer: Andrew Giles
Applicant: Mr Simon Davies
Proposal: 1 no. Ash to fell.

Location: Inhams Farm House, Inhams Lane, Denmead PO7 6LX

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: Members considered that the tree provided a high amenity value to the area, that the removal of the tree was not justified and remedial work could be carried out to safeguard the long term survival of the tree.

(4) Denmead
Ref No: WTPO/1200/82 Press advert date:
Case No: 15/00676/TPO Comments by: 29 April 2015
Date Valid: 30 March 2015 Decision due: 25 May 2015
Team: 3_Land Case Officer: Andrew Giles
Applicant: Jack Adams, Adtree Care
Proposal: 1no. Quercus Robur reduce crown by 2m.
Location: Summerfield, Forest Road Denmead Hampshire PO7 6TZ

The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reasons: Members considered that the tree provided significant amenity value to the area, was fairly young compared to other trees in the area and therefore needed safeguarding, the work applied for would not achieve anything, there had been a previous crown lift and members were of the opinion that no work was required at this time. One letter of support had been received and members were made aware of its content.

(5) Denmead
Ref No: W24160 Press advert date:
Case No: 15/00641/FUL Comments by: 5 May 2015
Date Valid: 13 March 2015 Decision due: 26 May 2015
Team: 2_STH Case Officer: Mrs Kate Nethersole
Applicant: Mr & Mrs Young
Proposal: Proposed single storey rear extension and removal of rear conservatory and garage.
Location: 11 Martin Avenue Denmead Waterlooville Hampshire PO7 6NS

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

(8) Denmead
Ref No: W00052/33 Press advert date:
Case No: 15/00681/FUL Comments by: 12.5.2015
Date Valid: 13.4.2015 Decision due: 8.6.2015
Team: 2_STH Case Officer: Mrs Anna Hebard
Applicant: Mr & Mrs J Sawyer
Proposal: (HOUSEHOLDER) Proposed extension to existing detached garage.
Location: Carlton House, School Lane, Denmead PO7 6NA

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: The proposed gable end which would extend towards the road would have a dominating effect and would lead to an overbearing development which would be detrimental to the visual amenity of the street scene, be out of character for the area as it would be forward of the building line and have an unacceptable effect on neighbouring properties.

303/15P Decisions Received: Lists of decisions by Winchester City Council had been received and copied to members for their information. **The decisions were noted.**

304/15P Outstanding Matters and Matters Arising: There were no matters arising or outstanding matters. **Noted.**

Correspondence Received:

305/15P (a) Tree Preservation Order No. 2129 of 2014: Notification had been received from WCC that TPO 2129 of 2014 ~ Land off Anmore Road had been confirmed on 20th April 2015 following a number of modifications. **Noted.**

Appeals:

306/15P (a) Land To The Rear Of Chairmakers Arms: Date of inquiry – 9th June 2015. **Noted.**

- 307/15P (b) Land adjacent to Woodlands, Bunkers Hill: Awaiting appeal decision. It was reported that the site visit by the Planning Inspector had taken place earlier in the day. **Noted.**
- 308/15P River End: It was reported that most of the properties were now occupied. Information on the handover was to be sought. **Noted.**
- 309/15P West of Waterlooville Major Development Area: An informal meeting of the forum had taken place and a formal meeting was scheduled for June. Denmead Parish Council and Southwick Parish Council now had a place on the forum. **Noted.**
- 310/15P Winchester Local Development Framework: WCC had now made the Denmead Neighbourhood Plan. **Noted.**
- 311/15P New Planning Applications: There were three new planning applications for distribution. **Noted.**
- 312/15P 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 9.26 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 20th May 2015**

PUBLIC SESSION - PLANNING COMMITTEE MEETING 22nd April 2015

Comments on Applications

	Denmead		
Ref No:	W06589/05	Press advert date:	
Case No:	15/00631/FUL	Comments by:	24.4.2015
Date Valid:	24.3.2015	Decision due:	19.5.2015
Team:	2_STH	Case Officer:	Mrs Anna Hebard
Applicant:	Mr & Mrs Eneas		
Proposal:	(HOUSEHOLDER) Two storey and single storey rear extension.		
Location:	Yew Tree Cottage, Worlds End, Hambledon PO7 4QU		

Mr Pettitt informed members that he had concerns over the positioning of the extension which would run at a right angle to the road, would add about 50% to the existing building and following the removal of a large Yew tree he would now be faced with looking at a building rather than a tree.

Mrs Eneas, the applicant stated that the roadside hedge was growing up to provide screening and in answer to a question stated that the windows were modern but looked old.

	Denmead		
Ref No:	W24157	Press advert date:	
Case No:	15/00613/FUL	Comments by:	27.4.2015
Date Valid:	24.3.2015	Decision due:	19.5.2015
Team:	2_STH	Case Officer:	Trish Price
Applicant:	Mr Stone and Ms Reid		
Proposal:	(HOUSEHOLDER) Rear extension with new roof over dwelling to form first floor accommodation with front and rear dormers and detached garage.		
Location:	36 Mead End Road, Denmead PO7 6PZ		

Mr & Mrs Steer and Mrs Dickens raised concerns over the protection of trees, drainage and loss of privacy.

Ms Reid stated that an arborists report had been prepared, the trees would not be affected by the building work as footings would be piled and drainage issues had been taken into account.

Denmead
Ref No: W02815/12
Case No: 15/00675/FUL
Date Valid: 30.3.2015
Team: 2_STH
Applicant: Mr Gary Palmer
Proposal: Full application for proposed change of use of land from equestrian yard, barn and stabling to mixed use including single pitch site comprising the stationing of one mobile home for settled gypsy accommodation together with relocation of existing access and associated landscaping improvements; revised application further to 14/00283/FUL (RESUBMISSION).
Location: Oak Tree Farm, Hambledon Road, Denmead PO7 6JB

Press advert date:
Comments by: 8.5.2015
Decision due: 25.5.2015
Case Officer: David Rothery

Concerns were raised by local residents and these included:

- ❖ Nothing had really changed from the last application.
- ❖ Continuing problems with horses and rubbish.
- ❖ How long can he keep applying?
- ❖ Noise nuisance.
- ❖ What else would arrive on the site if the application was approved?
- ❖ Highway issues.