

PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE  
MEETING HELD ON WEDNESDAY 20<sup>th</sup> MAY 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  
Cllr F Hull (P)  
Cllr P Langford-Smith (P)  
Cllr N Rusbridger (P)  
Cllr M Willoughby (P)

Also present: 30 members of the public, Cllr Lander-Brinkley and Kelvin Andrews, Deputy Clerk to the Council.

- 001/16P** Apologies: Apologies were received from Cllr Crooks. **Noted.**
- 002/16P** Election of a Vice-Chairman for the Planning Committee: **Deferred until the next meeting.**
- 003/16P** Declarations of Interest: Cllr Hull declared a personal and prejudicial interest in the application relating to 3 Roman Green. **Noted.**
- 004/16P** Minutes of Previous Meeting: The Minutes of the meeting held on 22<sup>nd</sup> 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.**
- 005/16P** Public Participation: At 7.34 pm the meeting recessed into open forum to allow questions and comments from members of the public. The meeting re-convened at 7.58 pm.
- 006/16P** 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, 3, 4, 6, 7, 8, 9, 2 and 5.**

(1)	Denmead		
Ref No:	WTPO/2088	Press advert date:	
Case No:	15/00771/TPO	Comments by:	13.5.2015
Date Valid:	9.4.2015	Decision due:	4.6.2015
Team:	2_STH	Case Officer:	Andrew Giles
Applicant:	Mr Daron Mullineaux		
Proposal:	1 no. Oak to crown lift, remove 3 limbs to 3m above ground on Linden Lea (T1), 1 no. Oak to crown lift, remove 2 lowest limbs as indicated in photograph (T3), 1 no. Oak to fell.		

Location: Linden Lea, Uplands Road, Denmead PO7 6HG

Comments were required by 13<sup>th</sup> May for this application therefore the following had been submitted prior to the meeting: **The Parish Council of Denmead raised a STRONG OBJECTION against the proposal and cited the following reasons: There was no evidence of disease in any of the trees and had any been evident this would have been identified by Mr Gregory when he carried out his inspection of the trees prior to the TPO being issued in July 2013; To heavily prune the tree by the driveway would be detrimental to the long term health of the tree, the street scene and the amenity value of the tree; Removal of any of the group of three would likewise be detrimental to the amenity value of the group; The owner of the neighbouring property believes the trees which once damaged his property had previously been removed; Denmead Parish Council would not object to clearing of the wood around the street lamp provided the amount removed was minimal.** Following discussion at the meeting **It was RESOLVED to retrospectively approve the previously submitted comments.**

(3) Denmead  
Ref No: W21636/01 Press advert date:  
Case No: 15/00741/FUL Comments by: 15.5.2015  
Date Valid: 7.4.2015 Decision due: 2.6.2015  
Team: 2\_STH Case Officer: Lisa Booth  
Applicant: Mr Chris Sturman  
Proposal: Variation of condition no. 3 of planning permission 09/02457/FUL to allow use of ground floor of detached double garage as games room (RETROSPECTIVE)  
Location: 2 Furzeley Corner, Denmead PO7 6TS  
**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.**

(4) Denmead  
Ref No: W02119/22 Press advert date:  
Case No: 15/00779/FUL Comments by: 20.5.2015  
Date Valid: 20.4.2015 Decision due: 15.6.2015  
Team: 2\_STH Case Officer: Mrs Katie Nethersole  
Applicant: Mrs Jo Town  
Proposal: (HOUSEHOLDER) Proposed part first floor and part two storey side and front extension  
Location: 3 Roman Green, Denmead PO7 6RD  
**The Parish Council of Denmead, by a unanimous decision of those members voting, raised NO OBJECTION to this proposal.**  
**Cllr Hull having previously declared a personal and prejudicial interest in the above application took no part in the discussion or vote.**

(6) Denmead  
Ref No: WTPO/1894 Press advert date:  
Case No: 15/00937/TPO Comments by: 28.5.2015  
Date Valid: 20.4.2015 Decision due: 15.6.2015  
Team: 3\_LAND Case Officer: Andrew Giles  
Applicant: Mr Richard Hartson  
Proposal: 4 no. Oak to crown raise to 15ft from ground level, remove all dead limbs.  
Location: Meadows Farm, Ervills Road, World's End, Hambledon.  
**The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reason(s): The water meadow at Meadows Farm where these trees are located is listed in Volume 1 of Hampshire Treasures and the trees enhance the views across the meadow. Members considered that there was no justifiable reason to carry out this work which would be detrimental to the amenity value of the trees. The trees were of good shape, originally part of the Forest of Bere and the proposed work would also have a detrimental impact on the amenity value of neighbouring properties as they act as screening. Members would not object to a light pruning to clear branches from the field shelter/stable.**  
**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.**

(7) Denmead  
Ref No: W24189 Press advert date:  
Case No: 15/00871/FUL Comments by: 3.6.2015  
Date Valid: 1.5.2015 Decision due: 26.6.2015  
Team: 2\_STH Case Officer: Mrs Anna Hebard  
Applicant: Mrs Sonia Boxien  
Proposal: (HOUSEHOLDER) Single storey rear extension.  
Location: 31 Home Mead Denmead Waterlooville Hampshire PO7 6YE  
**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal.**

(8) Denmead  
Ref No: W18503/02 Press advert date:  
Case No: 15/00909/FUL Comments by: 4.6.2015  
Date Valid: 28.4.2015 Decision due: 23.6.2015  
Team: 2\_STH Case Officer: Mrs Katie Nethersole  
Applicant: Mr & Mrs Chandler  
Proposal: (HOUSEHOLDER) Single storey side/rear extension.  
Location: 1 Yew Tree Gardens, Denmead PO7 6LH

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

(9) Denmead  
Ref No: W24193 Press advert date:  
Case No: 15/00884/FUL Comments by: 3.6.2015  
Date Valid: 27.4.2015 Decision due: 22.6.2015  
Team: 2\_STH Case Officer: David Rothery  
Applicant: Matilda Holdings Ltd  
Proposal: Continued stationing of three residential caravans (RETROSPECTIVE)  
Location: Inhams Farm Caravan Site, Inhams Lane, Denmead

**The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reason(s): (a) The site was previously registered as a touring caravan site and not a residential caravan site which it has never been. (b) The continuous use of the site for caravans since April 2001 had previously been refuted and the Lawful Development Certificate has been refused on two occasions. (c) The flood risk assessment is not accurate and does not take in to account the flow of excess water from Harts Copse through Glasspool and across the fields to the application site which leads to flooding and in turn prevents vehicular access to the site at certain times. (d) There are no amenity facilities on site and sewage is believed to be disposed of through a manhole in Inhams Lane. (e) It does not comply with the recently 'made' Denmead Neighbourhood Plan in that it is outside of the policy boundary and therefore in the countryside. (f) The case of Glamorgan County Council -v- Carter; QBD 1962 would also seem to be applicable to this application.**

**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.**

**In the event that the application is refused the Parish Council would wish to see enforcement action taken at the earliest opportunity to finally resolve this issue.**

(2) Denmead  
Ref No: W23024/01 Press advert date:  
Case No: 15/00043/FUL Comments by: 14.5.2015  
Date Valid: 31.3.2015 Decision due: 26.5.2015  
Team: 2\_STH Case Officer: Lisa Booth  
Applicant: Mr D Carter  
Proposal: (HOUSEHOLDER) Roof extension and conversion and erection of new garage.  
Location: Fallowfield, Hambleton Road, Denmead PO7 6NG

**The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reason(s): (a) The proposed garage is forward of the building line and would be out of keeping for the area, detrimental to the street scene, detract from the amenity value of neighbouring properties and set a precedent which would make it difficult to refuse further applications in nearby properties. (b) The proposals for the dwelling would result in an overdevelopment of the property with a building height of 3-storeys which would dominate and overlook the surrounding area including the listed building opposite (contrary to the adopted Denmead Village Design Statement and the WDLP DP3).**

**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.**

(5) Denmead  
Ref No: W19499/38 Press advert date:  
Case No: 15/00742/FUL Comments by: 26.5.2015  
Date Valid: 24.4.2015 Decision due: 19.6.2015  
Team: 2\_STH Case Officer: Mrs Jill Lee  
Applicant: Taylor Wimpey Southern Counties  
Proposal: Construction of new road/footpath/cycleway, Bridge connecting the existing Taylor Wimpey development with Grainger Trust Development to include access road either side.

Location: Street Record, Angus Way, Waterlooville, Hampshire

**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to and SUPPORTED this proposal. Members welcomed the building of the bridge but would like the design and build to match the already built bridges within the Grainger site so that there was a consistent theme between the developments.**

**007/16P** **Decisions Received:** Lists of decisions by Winchester City Council had been received and copied to members for their information. **The decisions were noted.**

**008/16P** **Outstanding Matters and Matters Arising:** There were no matters arising or outstanding matters. **Noted.**

**Correspondence Received:**

**009/16P** (a) **Permitted Development Rights:** A letter had been received from the DCLG regarding Article 4 directions and regulations on national permitted development rights. **It was RESOLVED to request a meeting with WCC Officers and the Portfolio Holder to discuss the provision of an Article 4 direction for Parklands Business Park.**

**010/16P** (b) **Yew Tree Cottage, Worlds End:** Notification had been received from WCC that the planning application relating to Yew Tree Cottage, Worlds End would be determined at their planning Committee meeting to be held on 28<sup>th</sup> May. **It was RESOLVED that Cllr Langford-Smith could attend as an approved duty.**

**011/16P** (c) **Cabinet (Local Plan) Committee:** Notification had been received from WCC that the Cabinet (Local Plan) Committee meeting scheduled for 1<sup>st</sup> June had been cancelled. **Noted.**

**Appeals:**

**012/16P** (a) **Land To The Rear Of Chairmakers Arms:** Date of inquiry – 9<sup>th</sup> June 2015. **Noted.**

**013/16P** (b) **Land adjacent to Woodlands, Bunkers Hill:** Awaiting appeal decision. **Noted.**

**014/16P** **River End:** Awaiting transfer of land. **Noted.**

**015/16P** **West of Waterlooville Major Development Area:** No new information. **Noted.**

**016/16P** **Winchester Local Development Framework:** No new information. **Noted.**

**017/16P** **New Planning Applications:** There were two new planning applications for distribution. **Noted.**

**018/16P** **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 9.24 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 3<sup>rd</sup> June 2015**

## PUBLIC SESSION - PLANNING COMMITTEE MEETING 20<sup>th</sup> May 2015

### Comments on Applications

Denmead  
Ref No: WTPO/2088 Press advert date:  
Case No: 15/00771/TPO Comments by: 13.5.2015  
Date Valid: 9.4.2015 Decision due: 4.6.2015  
Team: 2\_STH Case Officer: Andrew Giles  
Applicant: Mr Daron Mullineux  
Proposal: 1 no. Oak to crown lift, remove 3 limbs to 3m above ground on Linden Lea (T1), 1 no. Oak to crown lift, remove 2 lowest limbs as indicated in photograph (T3), 1 no. Oak to fell.  
Location: Linden Lea, Uplands Road, Denmead PO7 6HG

Mr Mullineux addressed members and informed them that he moved in to the property two years ago and the garden was overstocked and had not been maintained for 30 years. He added that he had had three meetings with the tree officer from WCC and sought advice from a professional arborist which had resulted in the application being submitted for reasons of public safety and access to the property.

Cllr Lander-Brinkley, speaking as a member of the public, stated that a feature of Uplands Road was large trees on both sides of the road which overarch the road and this adds considerable amenity value to the street scene. He added that purchasers of properties know this and other than the removal of dead or dying wood unnecessary work should be avoided as it would change the street scene.

Denmead  
Ref No: WTPO/1894 Press advert date:  
Case No: 15/00937/TPO Comments by: 28.5.2015  
Date Valid: 20.4.2015 Decision due: 15.6.2015  
Team: 3 LAND Case Officer: Andrew Giles  
Applicant: Mr Richard Hartson  
Proposal: 4 no. Oak to crown raise to 15ft from ground level, remove all dead limbs.  
Location: Meadows Farm, Ervills Road, World's End, Hambledon.

Mrs Hargreaves informed members that the trees provided a shield from the ongoing works at the site which would be lost if the work was permitted and they were beautiful trees with little dead wood. She added that the application was misleading as it appeared to be on behalf of SSE.

Mr Cox stated that he lived opposite the trees, that he had been instrumental in having them protected in 2006 and the trees had received a high score from the tree officers when they were assessed. He added that the trees provided a screen from the ongoing work at the site, there was no reason to carry out the proposed work, only three of the trees were on the applicants land, the trees were part of the original Forest of Bere and he had no problem with the removal of dead wood.

Cllr Lander-Brinkley speaking as a member of the public reminded members that the meadow at Meadows Farm was listed in Hampshire Treasures and although this view had now been disrupted by fences unnecessary work to the trees should be prevented.

Denmead  
Ref No: W24193 Press advert date:  
Case No: 15/00884/FUL Comments by: 3.6.2015  
Date Valid: 27.4.2015 Decision due: 22.6.2015  
Team: 2\_STH Case Officer: David Rothery  
Applicant: Matilda Holdings Ltd  
Proposal: Continued stationing of three residential caravans (RETROSPECTIVE)  
Location: Inhams Farm Caravan Site, Inhams Lane, Denmead

Mr Ambrose stated that he objected to the application as it was not in compliance with the 'made' Denmead Neighbourhood Plan which it should be considered against, it was outside of the policy boundary and therefore in the countryside.

Mr Pass made the following comments:

The application was to approve an unlawful use.

No merit or standing and was an invalid application.

Not in compliance with Denmead Neighbourhood or Local plans.

The unlawful use had been concealed and therefore Glamorgan County Council v Carter 1963 applied.

No provision of services on the site.

Not used as a residential caravan site.

The application should be refused.

**Any Other Planning Matters**

None