

PARISH COUNCIL OF DENMEAD



MINUTES OF THE PLANNING COMMITTEE  
MEETING HELD ON WEDNESDAY 5<sup>th</sup> AUGUST 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 (Vice-chairman) (P)  
Cllr P Langford-Smith (P)  
Cllr N Rusbridger  
Cllr M Willoughby

Also present: 16 members of the public and Tony Daniells, Clerk to the Council.

- 082/16P** **Apologies:** Apologies were received from Cllrs Crooks, Rusbridger and Willoughby. **Noted.**
- 083/16P** **Declarations of Interest:** Cllr Hargreaves declared a personal interest in the application relating to Yew Tree Cottage. **Noted.**
- 084/16P** **Minutes of Previous Meeting:** The Minutes of the meeting held on 15<sup>th</sup> July 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.**
- 085/16P** **Public Participation:** At 7.35 pm the meeting recessed into open forum to allow questions and comments from members of the public. The meeting re-convened at 7.50 pm.
- 086/16P** **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, 2, 4, 7, 9, 3, 5, 6, 8.**

(1) Denmead  
Ref No: W24261 Press advert date:  
Case No: 15/01510/FUL Comments by: 5.8.2015  
Date Valid: 6.7.2015 Decision due: 31.8.2015  
Team: 2\_STH Case Officer: Mr Mark Wadsworth  
Applicant: Mr Mike MacDonald  
Proposal: (HOUSEHOLDER) Two storey rear extension with pitched roof to side dormer to replace flat roof.  
Location: 1 Inhams Lane, Denmead PO7 6LX

**The Parish Council of Denmead, by a unanimous decision, raised NO OBJECTION to this proposal and recommended that any window overlooking the neighbouring property was fitted with obscure glass.**

(2) Denmead  
Ref No: W06589/06 Press advert date:  
Case No: 15/01508/FUL Comments by: 5.8.2015  
Date Valid: 6.7.2015 Decision due: 31.8.2015  
Team: 2\_STH Case Officer: Mrs Anna Hebard  
Applicant: Mr & Mrs J & K Eneas  
Proposal: (HOUSEHOLDER) Two storey extension with balcony and single storey rear extension (RESUBMISSION)  
Location: Yew Tree Cottage, Ervills Road, World's End PO7 4QU

**The Parish Council of Denmead, by a majority decision, raised an OBJECTION against the 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.**

(4) Denmead  
Ref No: W18503/03 Press advert date:  
Case No: 15/01484/FUL Comments by: 17.8.2015  
Date Valid: 15.7.15 Decision due: 9.9.2015  
Team: 2\_STH Case Officer: Mrs Anna Hebard  
Applicant: Mr Stephen Chandler  
Proposal: (HOUSEHOLDER) Front garden boundary wall.  
Location: 1 Yew Tree Gardens, Denmead PO7 6LH

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

(7) Denmead  
Ref No: W19499/39 Press advert date:  
Case No: 15/01255/OUT Comments by: 14.8.2015  
Date Valid: 19.6.2015 Decision due: 14.8.2015  
Team: 2\_STH Case Officer: Mrs Jill Lee  
Applicant: Taylor Wimpey Southern Counties  
Proposal: Outline application with all matters reserved; Construction of new electric substation.  
Location: Land at Old Park Farm, Wimpey Site Part of West of Waterlooville MDA

**The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reason: Members considered that the proposed substation would be in an area of green space and should be positioned in the commercial zone to the area south of the Nursing Care Home (Plot M2)**

**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.**

(9) Denmead  
Ref No: WTPO/1502/15 Press advert date:  
Case No: 15/01664/TPO Comments by: 12.8.2015  
Date Valid: 17.7.2015 Decision due: 11.9.2015  
Team: 3\_LAND Case Officer: Lisa Booth  
Applicant: Miss Andrea Hughes  
Proposal: 1 no. Oak to remove lower branches up to 7m high back to fence line, reduce back 3 main branches above by 2m (T1), 1 no. Oak to remove lower branch up to height of 6m, cut back by 4m to a growth point (T3), 1 no. Oak to remove lower branch up to a height of 6m which overhangs garage (T4)

Location: 15 Harvest Road, Denmead PO7 6LD

**The Parish Council of Denmead, by a unanimous decision, raised a STRONG OBJECTION to this proposal and cited the following reason: Members considered that the proposed works to the trees was excessive and would be detrimental to the amenity value of the trees but accepted that some works would be required.**

(3) Denmead  
Ref No: WTPO/1200/83 Press advert date:  
Case No: 15/01618/TPO Comments by: 14.8.2015  
Date Valid: 16.7.2015 Decision due: 10.9.2015  
Team: 3\_LAND Case Officer: Mr Thomas Gregory  
Applicant: Denmead Parish Council  
Proposal: 1 no. Oak to crown lift by 1m  
Location: 13 The Smithy, Denmead PO7 6YS

**The Parish Council of Denmead, by a majority decision, agreed that the application was WITHDRAWN. Members would have no objection to the work to the tree provided that the**

**correct wording was used on the application.**

(5) Denmead  
Ref No: W11812/02 Press advert date:  
Case No: 15/01473/FUL Comments by: 17.8.2015  
Date Valid: 15.7.2015 Decision due: 9.9.2015  
Team: 2\_STH Case Officer: Lisa Booth  
Applicant: Kenn Scaddan Associates Ltd  
Proposal: Demolition of existing dwelling and construction of two 4 bedroom houses.  
Location: Langdale, Uplands Road, Denmead PO7 6HE

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

(6) Denmead  
Ref No: W15418/02 Press advert date:  
Case No: 15/01607/FUL Comments by: 18.8.2015  
Date Valid: 15.7.2015 Decision due: 9.9.2015  
Team: 2\_STH Case Officer: Mrs Jill Lee  
Applicant: Mr Malcom Janiec  
Proposal: (HOUSEHOLDER) Demolition of existing conservatory and erection of single storey extension.  
Location: 8 The Willows, Denmead PO7 6YB

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

(8) Denmead  
Ref No: WTPO/1200/84 Press advert date:  
Case No: 15/01652/TPO Comments by: 12.8.2015  
Date Valid: 17.7.2015 Decision due: 11.9.2015  
Team: 3\_LAND Case Officer: Mr Thomas Gregory  
Applicant: Denmead Parish Council  
Proposal: 1 No. Oak to reduce crown on lower branches by 2m on house side.  
Location: 33 The Willows, Denmead PO7 6YB

**The Parish Council of Denmead, by a unanimous decision, agreed that the application was WITHDRAWN.**

**087/16P** **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:**

**088/16P** (a) **Article 4 Direction – Parklands Business Park:** A memo summarising the meeting with WCC Planning Officers on 20 July had been previously circulated. Cllr Hull expressed concern that the Government may extend the GPDO. It was asked that Parish Councillors attending as an approved duty should attend as Cllrs not as Members of the DNP Advisory Group. **It was AGREED that a letter would be sent by DPC to lobby its MP on the impact the GPDO was having and to attend the next available surgery of the MP.**

**089/16P** (b) **Minerals and Waste Safeguarding Event:** Cllr Hull attended a meeting on Minerals and Waste Safeguarding on 21<sup>st</sup> July. Cllr Hull reported that when clay was removed from a site, checks should be made to see if the clay was suitable for use in brick making. **Noted.**

**090/16P** **Revised Denmead Village Design Statement:** The Clerk reported that the VDS was out for consultation from 3 August until 11 September 2015. Notices had been posted to advise residents of the timeframe and means by which they could submit comments. The Clerk distributed copies to all Members. **Noted.**

**Correspondence Received:**

**091/16P** (a) **Planning for Tomorrow – Annual Conference:** **It was AGREED that two places should be reserved for the Conference to be held on 9 March 2016 and that the matter be referred to FA&P to agree funding.**

092/16P (b) South Downs National Park Authority: Town and Parish Council Workshops. South Downs Local Plan Preferred Option: The date of the workshop for Hampshire Parishes was 9 September 2015. **Noted.**

**Appeals:**

093/16P (a) Land To The Rear Of Chairmakers Arms: Appeal dismissed. **Noted.**

094/16P (b) Long Acre, Upper Crabbick Lane: Awaiting appeal decision. **Noted.**

095/16P **River End:** Awaiting transfer of land. **Noted.**

096/16P **West of Waterlooville Major Development Area:** No new information. **Noted.**

097/16P **Winchester Local Development Framework:** No new information. **Noted.**

098/16P **New Planning Applications:** There was one new planning application for distribution. **Noted.**

099/16P **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 9.45 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 26<sup>th</sup> August 2015**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

## PUBLIC SESSION - PLANNING COMMITTEE MEETING 5<sup>th</sup> AUGUST 2015

### Comments on Applications

(2) Denmead  
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Team: 2\_STH Case Officer: Mrs Anna Hebard  
Applicant: Mr & Mrs J & K Eneas  
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Location: Yew Tree Cottage, Ervills Road, World's End PO7 4QU

Mr Pettitt of Little Home Farm had concerns about the number of windows, if frosted glass would be installed in a suitable timeframe, and the visual intrusion the extension would have on passers-by such as cyclists and walkers. The hedge would not provide a barrier to this. He also had concerns over the safety aspects of the balcony.

(7) Denmead  
Ref No: W19499/39 Press advert date:  
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Date Valid: 19.6.2015 Decision due: 14.8.2015  
Team: 2\_STH Case Officer: Mrs Jill Lee  
Applicant: Taylor Wimpey Southern Counties  
Proposal: Outline application with all matters reserved; Construction of new electric substation.  
Location: Land at Old Park Farm, Wimpey Site Part of West of Waterlooville MDA

Mr Price of Darnel Crescent objected to building on land allocated as green space. He was concerned that any discharge could affect his health. This building could be located elsewhere on the development. Carolyn Brook was also disappointed as residents had bought property on the understanding that this area would be green space.

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Location: 15 Harvest Road, Denmead PO7 6LD

Mr & Mrs Jeram of Harvest Road advised that the application had been submitted by the owner of the property that backed onto them but the trees were in their garden. The oaks had been pruned about 10 years ago. The latest proposals were too savage and would change the shape of the tree. As owners of the trees, Mr Jeram had received no notification of the application from WCC.

Mr Stapley, also of Harvest Road thought that the trees would be lopsided and unsafe in high winds

### Any Other Planning Matters

None