

PARISH COUNCIL OF DENMEAD

MINUTES OF THE PLANNING COMMITTEE  
MEETING HELD ON WEDNESDAY 24<sup>th</sup> JUNE 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 C Hargreaves (P)  
Cllr F Hull (P)  
Cllr P Langford-Smith (P)  
Cllr N Rusbridger (P)  
Cllr M Willoughby (P)

Also present: 4 members of the public and Kelvin Andrews, Deputy Clerk to the Council.

**040/16P** Apologies: Apologies were received from Cllr Crooks. **Noted.**

**041/16P** Declarations of Interest: There were no declarations of interest made at this time.

**042/16P** Minutes of Previous Meeting: The Minutes of the meeting held on 3<sup>rd</sup> June 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.**

**043/16P** 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 7.49 pm. The meeting was opened up to the public on several further occasions to allow comments regarding 35 Brookside Close.

**044/16P** 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: 5, 1, 2, 3, 4 and 6.**

(5) Denmead  
Ref No: W24208 Press advert date:  
Case No: 15/01007/FUL Comments by: 7.7.2015  
Date Valid: 29.5.2015 Decision due: 24.7.2015  
Team: 2\_STH Case Officer: Mrs Anna Hebard  
Applicant: Mrs Jeni Stewart  
Proposal: (HOUSEHOLDER) Proposed single storey rear conservatory (PART RETROSPECTIVE)

Location: 35 Brookside Close Denmead Waterlooville Hampshire PO7 6ET

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

(1) Denmead  
Ref No: W01635/59 Press advert date:  
Case No: 15/01056/FUL Comments by: 24.6.2015  
Date Valid: 13.5.2015 Decision due: 8.7.2015  
Team: 2\_STH Case Officer: Mr Mark Wadsworth  
Applicant: The Gatehill Property Company Ltd.  
Proposal: Refuse/Recycling bin compound and two bicycle stores.  
Location: The Spinney, Parklands Business Park, Forest Road, Denmead

**The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal and cited the following reasons: (a) It is the understanding of the Parish Council that a number of the parking spaces are in the ownership of adjacent businesses and therefore the amount of parking spaces quoted as being available after the loss of 9 spaces has been underestimated and will not be in accordance with the WCC Supplementary Planning Document on Residential Parking Standards. There is already insufficient parking within Parklands Business Park and any**

loss of parking will exacerbate the situation. (b) To encourage the use of cycling secure storage needs to be provided and the proposed wooden storage will not provide the necessary security features. (c) To encourage the use of recycling smaller facilities closer to individual properties should be used rather than one large area away from a number of the units. (d) The loss of parking spaces appears to be irrational when there is other unused land within the development which could be used instead.

(2) Denmead  
Ref No: W09664/03 Press advert date:  
Case No: 15/00800/FUL Comments by: 29.6.2015  
Date Valid: 11.5.2015 Decision due: 6.7.2015  
Team: 2\_STH Case Officer: Lisa Booth  
Applicant: Mr Clive Wakefield  
Proposal: Demolition of existing former cow sheds and construction of new single storey two bedroom dwelling.  
Location: Anthill Farm, Hambleton Road, Denmead PO7 6ES

**The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reason(s): The plot of land where the proposed dwelling is to be situated is outside the revised development boundary as identified in the 'made' Denmead Neighbourhood Plan which had also identified land where the full allocation of housing, as required by the Winchester District Local Plan Part 1, is to be located within the village and therefore there is no need for any additional dwellings. The proposal is contrary to Policies MTRA2 and 4 of the Local Plan Part 1 – Joint Core Strategy, the saved policies of the Winchester District Local Plan Review 2006 (particularly H3) and the National Planning Policy Framework in that it represents residential development outside of an established settlement boundary and there is no justification for making an exception to these policies.**

**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: W24220 Press advert date:  
Case No: 15/01112/FUL Comments by: 22.6.2015  
Date Valid: 20.5.2015 Decision due: 15.7.2015  
Team: 2\_STH Case Officer: Mrs Anna Hebard  
Applicant: Mr Matthew MacGregor Sharp  
Proposal: (HOUSEHOLDER) Access via Forest Road onto front area to create off road parking for household vehicles. Conversion of front garden to driveway, removing shrub border and silver birch tree, reinforcement of cesspit, excavating grassed area and levelling with road using type 1 aggregate. Overlay with 20mm shingle.  
Location: 3 Apless View, Forest Road, World's End, Hambleton.

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

(4) Denmead  
Ref No: WLDC/744 Press advert date:  
Case No: 15/01220/LDP Comments by: 26.6.2015  
Date Valid: Decision due: 2\_STH  
Team: 2\_STH Case Officer: Legal  
Applicant: Mrs Lorraine Marx  
Proposal: Change of use from two storey B1 Office to C3 residential use (CERTIFICATE OF LAWFULNESS)  
Location: Carisway Contract Cleaning, 11 The Spinney, Parklands Business Park, Forest Road, Denmead

**The Parish Council of Denmead is unable to oppose the granting of a Certificate of Lawfulness but deplores the loss of yet another business within the established Parklands Business Park for residential purposes.**

(6) Denmead  
 Ref No: W08394/01 Press advert date:  
 Case No: 15/01214/FUL Comments by: 10.7.2015  
 Date Valid: 3.6.2015 Decision due: 29.7.2015  
 Team: 2\_STH Case Officer: Mrs Katie Nethersole  
 Applicant: Mr Grubert  
 Proposal: (HOUSEHOLDER) Replace single garage with double garage.  
 Location: Kingsthorpe, Upper Crabbick Lane, Denmead PO7 6HQ

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

**045/16P** **Decisions Received:** Lists of decisions by Winchester City Council had been received and copied to members for their information. **The decisions were noted. It was RESOLVED to ask WCC why the request for the application relating to Fallowfield had not been placed before their Planning Committee as requested by Denmead Parish Council and why the Parish Council had not been notified of the reasons for this decision.**

**Outstanding Matters and Matters Arising:**

**046/16P** (a) Permitted Development Rights: An email had previously been sent to WCC requesting a meeting with Cllr Read, the Portfolio Holder for Built Environment and Mr. Steve Opacic, Head of Strategic Planning. An acknowledgement had been received. A firm date for a meeting was still awaited. **Noted.**

**047/16P** (b) Former BAE Systems Park, Waterlooville: Concern had been raised about the proposed change of use from mainly leisure to mostly retail at the former BAE Systems Park. A letter had been sent to Havant Borough Council regarding the concerns of Denmead Parish Council and a reply had been received. **Noted.**

**Correspondence Received:**

**048/16P** (a) WCC Planning Committee – 25.6.15: Notification had been received from WCC that the applications relating to Masons Meadow, Bunns Lane and Little Oaks, Bent Lane would be determined at the WCC Planning Committee meeting on 25th June. **It was RESOLVED that Cllrs Hargreaves, Hull and Rusbridger could attend as an approved duty.**

**049/16P** (b) Minerals and Waste Safeguarding Event: An invitation had been received from HCC to a Minerals and Waste Safeguarding Event on 21<sup>st</sup> July. **It was RESOLVED that Cllr Hull could attend as an approved duty.**

**Appeals:**

**050/16P** (a) Land To The Rear Of Chairmakers Arms: Awaiting appeal decision. **Noted.**

**051/16P** i) Letter from Paddock Owners: A letter of thanks had been received from the paddock owners in respect of the appeal. **Noted.**

**052/16P** (b) Land adjacent to Woodlands, Bunkers Hill: Awaiting appeal decision. **Noted.**

**053/16P** River End: Awaiting transfer of land. **Noted.**

**054/16P** West of Waterlooville Major Development Area: The next meeting of the Forum had now been re-scheduled for 6<sup>th</sup> July 2015. **It was RESOLVED that this matter should be referred to Full Council.**

**055/16P** Winchester Local Development Framework: No new information.

**056/16P** New Planning Applications: There was one new planning application for distribution. **Noted.**

**057/16P** 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 9.21 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 15<sup>th</sup> July 2015**

**PUBLIC SESSION - PLANNING COMMITTEE MEETING 24<sup>th</sup> June 2015**

**Comments on Applications**

Ref No:	Denmead W24208	Press advert date:	
Case No:	15/01007/FUL	Comments by:	7.7.2015
Date Valid:	29.5.2015	Decision due:	24.7.2015
Team:	2_STH	Case Officer:	Mrs Anna Hebard
Applicant:	Mrs Jeni Stewart		
Proposal:	(HOUSEHOLDER) Proposed single storey rear conservatory (PART RETROSPECTIVE)		
Location:	35 Brookside Close Denmead Waterlooville Hampshire PO7 6ET		

Mr & Mrs Rolfe of 36 Brookside Close addressed those present and stated that although not opposed to the development they considered the dimensions too great for a property of that size and that it would be an overdevelopment for a 1 bedroom, 2 person terraced property. They also queried why it had already been started.

Ms Read of 34 Brookside Close stated that she was concerned over the existing down pipe which now appeared to be in a no-mans land between the existing fence and the new wall which had been erected.

**Any Other Planning Matters**

Mr Scaddan of Dormers, Uplands Road addressed members and stated that he would shortly be submitting a planning application in respect of Langdale, Uplands Road which was a chalet type bungalow built about 1956 and had several problems which were not cost effective to repair. He added that he had sought pre application advice from WCC regarding the demolition of the existing property and replacing with two new properties consisting of one three bedroom and one four bedroom homes and now wished to consult with the Parish Council. Mr Scaddan continued by stating that he was confident the scheme would fit in with current properties in Uplands Road. He offered to provide a copy of the plans to the Parish Council prior to submission to WCC on the 8<sup>th</sup> July.